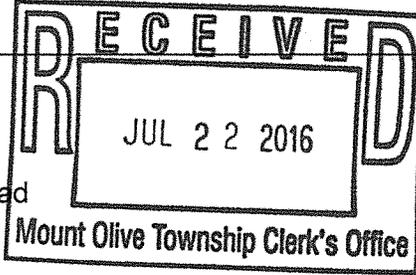


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PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

Sandra E. Kehrley, PE
John P. Peel, PP

7/22/16
Adm.
Plan
Gene
tel (973) 635-4011
fax (973) 635-4023



July 20, 2016

Michelle Masser, Clerk
Township of Mount Olive
PO Box 450, 204 Flanders-Drakestown Road
Budd Lake, NJ 07828

Entire file
in Clerk's
Office w/
Maps

Re: NJDEP Letter of Interpretation (LOI) & Letter of Exemption (LOE) Application
Block 4400 Lot 110 (162 Flanders-Netcong Road)
Township of Mount Olive, Morris County, NJ
Applicant: Ambassador Realty Co.

Dear Ms. Masser:

This letter is to provide you with legal notification that Ambassador Realty Co. is applying to the NJDEP for a Letter of Interpretation (LOI) Line Verification and a Transition Area Letter of Exemption (LOE) for the above referenced property. An LOI is a legal document that establishes either the presence or absence or limits of wetlands, open water or wetlands transition areas (buffers) on a subject property as defined at N.J.S.A. 13:9B-1 et seq. Enclosed please find a copy of the complete NJDEP application for the requested LOI Line Verification.

If you have any questions or comments concerning this NJDEP application, please submit them within 30 days of receiving this letter, along with a copy of this letter to:

NJDEP Division of Land Use Regulation
Mail Code 501-02A
PO Box 420
Trenton, NJ 08625-0420
Attn: Morris County Supervisor

All comments should reference the request for the LOI and LOE for Block 4400 Lot 110 in the Township of Mount Olive, Morris County, New Jersey.

Sincerely,

PK ENVIRONMENTAL


John Peel, P.P.

ENC

cc: NJDEP DLUR
Ambassador Realty Co.
Chris Hopkins, Esq.

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

Sandra E. Kehrley, PE
John Peel, PP

tel (973) 635-4011
fax (973) 635-4023

July 20, 2016

NJDEP Application Support
NJDEP Division of Land Use Regulation
Mail Code 501-02A, PO Box 420
501 East State Street
Trenton, NJ 08625-0420

Re: Transition Area Letter of Exemption (**LOE**) & Letter of Interpretation (**LOI**) Line Verification
Block 4400 Lot 110 (**Old Block 13 Lot 37.01**)
Township of Mount Olive, Morris County, NJ
Applicant/Owner: Ambassador Realty Co.

NJDEP Application Support:

This application is a request for the NJDEP Division of Land Use Regulation to review the enclosed information to issue a **Letter of Interpretation (LOI) Line Verification** and a **Letter of Exemption (LOE) from Transition Area** for the 0.999-acre property, to confirm the extent of regulated freshwater wetlands on the property, and to confirm that this residential lot is exempt from NJDEP Transition Area requirements. The preliminary subdivision approval was authorized by the Mount Olive Township Planning Board, by municipal resolution dated June 20, 1985. This LOI/LOE application has been prepared in accordance with the regulatory standards and guidelines as outlined in the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A- 2.8(f) and N.J.A.C. 7:7A-3.4), and we enclose this information for your review:

1. The DLUR Application Form signed by Michael Luciano (Ambassador Realty Co.), by Kurt Hanie, PLS of Gladstone Design, Inc., and by John Peel, PP, the applicant's agent.
2. The NJDEP Letter of Interpretation (LOI) checklist, and the NJDEP Letter of Exemption (LOE) checklist.
3. A check (No. 44908) in the amount of \$1,600.00 made payable to the "Treasurer, State of New Jersey" for the Letter of Interpretation (\$1,100.00) and Transition Area Letter of Exemption (\$500.00) review fee for the property.
4. Five (5) copies of the "Boundary and Topographic Survey, 162 Flanders-Netcong Rd., Lot 110 Block 4400, Township of Mount Olive, Morris County, New Jersey", prepared by Gladstone Design, Inc., dated July 5, 2016. This plan includes the outbound property limits, 1-foot topographic contours, wetland delineation/survey (**A1-A6**) and wetland soil log locations (**WSL1-WSL6**).
5. A copy of the Wetlands Analysis and Documentation Report and supporting information:
 - **Vicinity Map** with the site location on the USGS Stanhope & Chester Quadrangles.
 - **Soils Map** depicting the site limits on the USDA/NRCS Morris County Soil Survey, Sheets 18 & 19.
 - **2012 Aerial GeoWeb Map** depicting the Lot 110 site location.
 - **Tax Map** depicting the site location on the Mount Olive Township tax map.
 - **Road Map** depicting the site location on the Morris County road atlas.

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- Three (3) wetlands data sheets including field log data and documentation of the existing on-site conditions at representative locations (**WSL1-WSL6**).
 - Four (4) color photographs of the site location, including brief descriptions of the site.
6. Verification that a certified mail notice (RRR) and complete copy of the LOI/LOE application has been sent to Michelle Masser, the Mount Olive Township Clerk.
 7. Verification that a certified mail notice (RRR) of Attachment A has been sent to the Mount Olive Township Environmental Commission, the Mount Olive Township Planning Board, the Mount Olive Township Construction Official, the Morris County Planning Board, and all landowners within 200-feet of the subject property.
 8. The May 3, 2016, certified list of landowners within 200-feet of Block 4400 Lot 110, supplied by Pamela Weiner, Assessing Clerk for Mount Olive Township.
 9. Copies of the following documents supporting the Letter of Exemption (**LOE**) from Transition Area, as related to the 1985 subdivision creating the subject property:
 - The August 28, 1985, property deed detailing the property conditions creating Block 13 Lot 37.01, which is now Block 4400 Lot 110.
 - A copy of the Mount Olive Township Planning Board Resolution, granting subdivision approval for the subject property and others, dated June 20, 1985.
 - A copy of the "*Minor Subdivision, Tax Map, Mount Olive Township, Morris County, New Jersey*", signed on September 5, 1985, by George Petino, the Mount Olive Planning Board Chairman.
 - A July 7, 2016 explanatory letter from Scott Van Ness, Mount Olive Township Zoning Officer, detailing that the placement of one single-family dwelling on the property remains consistent with the 1985 subdivision approval, and is in compliance with the current R-1 zoning requirements, and would have no detrimental environmental impacts.

If you have any questions or require any additional information to authorize the NJDEP Letter of Interpretation (LOI) and Transition Area Letter of Exemption (LOE), you can contact us at any time.

Sincerely,

PK ENVIRONMENTAL



John Peel, PP

ENC

cc: Michael Luciano
Chris Hopkins, Esq.
Robert Moschello, PE

CERTIFIED MAIL/RETURN RECEIPT REQUESTED