

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

**TWP. OF WYCKOFF**

**JUN 30 2021**

**MUNICIPAL CLERK**

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

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

June 28, 2021

Nancy Brown, Clerk  
**Township of Wyckoff**  
340 Franklin Avenue  
Wyckoff, NJ 07481

Re: NJDEP Transition Area Waiver (TAW) Reduction  
Block 428 Lot 3.06 (209 Zachery Court)  
Township of Wyckoff, Bergen County, NJ  
Applicant/Owner: Ryan Merse

Dear Nancy,

This letter provides you with legal notification that Ryan Merse has applied to the NJDEP Division of Land Resource Protection for a combined Letter of Interpretation (LOI) and Transition Area Waiver (TAW) Reduction to accommodate the construction of a residential patio expansion on this property. An LOI is a legal document that establishes either the presence or absence or limits of wetlands, State open waters and/or wetlands transition areas (buffers) on a subject property as defined at N.J.S.A. 13:9B-1 et seq. The LOI/TAW application requests the NJDEP to confirm the extent of on-site wetlands and 50-foot wetland transition area, and to authorize the placement of the patio within the previously modified/disturbed 50-foot transition area (TA). Enclosed please find a copy of the complete NJDEP application, and if you have any questions or comments concerning this application, please submit them within 15-days of receiving this letter, along with a copy of this letter to:

**Bergen County Supervisor**  
**NJDEP Division of Land Resource Protection**  
**Mail Code 501-02A, PO Box 420**  
**Trenton, New Jersey 08625**

All comments should reference the request for the LOI Line Verification and TAW for Block 428 Lot 3.06 in the Township of Wyckoff, Bergen County, New Jersey.

Sincerely,

**PK ENVIRONMENTAL**  
  
Sandra Kehrley, PE, CFM

**ENC**

cc: NJDEP DLRP  
Ryan Merse

**CERTIFIED MAIL / RETURN RECEIPT REQUESTED**

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

*Sandra E. Kehrley, PE, CFM*  
*John Peel, PP*

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

June 28, 2021

Rebecca Grike, ES3, Bergen County Supervisor  
NJDEP Division of Land Resource Protection  
Mail Code 501-02A, PO Box 420  
Trenton, NJ 08625-0420

Re: NJDEP Transition Area Waiver (TAW) Reduction (N.J.A.C. 7:7A-8.1(d))  
Block 428 Lot 3.06 (209 Zachery Court)  
Township of Wyckoff, Bergen County, NJ  
Applicant/Owner: Ryan Merse

Dear Becky,

On behalf of Ryan Merse, we are submitting a Freshwater Wetlands (FWW) Transition Area Waiver Reduction application for authorization of an outdoor patio, within a maintained/modified 50-foot wetland transition area (TA) on this residentially developed property. An NJDEP FWW General Permit #6 was approved in 1999 which allowed regulated activities in the on-site isolated wetland, and a subsequent LOI Presence/Absence Footprint of Disturbance was issued in 2008 which confirmed no wetlands, waters or transition area within the limit of disturbance of the pool/patio that was constructed. As such, the proposed improvements are entirely within the residentially active and maintained lawn area adjacent to the existing pool and patio, adjacent to the isolated wetland area. The project does include a TA preservation expansion area that consists of ecologically superior natural forested TA habitat to provide a compensating environmental benefit. In compliance with the regulatory standards and guidelines as outlined in the FWW Protection Act (NJAC 7:7A-8.1(d)), it is our opinion that the proposed activities will have no substantial impact to any environmental receptors, specifically T&E woodland habitat and adjacent wetlands, and we enclose the following for your review:

1. A copy of the NJDEP TAW checklist.
2. The NJDEP Application form signed by Ryan Merse (owner/applicant), by David J. Egarian, PE, and by Sandra Kehrley, PE, CFM, the applicant's agent.
3. A check (#1664) in the amount of \$2,400.00 made payable to the "Treasurer, State of New Jersey" for combined LOI/TAW fees for the 3.3-acre property.
4. Three (3) copies of the "NJDEP FWW Transition Area Waiver Plan", prepared by DJ Egarian Associates, Inc., which depicts the proposed 2,081-square feet of TA disturbance within the already modified/maintained lawn area within the TA.
5. A copy of the NJDEP Office of Natural Lands Management "Natural Heritage Database".

