



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

February 5, 2024

Douglas and Lucille Carman (via email)
192 2nd Ave
Estell Manor NJ 08319

Re: Application # 2006-0275.001
Block 22, Lots 39 & 40
City of Estell Manor

Dear Mr. & Mrs. Carman:

We have reviewed the revised restoration plan received by our office on January 31, 2024 regarding vegetation clearing that occurred on the above referenced approximately 10 acre parcel. The restoration plan is dated July 13, 2023 and last revised January 31, 2024.

The submitted restoration plan proposes to revegetate 0.39 acres on Lot 39 and 0.38 acres on Lot 40 with 48 Red cedar (*Juniperus virginiana*), 38 White oak (*Quercus alba*) and 38 Black oak (*Quercus velutina*) seedlings, 6-12" in size and spaced no greater than 10 feet apart. The plan contains provisions to replant any vegetation that does not survive and remove any invasive species that become established within the disturbed area. The revegetation plan proposes to complete the replanting by October 31, 2024. Provided the City of Estell Manor is in agreement with the proposed revegetation plan, the revegetation is completed by October 31, 2024 and the majority of the plantings survive, we are in agreement with the proposed revegetation plan.

In accordance with the guidance provided in our January 17, 2024 letter, if the New Jersey Department of Environmental Protection determines that the area subject of the existing conservation deed restriction on Block 22, Lot 40 can be modified/revised, please submit the following to the Commission office:

1. A copy of a modified/revised and recorded conservation deed restriction for Block 22, Lot 40 reflecting the revised area of the lot subject of a permanent conservation deed restriction.
2. A copy of a recorded conservation deed restriction permanently deed restricting the designated 4 acres of Block 22, Lot 39.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Thank you for your cooperation. If you have any questions, please contact Devin Williamson of our staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal stroke extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

- c: Secretary, City of Estell Manor Planning Board (via email)
City of Estell Manor Administrator (via email)
City of Estell Manor Zoning Officer (via email)
City of Estell Manor Construction Code Official (via email)
Christopher Carey (via email)
Judeth Yeany (via email)
Stacey Roth (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

January 17, 2024

Douglas and Lucille Carman (via email)
192 2nd Ave
Estell Manor NJ 08319

Re: Application # 2006-0275.001
Block 22, Lots 39 - 40
City of Estell Manor

Dear Mr. & Mrs. Carman:

We have reviewed the Threatened and Endangered (T&E) Species Survey submitted to our office on December 13, 2023 and the revisions to that Survey submitted on January 4, 2023 addressing vegetation clearing that occurred on Block 22, Lot 39.

On December 13, 2023, we received a Barred Owl & Red-headed Woodpecker Option 1 Survey prepared by DuBois & Associates dated December 6, 2023 for Block 22, Lot 39. Upon review of the submitted Survey, by email dated January 4, 2023, we requested additional information be submitted to demonstrate consistency with the T&E species standards of the City of Estell Manor land use ordinance and the Pinelands Comprehensive Management Plan. On January 4, 2023, we received a revised Barred Owl & Red-headed Woodpecker Option 1 Survey prepared by DuBois & Associates. The revised Survey concluded that Block 22, Lot 39 does not contain habitat critical to the survival of Barred Owl or Red-headed Woodpecker. We are in agreement with the negative results of the Survey.

You may now wish to discuss with the New Jersey Department of Environmental Protection (NJDEP) the requirements and prospects for NJDEP approving a modification to the area subject of the existing conservation deed restriction that was imposed on contiguous Block 22, Lot 40. The NJDEP is the holder or "grantee" for the conservation deed restriction.

Modification of the existing conservation deed restriction on Block 22, Lot 40 is required to accomplish "alternative four" of our September 26, 2023 letter regarding this matter.

Please contact Judeth Yeany at the NJDEP, Office of Transactions & Public Land Administration at (609) 940-4400 or online at www.dep.nj.gov/otpla to discuss the requirements and prospects for amending the existing conservation deed restriction on Block 22, Lot 40.

Please note that although we are in agreement with the negative results of the Survey, the following information remains necessary to be submitted to resolve the outstanding vegetation clearing violation that occurred on both Block 22, Lots 39 and 40.

