



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A

P.O. Box 420

Trenton, New Jersey 08625-0420

www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

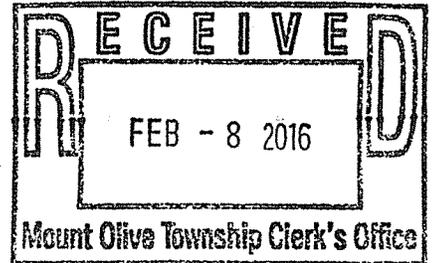
BOB MARTIN
Commissioner

2/11/16 } Clerk
cc: Adm.

FEB 02 2016

Reginald Corfield
Genesis Amalgamations
420 Kinsale Court
Murrells Inlet, SC 29576

Re: Mount Olive Professional Park
Block: 8200 Lot(s): 4
Mount Olive Township, Morris County
Upper Raritan Water Quality Management Plan (WQMP)
Program Interest No.: 1427-15-0006.1 Activity No: APD150001



**Agency Determination: Highlands Act-Exempt
Exemption #4
Water Quality Management Plan-Not Addressed**

Dear Mr. Corfield:

This letter is in reply to your request for a Highlands Applicability Determination and Water Quality Management Plan Consistency Determination. Based on the information submitted and Division of Land Use Regulation (Division) review, it has been determined that the project described below qualifies for Exemption #4 and the project is considered "Not Addressed" in the Water Quality Management Plan.

Your proposed project is located within the Highlands Preservation Area in Mount Olive Township, New Jersey. The proposed two-story building with associated sidewalks, parking, landscaping and utilities has been reviewed to determine the applicability of the New Jersey Highlands Water Protection and Planning Act Rules at N.J.A.C. 7:38 (Highlands Rules), as well as the requirements defined in the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15 (WQMP rules).

The Division has determined that the Project is potentially regulated by the Highlands act because it meets the definition of "Major Highlands Development," as defined at N.J.A.C. 7:38-1.4, since it is a non-residential development. However, the Highlands Rules at N.J.A.C. 7:38-2.3 set forth various exemptions. After a careful review of the information submitted, it has been determined that the Project described above qualifies for exemption #4 for "the reconstruction of any building or structure within 125% of the footprint of the lawfully existing impervious surfaces on the site on August 10, 2004, provided that the reconstruction or development does not increase the lawfully existing impervious surface by one-quarter acre or more." The project is shown on plans, in two sheets, entitled, "HIGHLANDS EXEPTION PLAN, MT. OLIVE PROFESSIONAL PARK, LOT 4, BLOCK 8200, MT. OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY", dated October 2, 2015, unrevised, and prepared by Paul W. Ferriero, P.E. of Ferriero Engineering.

Therefore, the proposed Project is deemed exempt from the provisions of the Highlands Rules, subject to the following limitation(s):

If the Division subsequently determines the information submitted to obtain this decision is inaccurate, the exemption shall be void.

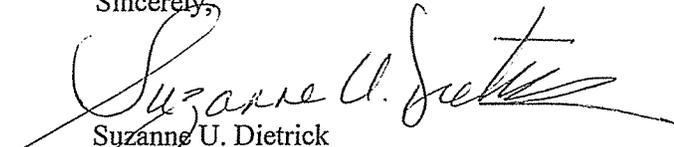
This exemption determination is limited to the land area and specific scope of the activities described herein or as shown on the referenced site plan above. This determination does not eliminate the need for any permits, approvals, or certifications required by any other Federal, State, county or municipal review agency with jurisdiction over this activity, including, but not limited to, freshwater wetlands or flood hazard permits or review of storm-water management.

The Division also reviewed your Project for consistency with the WQMP rules and the provisions and recommendations of the Upper Raritan WQMP. Based on our review, the proposed Project is "Not Addressed" by the WQMP and is in accordance with the WQMP rules. This determination is made based on the fact this project does not generate wastewater.

In accordance with the applicable regulations, any person who is aggrieved by this decision or any of the conditions of this approval may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin. This request must include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/bulletin> and the Checklist is available through the Division's website at http://www.nj.gov/dep/landuse/download/lur_024.pdf. In addition to our hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information about this process.

If you have any questions or require further assistance, please contact Patricia Cluelow by email at patricia.cluelow@dep.nj.gov or by telephone at (609) 292-2573 – please specify the file number in all communications.

Sincerely,


Suzanne U. Dietrick
Manager, Bureau of Technical Services
Division of Land Use Regulation

C: Mount Olive Township Clerks, Construction Officials, Environmental Commission
Mount Olive Township Planning Board Officials
Morris County Planning Board Officials, Passaic County Environmental Commission
New Jersey Highlands Council-Margaret Nordstrom
Agent – J. Hansen, Ferriero Engineering, P.O. Box 571, 180 Main Street, Chester, NJ 07930