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6. A copy of the "Transition Area Waiver Compliance Report" which includes the following supporting documentation:
  - **Figure 1 – USGS Vicinity Map** with the site location on the Patterson Quadrangle.
  - **Figure 2 - Soils Map** depicting the site on the Bergen County Soil Survey (sheet 7)
  - **Figure 3 – NJDEP Landscape Project GIS GeoWeb** (2015 aerial photo).
  - **Figure 4 - Tax Map** depicting the site location on the Township of Wyckoff tax map.
  - **Figure 5 - Road Map** depicting the site location on the Bergen County road atlas.
  - **Wetlands Data Sheets** including field log data and documentation of the existing on-site conditions at three representative locations (WSL1-WSL6).
  - **Six (6) color photographs** of the site, including brief descriptions of the site.
7. A copy of the previous NJDEP approvals including Letter of Interpretation (LOI) Presence/Absence FOD (file no 0270-08-0002.1 FWW080001) and the FWW Statewide General Permit #6 and Waiver of TA for access (file no 0270-99-0002.1).
8. A copy of the March 15, 2009, property deed to Ryan James & Jacqueline Tew Merse.
9. Verification that a certified mail notice (RRR) and complete copy of the NJDEP TAW application has been sent to Nancy Brown, the Wyckoff Township Clerk.
10. Verification that a certified public notice and copy of the Transition Area Waiver plan that have been sent to the Wyckoff Township Environmental Commission, the Wyckoff Township, the Wyckoff Township Construction Official, the Bergen County Planning Board, and all landowners within 200-feet of the subject property.
11. The June 8, 2021, certified list of landowners within 200-feet of Block 428 Lot 3.06 supplied by Maurine Mitchell of Wyckoff Township and Dena Ploch, Deputy Clerk for the Borough of North Haledon.
12. A computer disk (cd) including the entire application contents.

If you have any questions or require any additional information to authorize the NJDEP Transition Area Waiver Reduction, please contact us at any time.

Sincerely,

**PK ENVIRONMENTAL**  
  
Sandra Kehrley, PE, CFM

**ENC**

cc: Ryan Merse  
Nancy Brown (Clerk)

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED**

Kyan 11/12/20  
Bl 428 Lot 306  
Wyckoff, NJ



State of New Jersey  
Department of Environmental Protection  
Revised: April 15, 2019 Website: [www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)



FRESHWATER WETLANDS APPLICATION CHECKLIST

Transition area waiver – Special activity waiver

CALL NJDEP AT (609) 777-0454 IF YOU HAVE ANY QUESTIONS

To apply for a transition area waiver, please submit the information below to:

Postal Mailing Address

NJ Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625-0420  
Attn: Application Support

Street Address (Courier & Hand Carry Only)

NJ Department of Environmental Protection  
Division of Land Use Regulation  
501 East State Street  
Station Plaza 5, 2<sup>nd</sup> Floor  
Trenton, New Jersey 08609  
Attn: Application Support

Electronic Submission

Access the submission system at <https://njdeponline.com>. Follow the registration process and create an account. To submit an application, select the service "Apply for a Land Use Permit or Authorization."

CALL NJDEP AT (609) 777-0454 IF YOU HAVE ANY QUESTIONS

1. ✓ A completed application form (Paper submissions ONLY)
2. A completed Property Owner Certification form (Electronic submissions ONLY)
  - Acceptable file formats include pdf, jpg, and png.
3. Public notice:
  - **Electronic Submissions:** A completed Public Notice form. Documentation that notice of the application has been provided in accordance with N.J.A.C. 7:7A-17 must be attached to the form (see below for details). Acceptable file formats include pdf, jpg, and png.
  - ✓ • **Paper Submissions:** Documentation that notice of the application has been provided in accordance with N.J.A.C. 7:7A-17 (see below for details).

Both electronic and paper submissions require documentation of public notice as follows:

i. Notice to municipal clerk (N.J.A.C. 7:7A-17.3(a))

✓ A copy of the entire application, as submitted to the Department, must be provided to the municipal clerk in each municipality in which the site is located. For electronic submissions, the application consists of a description of the project, the specific permit(s)/authorization(s) being sought, and all items that will be uploaded to the online service, including all required items on this checklist.