If the NJDEP determines that the area subject of the existing conservation deed restriction on Block 22, Lot 40 can be modified, please submit the following to the Commission office:

1. A copy of a modified and recorded conservation deed restriction for Block 22, Lot 40 reflecting the revised area of the lot subject of a permanent conservation deed restriction.
2. A copy of a recorded conservation deed restriction permanently deed restricting the designated 4 acres of Block 22, Lot 39.
3. A revised restoration/revegetation plan for the cleared area on Block 22, Lots 39 and 40 that is proposed to be revegetated containing a specific date by which the revegetation will be completed. In addition, a note must be added addressing the replanting of vegetation that does not survive and for the elimination of non-native invasive species which may become established in the disturbed area.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information.

If you have any questions, please contact Devin Williamson of our staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.
Director of Regulatory Programs

c: Christopher Carey (via email)
Rachael Reale, Planning Board Secretary, Estell Manor City (via email)
Wayne Caregnato, Zoning Officer, Estell Manor City (via email)
Judeth Yeany (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

November 20, 2023

Douglas & Lucille Carman (via email)
192 2nd Ave
Estell Manor NJ 08319

Re: Application # 2006-0275.001
Block 22, Lots 39 & 40
City of Estell Manor

Dear Mr. & Mrs. Carman:

We have reviewed the information received by our office on October 13, 2023 regarding vegetation clearing that occurred on the above referenced approximately 10 acre parcel.

Your consultant's October 13, 2023 submission proposes to address the vegetation clearing and land development violation on Block 22, Lot 39 and Block 22, Lot 40 by proceeding under Alternative Four discussed in our September 26, 2023 letter. Alternative Four involves establishing a one acre development envelope on Block 22, Lot 39 and imposing a permanent deed restriction on portions of both Block 22, Lot 39 and Block 22, Lot 40. Our staff is in agreement with the submitted conceptual restoration/revegetation plan prepared by Engineering Design Associates dated July 13, 2023 and last revised October 11, 2023.

As indicated in our September 26, 2023 letter, the New Jersey Department of Environmental Protection (NJDEP) is the holder or "grantee" for the existing conservation deed restriction on Block 22, Lot 40. Accordingly, the NJDEP must agree that the approximately 38,565 square feet of deed restricted conservation area located outside of the existing one acre development envelope on Block 22, Lot 40 that was cleared and developed can be released from the NJDEP conservation deed restriction. Please note that if the NJDEP agrees that the approximately 38,565 square feet can be released from the NJDEP conservation deed restriction, the NJDEP may require additional offsets beyond the offsets identified in Alternative Four of the Commission's September 26, 2023 letter that were required to address the vegetation clearing violation. Please contact Judeth Yeany at the NJDEP, Office of Transactions & Public Land Administration at (609) 940-4400 or online at www.dep.nj.gov/otpla to discuss the prospects, requirements and process for amending the existing NJDEP conservation deed restriction on Block 22, Lot 40.

The threatened and endangered (T&E) species standards of the City of Estell Manor land use ordinance and the Pinelands Comprehensive Management Plan (CMP) require that no development, including vegetation clearing, shall be carried out unless it is designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species. Information available to our staff indicates the presence of Red-headed woodpecker and Barred owl, threatened

animal species, on or in the vicinity of the 10 acre parcel and that this 10 acre parcel may contain critical habitat for the species.

To proceed under Alternative Four identified in our September 26, 2023 letter and demonstrate that the vegetation clearing that already occurred on Block 22, Lot 39 is consistent with T&E animal species protection standards, a survey is required of the proposed one acre development envelope on Block 22, Lot 39. Such a survey requires a visual search of the one acre development envelope and 50 foot perimeter around the one acre development envelope to be completed by an experienced professional demonstrating that there are no Red-headed woodpecker nesting cavities or Barred owl nests and tree cavities that could support nests located in the surveyed area. Provided the results of the visual search are negative and it is proposed to permanently deed restrict the remainder of Block 22, Lot 39 to prevent any further development, including vegetation clearing, the proposed vegetation clearing that occurred will be consistent with the T&E animal species protection standard.

