



## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

November 30, 2020

Mr. William Oliver  
Shark River Hills Estates & Heathrow Exchange, LLC  
2240 Hwy 33, Suite 112  
Neptune, NJ 07753

Re: COASTAL JURISDICTIONAL DETERMINATION  
DLRP File No. 1334-20-0008.1  
Activity Number: APD200001  
Applicant: SHARK RIVER HILLS ESTATE HEATHROW ESCHANGE  
Block(s) and Lot(s): [5303, 15] [5303, 16] [5303, 19] [5309, 20]  
Neptune Township, Monmouth County

Dear Mr. Oliver:

This letter is in response to your request for a jurisdictional determination for the proposed reconfiguration of four (4) tax lots into two (2) lots for the construction of two (2) single family dwellings, on the above referenced site within the CAFRA regulatory area in a non-qualifying/non-qualifying municipality. Potentially applicable statutes include the Waterfront Development Law (N.J.S.A. 12:5-3 et seq.), Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.) and the Coastal Area Facility Review Act, CAFRA, (N.J.S.A. 13:19-1 et seq.).

Based on a review of the information submitted including site plans, entitled, "Grading Plan For Heathrow Exchange LLC & Shark River Hills Estates Tax Block 5303, Tax Lots 15, 16, 19 & 20 Township of Neptune Monmouth County, New Jersey (Tax Map Reference Township of Neptune Sheet No. 53", dated September 25, 2020, unrevised, and prepared by David H. Boesch, and a review of information as maintained on the Department's Geographic Information System the following determination is made:

Based on a review of the Coastal Zone Management rules (N.J.A.C. 7:7-1.1 et seq.), the following determination is made:

- (x) A Waterfront Development permit is not required.
- ( ) A Waterfront Development Permit will be required because:
  - ( ) Work will be performed at or below (outshore) the Mean High Water Line.
  - ( ) Work will be performed within 100/500 feet of the MHWL outside the coastal area.

Based on a review of the Coastal Zone Management rules (N.J.A.C. 7:7-1.1 et seq.), the following determination is made:

- ( ) A CAFRA permit is required.
- (x) A CAFRA permit is not required.

Based on a review of the Coastal Wetlands Maps, the following determination is made:

- ( ) Coastal Wetlands permit is required. Coastal Wetlands are mapped on this site. Activity is proposed at or below the Upper Wetlands Boundary.
- (x) Coastal Wetlands permit is not required. Based on a review of the Coastal Wetlands Maps it is determined that there are not mapped wetlands on the site.

This letter does not constitute a jurisdictional determination for the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-1.1 et seq. and/or the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-1.1 et seq. For assistance with the applicability of these statutes you are advised to contact the Division's Technical Support Center at (609)777-0454.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulation. You are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless the regulations on which this determination is based are amended, or it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original Jurisdictional Determination and issue a revised determination.

You may contact me by e-mail at Christopher.Jones@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Christopher Jones, Manager  
Division of Land Resource Protection  
Bureau of Urban Growth & Redevelopment

c: Bureau of Coastal and Land Use Compliance and Enforcement, Toms River  
Neptune Twp. Construction Official  
Agent