- Documentation of compliance with this requirement shall consist of a copy of the certified United States Postal Service white mailing receipt, or other written receipt, for each copy of the application sent.

ii. Notice to governmental entities and property owners (N.J.A.C. 7:7A-17.3(b) and (c))

A brief description of the proposed project, a legible copy of the site plan, and the form notice letter described at N.J.A.C. 7:7A-17.3(e)1iii must be sent to the following recipients:

- ✓ A. The construction official of each municipality in which the site is located;
- ✓ B. The environmental commission, or other government agency with similar responsibilities, of each municipality in which the site is located;
- ✓ C. The planning board of each municipality in which the site is located;
- ✓ D. The planning board of each county in which the site is located;
- N/A E. The local Soil Conservation District if the regulated activity or project will disturb 5,000 square feet or more of land; and
- ✓ F. Adjacent property owners:

If the application is for one of the following projects (listed at N.J.A.C 7:7A-17.3(c)1-5), notice shall be sent to all owners of real property, including easements, located within 200 feet of any proposed above-ground structure, except for any conveyance lines suspended above the ground or small utility support structures (e.g. telephone poles):

- A linear project of one-half mile or longer
- A trail or boardwalk of one-half mile or longer
- A public project on a site of 50 acres or more
- An industrial or commercial project on a site of 100 acres or more
- A project to remove sediment or debris from a channel of one-half mile or longer

For any other project, notice shall be sent to all owners of real property, including easements, located within 200 feet of the site of the proposed regulated activity.

The owners of real property, including easements, shall be those on a list that was certified by the municipality, with a date of certification no more than one year prior to the date the application is submitted.

- Documentation of compliance with this requirement shall consist of:

- ✓ 1. A copy of the certified United States Postal Service white mailing receipt for each public notice that was mailed, or other written receipt;
- ✓ 2. A certified list of all owners of real property, including easements, located within 200 feet of the property boundary of the site (including name, mailing address, lot, and block) prepared by the municipality for each municipality in which the project is located. The date of certification of the list shall be no earlier than one year prior to the date the application is submitted to the Department; and
- ✓ 3. A copy of the form notice letter.

- The form notice letter required under N.J.A.C. 7:7A-17.3(e)1iii shall read as follows:

*"This letter is to provide you with legal notification that an application for a transition area waiver <<has been/will be>> submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plan(s). A brief description of the proposed project follows: <<INSERT DESCRIPTION OF THE PROPOSED PROJECT>>*

*The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:*

New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: (Municipality in which the property is located) Supervisor"

iii. Newspaper notice (N.J.A.C. 7:7A-17.4)

N/A

Newspaper notice, in the form of a legal notice or display advertisement in the official newspaper of the municipality(ies) in which the project site is located, or if no official newspaper exists, in a newspaper with general circulation in the municipality(ies), is required for the following projects:

- A. A linear project of one-half mile or longer
- B. A shore protection development, including beach nourishment, beach and dune maintenance, or dune creation of one-half mile or longer
- C. A public project on a site of 50 acres or more
- D. An industrial or commercial project on a site of 100 acres or more
- E. Maintenance dredging of a State navigation channel of one-half mile or longer

If your project is not one listed above, newspaper notice is not required.

- Documentation of newspaper notice shall consist of:
  - 1. A copy of the published newspaper notice; and
  - 2. The date and name of the newspaper in which notice was published.
- The newspaper notice may be either a legal notice or display advertisement and must read as follows:

*"Take Notice that an application for a transition area waiver <<has been/ will be>> submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development described below:*

APPLICANT:

PROJECT NAME:

PROJECT DESCRIPTION:

PROJECT STREET ADDRESS:

BLOCK:            LOT:

MUNICIPALITY:    COUNTY:

*The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of the date of this notice to:*

New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
501 East State Street  
Trenton, New Jersey 08625  
Attn: (Municipality in which the property is located) Supervisor"

4. Application fees:

- **Electronic Submissions:** The appropriate application fee, as specified in N.J.A.C. 7:7A-18.1, payable through the online service via credit card or e-check, or to receive a bill, select "Bill Me" on the payment screen. Bills will be sent to the Fee Billing Contact identified in the service and must be paid directly to the Department of Treasury.
- ✓ • **Paper Submissions:** The appropriate application fee, as specified in N.J.A.C. 7:7A-18.1, in the form of a check (personal, bank, certified, or attorney), money order, or government purchase order made payable to "Treasurer State of New Jersey."