The following information must be submitted to resolve the outstanding violation:

1. The results of the Option One survey for Red-headed woodpecker and Barred owl on Block 22, Lot 39 and the qualifications of the personnel performing the survey.
2. If the NJDEP agrees, a copy of the revised recorded deed of conservation for Block 22, Lot 40 reflecting the revised development envelope and the area of the lot subject of a permanent conservation deed restriction.
3. A copy of the recorded deed of conservation permanently deed restricting 4 acres of Block 22, Lot 39.
4. A revised restoration/revegetation plan containing:
 - a. A specific date by which the revegetation will be completed.
 - b. A note addressing the replanting of vegetation that does not survive and for the elimination of non-native invasive species which may become established in the disturbed area.

No revegetation should begin until you have received a written response from the Commission staff indicating agreement with the proposed restoration plan.

By copy of this letter, we are updating Estell Manor City and NJDEP officials regarding this matter.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information.

If you have any questions, please contact Devin Williamson of our staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

c: Christopher Carey (via email)
Rachael Reale, Planning Board Secretary, Estell Manor City (via email)
Wayne Caregnato, Zoning Officer, Estell Manor City (via email)
Construction Official, Estell Manor City (via email)
Judeth Yeany, NJDEP (via email)



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SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

September 26, 2023

Douglas and Lucille Carman (via email)
192 2nd Ave
Estell Manor NJ 08319

Re: Application # 2006-0275.001
Block 22, Lots 39 & 40
City of Estell Manor

Dear Mr. & Mrs. Carman:

We have reviewed the submitted restoration plan received by our office on September 1, 2023 regarding vegetation clearing that occurred on the above referenced approximately 10 acre parcel. The restoration plan is dated July 13, 2023 and last revised September 1, 2023.

It is our understanding that the above referenced restoration plan supersedes the restoration plan received by our office on August 24, 2023, dated July 13, 2023 and last revised August 21, 2023. Accordingly, we have not reviewed the restoration plan dated July 13, 2023 and last revised August 21, 2023.

This letter provides guidance regarding four alternative approaches (two proposed by the applicant and two offered by Commission staff) to resolving the clearing that occurred on Block 22, Lots 39 and Block 22, Lot 40. Once the alternative approach is identified, we can discuss any remaining details and provide any necessary guidance.

By letter dated August 31, 2007, the Commission staff advised the prior owner of Block 22, Lot 40 that an Atlantic County Division of Public Health permit for a septic system and a Township construction permit for the development of a single family dwelling on 4.9 acre Block 22, Lot 40 could take effect. The letter noted that to meet threatened and endangered (T&E) species protection standards, the applicant recorded a conservation deed restriction on an approximately 3.9 acre portion of Block 22, Lot 40 prohibiting any future clearing, land disturbance or other development outside of a delineated approximately 1.0 acre development envelop. The approximately 1.0 acre development envelope is depicted on a plan prepared by Schaeffer Nassar Scheidegg dated April 21, 2007. The conservation deed restriction contained a provision indicating that it could be lifted if a full T&E species survey was completed for Red-headed woodpecker and Barred owl demonstrating that the proposed development was consistent with the T&E species protection standards.

The submitted information indicates that 40,599 square feet (0.93 acres) was cleared outside of the approximately 1.0 acre development envelope on Block 22, Lot 40. All vegetation clearing that has

occurred on Block 22, Lot 40 outside of the development envelope constitutes a violation of the T&E species protection standards.

In addition, 23,814 square feet (0.55 acres) was cleared on adjacent Block 22, Lot 39 to provide a horse paddock accessory to the single family dwelling on Block 22, Lot 40. Although the vegetation clearing occurred for an activity that did not require application to the Commission, the vegetation clearing must be undertaken consistent with the T&E species protection standards. It has not been demonstrated that the vegetation clearing that occurred on Block 22, Lot 39 is consistent with the T&E species protection standards.

Applicant Proposed Alternative One to Resolve the Clearing Violation on Block 22, Lot 39 and Block 22, Lot 40: Complete a Full T&E Species Survey

The applicant proposes to undertake a full T&E species survey for Red-headed woodpecker and Barred owl on the 10 acre parcel to demonstrate that the vegetation clearing that occurred on both lots is consistent with the T&E species protection standards. If a full T&E species survey on the 10 acre parcel for Red-headed woodpecker and Barred owl demonstrates that the vegetation clearing that occurred on both lots is consistent with the T&E species protection standards, the existing conservation deed restriction on Block 22, Lot 40 could be lifted and the vegetation clearing that occurred on both lots could remain.

However, it is not apparent to our staff how the results of such a survey could demonstrate that the clearing that has already occurred was not critical habitat for the two above species. Such a survey would be attempting to demonstrate after-the-fact that a forested area that is now cleared was not critical habitat for Red-headed woodpecker and Barred owl prior to its clearing.

Applicant Alternative Two to Resolve the Clearing Violation: Deed Restrict Acreage on Block 22, Lot 39

It is our understanding that the submitted restoration plan proposes to deed restrict 121,441 square feet (2.79 acres) of Block 22, Lot 39 to compensate for only 22,733 square feet (0.41 acres) of clearing that occurred outside of the “development envelope” on just Block 22, Lot 40. The Pinelands Commission is not in agreement with this proposal.

Pinelands Commission Alternative Three to Resolve the Clearing Violation on Block 22, Lot 39 and Block 22, Lot 40: Revegetate and Amend the Existing Conservation Deed Restriction

An inground swimming pool has been installed within the conservation deed restricted area behind the existing single family dwelling on Block 22, Lot 40. It is estimated that the inground swimming pool occupies an approximately 2,870 square foot rectangular area within the conservation deed restricted area.

To propose the release of the approximately 2,870 square foot rectangular area occupied by the inground swimming pool from the conservation deed restriction, all other areas (except the 2,870 square foot rectangle) that have been cleared outside of the development envelope on Block 22, Lot 40 must be revegetated. In addition, all structures must be removed from the deed restricted area. A permanent conservation deed restriction must be placed on all areas of Block 22, Lot 40 located outside of the development envelope and the approximately 2,870 square foot rectangular area occupied by the inground swimming pool.

With respect to the approximately 2,870 square feet occupied by the inground swimming pool that is located within the conservation deed restricted area, the New Jersey Department of Environmental Protection (NJDEP) is the holder or “grantee” for the conservation deed restriction. NJDEP must also agree that the approximately 2,870 square feet occupied by the inground swimming pool can be released from the conservation deed restriction in return for whatever additional offset may be required by the NJDEP. Please contact Judeth Yeany at the NJDEP, Office of Transactions & Public Land Administration at (609) 940-4400 or online at www.dep.nj.gov/otpla to discuss amending the existing conservation deed restriction. Please note, it is unclear if the NJDEP will allow for the deed restriction to be amended.

A revised restoration plan and schedule of removal proposing to remove all development that has occurred in the deed restricted area outside of the 2,870 square foot inground pool area and revegetate all remaining areas on Block 22, Lot 40 located outside of the development envelope to previous conditions would be required. Our May 23, 2023 letter detailed the information to be included in a restoration plan. No restoration should begin until you have received a written response from the Commission staff indicating agreement with the proposed restoration plan.

A permanent conservation deed restriction must be imposed on all areas of Block 22, Lot 40 located outside of the existing approximately 1.0 acre development envelope and the approximately 2,870 square foot area occupied by the inground swimming pool.

A revised restoration plan and schedule proposing to revegetate the 0.55 acres that were cleared on Block 20, Lot 39 would be required. Our May 23, 2023 letter detailed the information to be included in a restoration plan.

Pinelands Commission Alternative Four to Resolve the Clearing Violation on Block 22, Lot 39 and Block 22, Lot 40: Establish a One Acre Development Envelope on Block 22, Lot 39 and Impose a Permanent Deed Restriction on Both Block 22, Lots 39 and 40

This alternative would require the establishment of a 1.0 acre development envelope on Block 22, Lot 39. The 1.0 acre development envelope would be 140 feet wide and 315 feet deep and located along the common lot line with Block 22, Lot 40. A visual T&E species survey must be completed for the development envelope on Block 22, Lot 39. Approximately 0.25 acres of the 0.55 acres of clearing that occurred on Block 22, Lot 39 would be included in the development envelope. The remaining 0.32 acres that were cleared and would not be located in the 1.0 acre development envelope must be revegetated. The development envelope on Block 22, Lot 39 could be used for either a future single family dwelling, if an application for same is approved, or for horse pasture.