5. Site plans:

All site plans must include the scale of the site plans, a north arrow, the name of the person who prepared the plans, date the site plans were prepared, and the applicant's name and the block, lot, and municipality in which the site is located. In addition, the site plans shall include the following information, both on and adjacent to the site, in accordance with N.J.A.C. 7:7A-16.7(a)4:

✓ i. Existing features:

- A. Lot Lines and right of-way lines;
- B. Delineation of wetlands, transition areas, and State open waters;
- C. Land cover and vegetation.

✓ ii. Proposed regulated activities:

- A. Changes in lot lines;
- B. Location and area of any transition areas that will be disturbed;
- C. Size, location, and detail of any proposed activities;
- D. For a special activity transition area waiver, include the following:
  - 1) The location and extent of areas that are significantly disturbed so that they are not functioning as a transition area, including impervious surfaces; and
  - 2) The location and extent of proposed development and attendant features including but not limited to septic systems discharging onsite, stormwater outfalls, and proposed stormwater management measures;
- E. Details of any planting to restore temporarily disturbed areas in accordance with N.J.A.C. 7:7A-11.8.

✓ iii. Topography:

- A. Existing and proposed topography. All topography must reference NGVD or include the appropriate conversion factor to NGVD.

✓ iv. Soil erosion and sediment control:

- A. Details of any proposed soil erosion and sediment control measures.

- **Electronic Submissions:** Acceptable file formats include pdf and zip. Site plans must be certified in accordance with N.J.A.C. 7:7A-16.2(j) and prepared according to the Department's site plan specifications for electronic site plans. All plans must be digitally signed and sealed by a New Jersey licensed professional engineer, surveyor, or architect, as appropriate, pursuant to N.J.A.C. 13:40-7.2 through 7.4, with signatures and seals that meet the requirements of N.J.A.C. 13:40-8.1A. Site plans with electronic signatures, such as scans of site plans with a handwritten signature, will not be accepted.

- ✓ • **Paper Submissions:** Three sets of site plans, certified in accordance with N.J.A.C. 7:7A-16.2(j). Prior to issuance of any permit, the Department will require four to five sets of final site plans. The site plans

must be signed and sealed by a New Jersey licensed professional engineer, surveyor, or architect, as appropriate, pursuant to N.J.A.C. 13:40-7.2 through 7.4.

6. Photographs:

- ✓ i. Color photographs depicting:
  - A. The existing site conditions; and
  - B. The location of the proposed disturbance.
- ii. A photo location map showing the location and direction from which each photograph was taken.
- **Electronic Submissions:** Acceptable file formats include pdf, doc, docx, jpg, zip, ppt, and pptx.
- **Paper Submissions:** One set of photographs mounted on 8½-inch by 11-inch paper. Copies of photographs are acceptable provided they are color copies. Black and white copies of photographs are not acceptable.

7. A compliance statement that includes:

- N/A i. For a special activity transition area waiver for stormwater management under N.J.A.C. 7:7A-8.3(d), a written alternatives analysis that satisfies the requirements of N.J.A.C. 7:7A-8.3(c) and (d). The alternatives analysis must list the possible alternatives and explain why each was rejected;
- N/A ii. For a special activity transition area waiver for linear development under N.J.A.C. 7:7A-8.3(e), a written alternatives analysis that satisfies the requirements of N.J.A.C. 7:7A-8.3(c) and (e). The alternatives analysis must list the possible alternatives and explain why each was rejected;
- N/A iii. For a special activity transition area waiver for a project that would be eligible for an individual freshwater wetlands permit under N.J.A.C. 7:7A-8.3(g), the information required for an individual freshwater wetlands permit application at N.J.A.C. 7:7A-16.9 and the appropriate application checklist;
- N/A iv. If the site is located in a municipality with the endangered plant known as swamp pink (*Helonias bullata*), which are listed in Known Locations of Swamp Pink in NJ, a signed statement from the applicant certifying that the proposed activities will not result in any direct or indirect adverse impacts to swamp pink or its documented habitat;
- N/A v. If the site is located in a municipality with the endangered bog turtle (these municipalities are listed in Known Locations of Bog Turtles in NJ), a signed statement from the applicant, certifying that the proposed activities will not result in any direct or indirect adverse impacts to bog turtles or to their documented habitat;
- N/A vi. If the site is located in an area designated a Wild and Scenic River, or under study for such designation, a letter from the National Park Service approving the proposed activities;
- N/A vii. If the application reflects any of the characteristics at N.J.A.C. 7:7A-19.5(l), a Phase IA historical and archaeological survey, and an architectural survey, defined at N.J.A.C. 7:7A-1.3; and
- ✓ viii. A copy of the deed and/or other legal documents pertaining to the site.
- **Electronic Submissions:** The compliance statement should be uploaded under the attachment type "Environmental Report with Site Location Maps." Acceptable file formats include pdf, doc, docx, rtf, and zip.