All clearing, totaling approximately 31,127 square feet (0.71 acres), that occurred within 305 feet of the northerly right-of-way line of Second Ave and outside of the approximately 1.0 acre “development envelope” on Block 22, Lot 40 could remain and a T&E species survey would not be required for Block 22, Lot 40 provided the remaining 3.2 acres of Block 22, Lot 40 and approximately 4 acres of Block 22, Lot 39 would be subject to a permanent conservation deed restriction. The 0.41 acres that were cleared on Lot 40 and would not be located in the revised 1.55 acre development envelope must be revegetated. A fence must be installed to delineate the deed restricted area on both lots. Please see the enclosed Pinelands Commission Alternative Four aerial photograph for guidance.

As discussed above, the NJDEP is the holder or “grantee” for the conservation deed restriction. The NJDEP must also agree that the existing conservation deed restriction can be revised to accomplish alternative four above.

Within 30 days of the date of this letter, please indicate how you wish to proceed to address the outstanding violation.

By copy of this letter, we are updating Estell Manor City officials and New Jersey Department of Environmental Protection officials on this matter.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

If you have any questions, please contact Devin Williamson of our staff.

Sincerely,

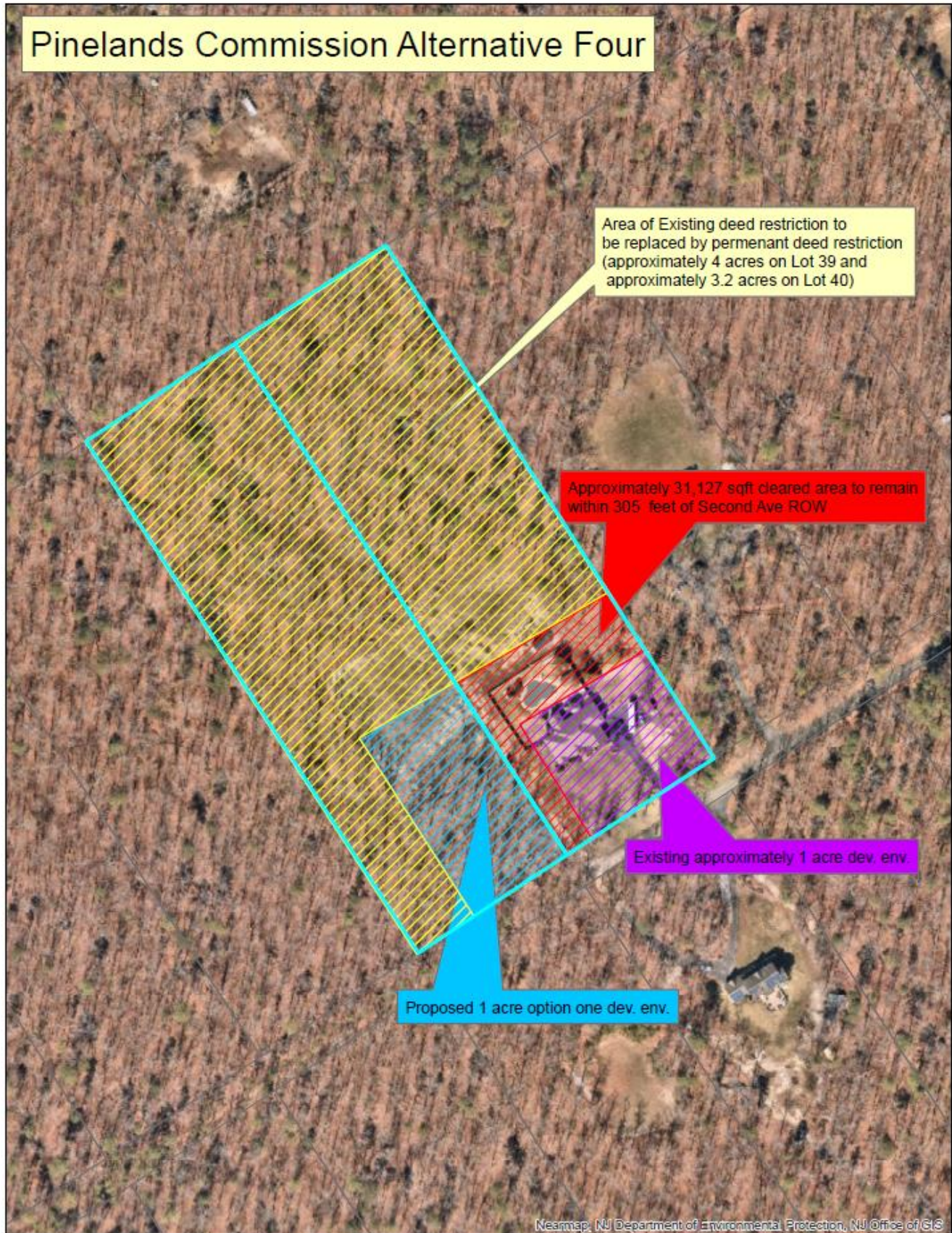
A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

c: Secretary, City of Estell Manor Planning Board (via email)
City of Estell Manor Administrator (via email)
City of Estell Manor Zoning Officer (via email)
City of Estell Manor Construction Code Official (via email)
Christopher Carey (via email)
Judeth Yeany, NJDEP (via email)

Pinelands Commission Alternative Four





PHILIP D. MURPHY
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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

August 16, 2023

Douglas and Lucille Carman (via email)
192 2nd Ave
Estell Manor NJ 08319

Re: Application # 2006-0275.001
Block 22, Lots 39 - 40
City of Estell Manor

Dear Mr. & Mrs. Carmen:

We have reviewed the submitted information received on July 17, 2023 regarding an outstanding violation on the above referenced 10 acre parcel.

Lot 40 Vegetation Clearing and Development:

An application for the development of a single family dwelling on the parcel was approved in 2007 in accordance with the provisions of the City of Estell Manor land use ordinance and the Pinelands Comprehensive Management Plan (CMP). To meet the threatened and endangered (T&E) animal species protection standard of the City of Estell Manor land use ordinance and the CMP, a 3.938 acre portion of the 5 acre parcel was deed restricted.

The submitted restoration plan proposes to revegetate a 0.41 acre (17,866 square foot) area with Red Cedar, White Oak and Black Oak. The proposed restoration plan does not propose to revegetate all areas cleared within the 3.938 acre deed restricted area on the parcel. Based on the approved plot plan prepared by Schaeffer Nassar Scheidegg and dated April 21, 2007 (attached), an additional 15,518 square feet behind the existing dwelling (including the shed and 30' x 143' clearing behind the existing fence) must be restored to address the violation. Based on the 2007 approved plan, the deed restricted area is located approximately 10 feet from the rear of the dwelling. Therefore, to address the violation, all development located in the deed restricted area (beyond 10 feet from the rear of the dwelling) must be removed and the area restored to previously undisturbed conditions.

To address the deed restriction violation on Lot 40, within 30 days of this letter, please submit the following information:

1. A revised restoration plan and schedule of removal proposing to remove any development that has occurred in the deed restricted area and restore the entirety of area outside of the "development envelope" on the above referenced plan to previous undisturbed conditions. Our May 23, 2023 letter detailed the information to be included in a restoration plan. No restoration

should begin until you have received a written response from the Commission staff indicating agreement with the proposed restoration plan.

Lot 39 Vegetation Clearing:

The submitted information proposes that the 0.5 acre (23,814 square foot) area remain for an agricultural use (horses). Although the clearing of land exclusively for agricultural purposes does not require application to the Commission; it must still be demonstrated that the clearing meets all environmental standards of the City land use ordinance and the CMP. For the clearing to remain on Lot 39, it must be demonstrated that the concerned clearing is consistent with threatened and endangered (T&E) species protection standards and that the clearing did not have an irreversible adverse impact on habitats critical to the survival of T&E species. To demonstrate this, the results of a full Red-headed woodpecker and Barred owl survey must be submitted demonstrating consistency with the T&E species protection standards.