8. Color copies of the following maps:

- ✓ i. The tax map for the property;
- ✓ ii. A copy of the portion of the county road map showing the property location; and
- ✓ iii. A copy of the USGS quad map(s) that includes the site, with the site clearly outlined to scale.



- **Electronic Submissions:** The required maps should be uploaded with the compliance statement under the attachment type "Environmental Report with Site Location Maps." Acceptable file formats include pdf, doc, docx, rtf, and zip.

9. Location of wetlands:

✓ Documentation that a line delineation or line verification Letter of Interpretation (LOI) has been issued for the site

- **Electronic Submissions:** Acceptable file formats include pdf, jpg, and png.

10. Calculations and analyses:

N/A i. If the project is a major development as defined by N.J.A.C. 7:8-1.2, a demonstration of compliance with the requirements of the Stormwater Management Rules, N.J.A.C. 7:8.

All calculations or analyses submitted as part of an application must include the certification set forth at N.J.A.C. 7:7-23.2(j). Any necessary stormwater calculations must be signed and sealed by a New Jersey licensed professional engineer.

- **Electronic Submissions:** Acceptable file formats include pdf, doc, docx, rtf, and zip unless stormwater calculations are necessary. Stormwater calculations must be digitally signed and sealed in accordance with N.J.A.C. 13:40-8.1A. Stormwater calculations with electronic signatures, such as scans of calculations with a handwritten signature, will not be accepted. Therefore, when calculations are necessary, the acceptable file formats are limited to pdf and zip.

11. Natural Heritage Program Letter:

✓ A copy of an NJDEP, Office of Natural Lands Management Natural Heritage Database data request response for endangered or threatened species of flora or fauna, including a Landscape Map report, if available

- **Electronic Submissions:** Acceptable file formats include pdf, jpg, and png.

12. Mitigation:

N/A For an activity that requires mitigation in accordance with N.J.A.C. 7:7A, the applicant may submit a mitigation proposal as part of the application for the individual permit. If the applicant does not submit a mitigation proposal with the application, the applicant must submit the mitigation proposal at least 90 calendar days before the start of activities authorized by the permit, in accordance with N.J.A.C. 7:7A-11.

- **Electronic Submissions:** If a mitigation proposal is available at the time of submission, the service will provide an attachment type for "Mitigation Proposal." Alternatively, it may be uploaded separately at a later time through the service "Submit Additional Information for a Land Use Permit or Authorization." Acceptable file formats include pdf, doc, docx, rtf, and zip.

13. Additional requirements:

i. Aerial photo and/or approved site plans – applies only if the application is for a special activity transition area waiver for redevelopment and the disturbance in the area of the proposed activity was lawfully existing prior to July 1, 1989 or was previously permitted under N.J.A.C. 7:7A.

- **Electronic Submissions:** Acceptable file formats include pdf, doc, docx, jpg, zip, ppt, and pptx.

N/A  
ii. Highlands applicability determination (highlands exemption) – applies only if the project is located within the Highlands Preservation Area

- **Electronic Submissions:** Acceptable file formats include pdf, jpg, and png.

iii. Conservation restriction – applies only if the proposed project is subject to an existing conservation restriction

- **Electronic Submissions:** Acceptable file formats include pdf, jpg, and png.