As indicated during our July 11, 2023 phone conversation, it is not apparent to our staff how the results of a full Red-headed woodpecker and Barred owl survey could demonstrate that the 0.5 cleared area is not critical habitat and the 0.5 acre cleared area to remain is consistent with T&E protection standards. You would be attempting to demonstrate after-the-fact that a forested area that is now cleared was not critical habitat for Red-headed woodpecker and Barred owl prior to clearing. You may first wish to discuss the feasibility of this with your T&E species consultant.

To address the clearing violation on Lot 39, within 30 days of this letter, please submit the following information:

2. A restoration plan and schedule of removal proposing to remove any development that has occurred and restore the entirety of concerned area to previous undisturbed conditions. Our May 23, 2023 letter detailed the information to be included in a restoration plan. No restoration should begin until you have received a written response from the Commission staff indicating agreement with the proposed restoration plan.

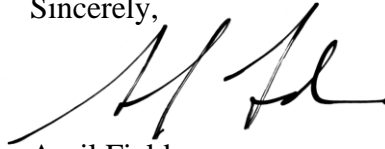
Alternatively, if your consultant advises that it is possible to address that the 0.5 acre clearing was not critical habitat for Red-headed woodpecker and Barred owl after-the fact, the results of a full Red-headed woodpecker and Barred owl survey must be completed demonstrating consistency with the T&E species protection standard and it must be demonstrated that the concerned clearing did not have an irreversible adverse impact on habitats critical to the survival of T&E species. You may wish to have your consultant submit a T&E species survey protocol addressing how a full Red-headed woodpecker and Barred owl survey can be undertaken after-the-fact to demonstrate that the concerned cleared area was not critical habitat prior to its clearing.

By copy of this letter, we are notifying Estell Manor City officials and New Jersey Department of Environmental Protection officials on this matter.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

If you have any questions, please contact Devin Williamson of our staff.

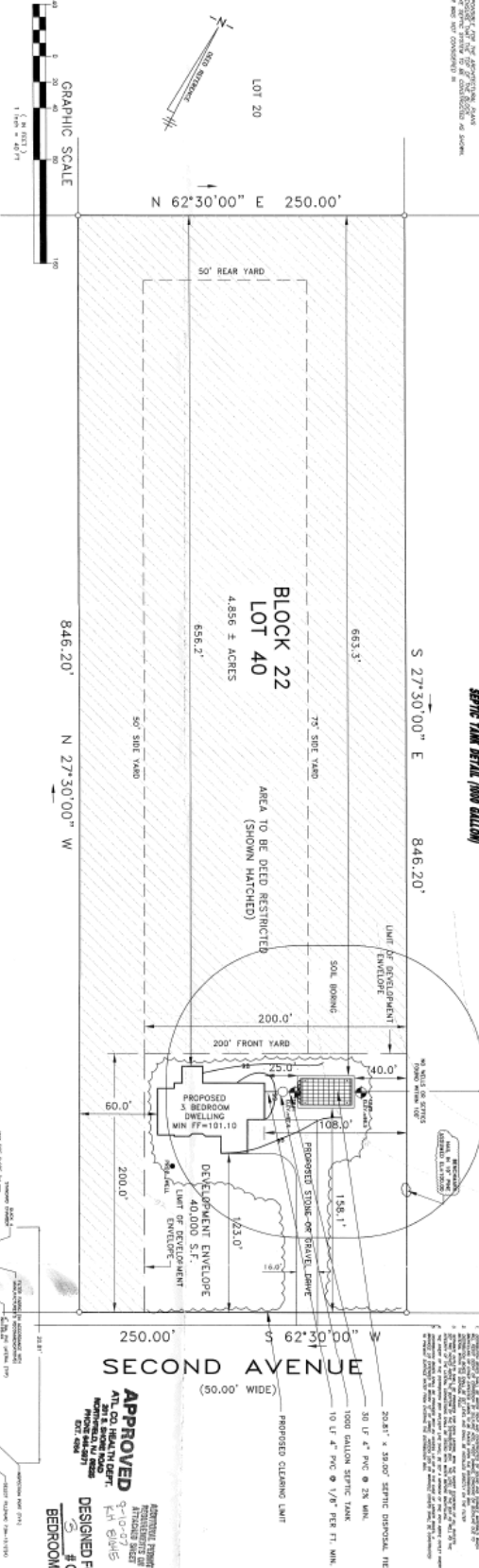
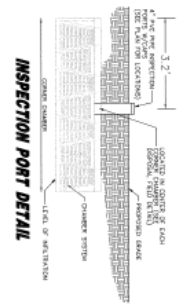
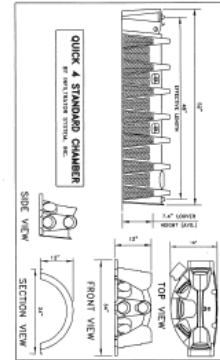
Sincerely,