N/A  
iv. Written consent from municipality – applies only if the project includes a gas pipeline and any section of that pipeline is located within a municipally-owned right-of-way. Written consent shall consist of one of the following:

- A. Written consent from the municipality in the form of a resolution of the governing body or an ordinance
- B. A municipal designation of the route pursuant to N.J.S.A. 48:9-25.4
- C. A Board of Public Utilities designation of route pursuant to N.J.S.A. 48:9-25.4
- **Electronic Submissions:** Acceptable file formats include pdf, jpg, and png.

✓  
14. A computer disk containing a copy of the entire application (Paper submissions ONLY)



## State of New Jersey

MAIL CODE 501-04  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF PARKS & FORESTRY  
NEW JERSEY FOREST SERVICE  
OFFICE OF NATURAL LANDS MANAGEMENT  
P.O. BOX 420  
TRENTON, NJ 08625-0420  
Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

CATHERINE R. McCABE  
*Commissioner*

August 27, 2020

Sandra Kehrley  
PK Environmental  
P.O. Box 1066, 205 Main St.  
Chatham, NJ 07928

Re: Wyckoff  
Block(s) - 354, Lot(s) - 8.01 and 50  
Wyckoff Township, Bergen County

Dear Ms. Kehrley:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes\\_2010.pdf](http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf).

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we

NHP File No. 20-4007482-20011

**Table 1: On Site Data Request Search Results (6 Possible Reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

**Other Animal Species  
 On the Project Site Based on  
 Additional Species Tracked by  
 Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
<i>Invertebrate Animals</i>					
Polites mystic	Long Dash			G5	S3?
Total number of records: 1					

**Table 2: Vicinity Data Request Search Results (6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	Yes	1 page(s) included

Rare Wildlife Species or Wildlife Habitat Within the  
 Immediate Vicinity of the Project Site Based on Search of  
 Landscape Project 3.3 Species Based Patches

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Wood Turtle	Glyptemys insculpta	Occupied Habitat	3	NA	State Threatened	G3	S2

**Other Animal Species**  
**In the Immediate Vicinity of the Project Site Based on**  
**Additional Species Tracked by**  
**Endangered and Nongame Species Program**

Scientific Name	Common Name	Federal Protection Status	State Protection Status	Grank	Srank
<i>Invertebrate Animals</i>					
<i>Polites mystic</i>	Long Dash			G5	S3?
Total number of records: 1					



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

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

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

June 28, 2021

**Freshwater Wetlands (FWW) Compliance Report**  
**FWW Transition Area Waiver (TAW) Reduction (NJAC 7:7A-8.1(d))**

**Applicant:** Ryan Merse (Owner)  
**Property:** Block 428 Lot 3.06 (209 Zachery Court)  
Township of Wyckoff, Bergen County, NJ

**State Plane Coordinates:** (x) 577,629 (y) 781,716

**General Site and Project Description:** The 3.3-acre property is located at 209 Zachery Court in the Borough of Wyckoff, Bergen County, NJ, as shown on the enclosed property location figures (USGS Topographic map, Bergen County Soil Survey map, 2015 NJDEP Landscape Project GIS GeoWeb, Wyckoff Tax Map, Bergen County Road map. The residentially developed property includes a single-family dwelling, pool and patio, lawn and woodlands.

It is significant to note that an NJDEP FWW General Permit #6 was approved in 1999 which allowed regulated activities in the on-site isolated wetland, with a subsequent LOI Presence/Absence Footprint of Disturbance being issued in 2008 which confirmed no wetlands, waters or transition area within the limit of disturbance of the pool/patio that was constructed. The proposed extended patio improvements are situated entirely within the residentially active and maintained lawn, adjacent to the existing pool patio, and adjacent to the isolated wetland area.