A handwritten signature in black ink, appearing to read 'April Field', written over a horizontal line.

April Field
Chief Permit Administrator

- c: Secretary, City of Estell Manor Planning Board (via email)
 City of Estell Manor Administrator (via email)
 City of Estell Manor Zoning Officer (via email)
 City of Estell Manor Construction Code Official (via email)
 Tanya Hatten, NJDEP (via email)
 Judeth Yeany, NJDEP (via email)

1. EXISTING LOT AREA IS 2.6 ACRES (260,000 SQ. FT.) OF THE PARCELS.
2. EXISTING LOT AREA IS 2.6 ACRES (260,000 SQ. FT.) OF THE PARCELS.
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10. EXISTING LOT AREA IS 2.6 ACRES (260,000 SQ. FT.) OF THE PARCELS.
11. EXISTING LOT AREA IS 2.6 ACRES (260,000 SQ. FT.) OF THE PARCELS.



SOIL LOG TEST PIT No. 1

DEPTH (FEET)	SOIL TYPE	REMARKS
0-1	Gravelly sand	
1-2	Gravelly sand	
2-3	Gravelly sand	
3-4	Gravelly sand	
4-5	Gravelly sand	
5-6	Gravelly sand	
6-7	Gravelly sand	
7-8	Gravelly sand	
8-9	Gravelly sand	
9-10	Gravelly sand	
10-11	Gravelly sand	
11-12	Gravelly sand	
12-13	Gravelly sand	
13-14	Gravelly sand	
14-15	Gravelly sand	
15-16	Gravelly sand	
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22-23	Gravelly sand	
23-24	Gravelly sand	
24-25	Gravelly sand	
25-26	Gravelly sand	
26-27	Gravelly sand	
27-28	Gravelly sand	
28-29	Gravelly sand	
29-30	Gravelly sand	
30-31	Gravelly sand	
31-32	Gravelly sand	
32-33	Gravelly sand	
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98-99	Gravelly sand	
99-100	Gravelly sand	

SOIL LOG TEST PIT No. 2

DEPTH (FEET)	SOIL TYPE	REMARKS
0-1	Gravelly sand	
1-2	Gravelly sand	
2-3	Gravelly sand	
3-4	Gravelly sand	
4-5	Gravelly sand	
5-6	Gravelly sand	
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98-99	Gravelly sand	
99-100	Gravelly sand	

DISPOSAL FIELD DETAIL

FIELD CROSS SECTION

SEPTIC SYSTEM PROFILE

DATE: 4-21-07
SCALE: 1"=4'-0"
BY: [Signature]
CHECK: [Signature]
SHEET: 1
18-1

SEPTIC DESIGN FOR
JOSEPH REALE
180 2ND AVENUE, BLOCK 22, LOT 40
CITY OF ESTELL MANOR, ATLANTIC COUNTY, NEW JERSEY

RAMI N. NASSAR
PROFESSIONAL ENGINEER
NEW JERSEY LIC. NO. 349502


HOWARD A. TRANSEUE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. NO. 33041

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Engineers
1425 Carillon Boulevard • Maple Landing • New Jersey
Telephone: (800) 625-7400 • Fax: (800) 908-0253
Certificate of Authorization #240428103800



 1 acre Development Envelope

 3.938 Acre Deed Restricted Area

 Additional 0.36 acre area to be restored