The proposed "NJDEP FWW Transition Area Waiver Plan" prepared by DJ Egarian and Associates Inc., depicts the extended patio and walls being situated within 2,081-square feet of the regulated 50-foot TA next to the isolated wetland in a maintained lawn area. In conjunction with potential woodland TA preservation/compensation areas that are directly connected with the primary wetlands, it is our opinion that the proposed activity will have no substantial impact on the adjacent wetlands, in compliance with NJAC 7:7A-8.1(d), as follows:

### **A. TRANSITION AREA WAIVER (TAW) COMPLIANCE (NJAC 7:7A-8.1 (d))**

An applicant whose application does not meet the requirements for any TAW listed in NJAC 7:7A-8.1(a), may obtain a TAW through scientifically documenting that a proposed activity will have no substantial impact on the adjacent wetlands, as follows:

1. **Sediment, nutrient, and pollutant transport and removal:** Although there are no significant non-point sources of pollution, except for seepage pits that collect roof runoff there is no stormwater management within the existing residential development. The proposed patio and associated improvements will result in 1,986-sf of impervious patio area, however 0% increase of motor vehicle surface, and a drywell will be installed to mitigate the minor increase in impervious area. The proposed drywell is designed to recharge clean runoff. **In conclusion, the proposed residential patio does not present a substantial impact to the adjacent wetlands and will incorporate effective stormwater management and recharge to decrease sediments, nutrients and pollutant transport to the wetlands.**
2. **Impacts on Sensitive Species:** The NJDEP Natural Heritage Database and Landscape Project indicate the absence of threatened and endangered species and wildlife habitat on-site and within 1-mile of the property, and the existing on-site residence and associated improvements have already modified the natural habitat. The proposed patio will result in additional impervious area within the disturbed TA disturbance but will also mitigate this low-impact regulated activity by preserving TA woodland habitat, and which will provide a net environmental benefit by expanding a functioning TA with natural T&E habitat. **The proposed improvements are in a suburban maintained lawn area and will cause no substantial impact on habitat opportunities associated with the adjacent wetlands.**
3. **Surface Water Quality Impacts:** There are no on-site surface waters, and an existing drywell currently provides groundwater recharge. An additional drywell will mitigate the minor additional impervious areas associated with the patio. **The maintenance of all of the natural wooded TA, in conjunction with the proposed stormwater improvements will result in a sitewide reduction of stormwater runoff discharging to the off-site wetlands, and there will be no impacts related to surface water quality.**

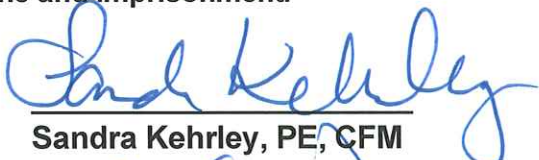
### **TAW Reduction Summary / Calculations**

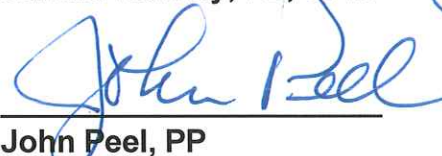
- Total on-site wetlands area = 13,925-square feet;
- Total on-site TA = 26,000-square feet;
- Existing natural wooded TA = 8,100-square feet (no disturbance);
- Proposed TA disturbance in lawn = 2,081-square feet;

**TAW CONCLUSION:**

The proposed residential improvements will incorporate preservation of natural woodland TA habitat. The proposed patio is located in a disturbed TA adjacent to the existing house, pool and patio, and retaining walls will minimize areas required for site grading and disturbance. All proposed activities are located beyond 10-feet of the isolated wetland, and the proposed residential improvements incorporate effective stormwater recharge to mitigate against sediment/pollutant transport. While the project would authorize additional residential development within the TA, the proposed regulated activities are located in previously residentially disturbed and active areas and would cause no additional or substantial impact to sensitive species of flora or fauna. **In compliance with NJAC 7:7A-8.1(d), the proposed regulated activities will have no negative impact to any environmental receptors, surface waters, adjacent wetlands and associated T&E habitat.**

I certify under penalty of law that I have examined and am familiar with the information submitted in this document and all attachments and, based on my inquiry of those individuals responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

  
Sandra Kehrley, PE, CFM

  
John Peel, PP

**PK ENVIRONMENTAL**  
PO Box 1066, 205 Main Street  
Chatham, New Jersey 07928  
(973) 635 - 4011



**USGS TOPOGRAPHIC MAP**  
**SOURCE:** USGS Map – Paterson, NJ Quad  
Block 428 Lot 3.06 (formerly Lot 3.05)  
209 Zachary Court  
Township of Wyckoff, Bergen County, NJ  
**SCALE:** 1 inch = 2000 feet

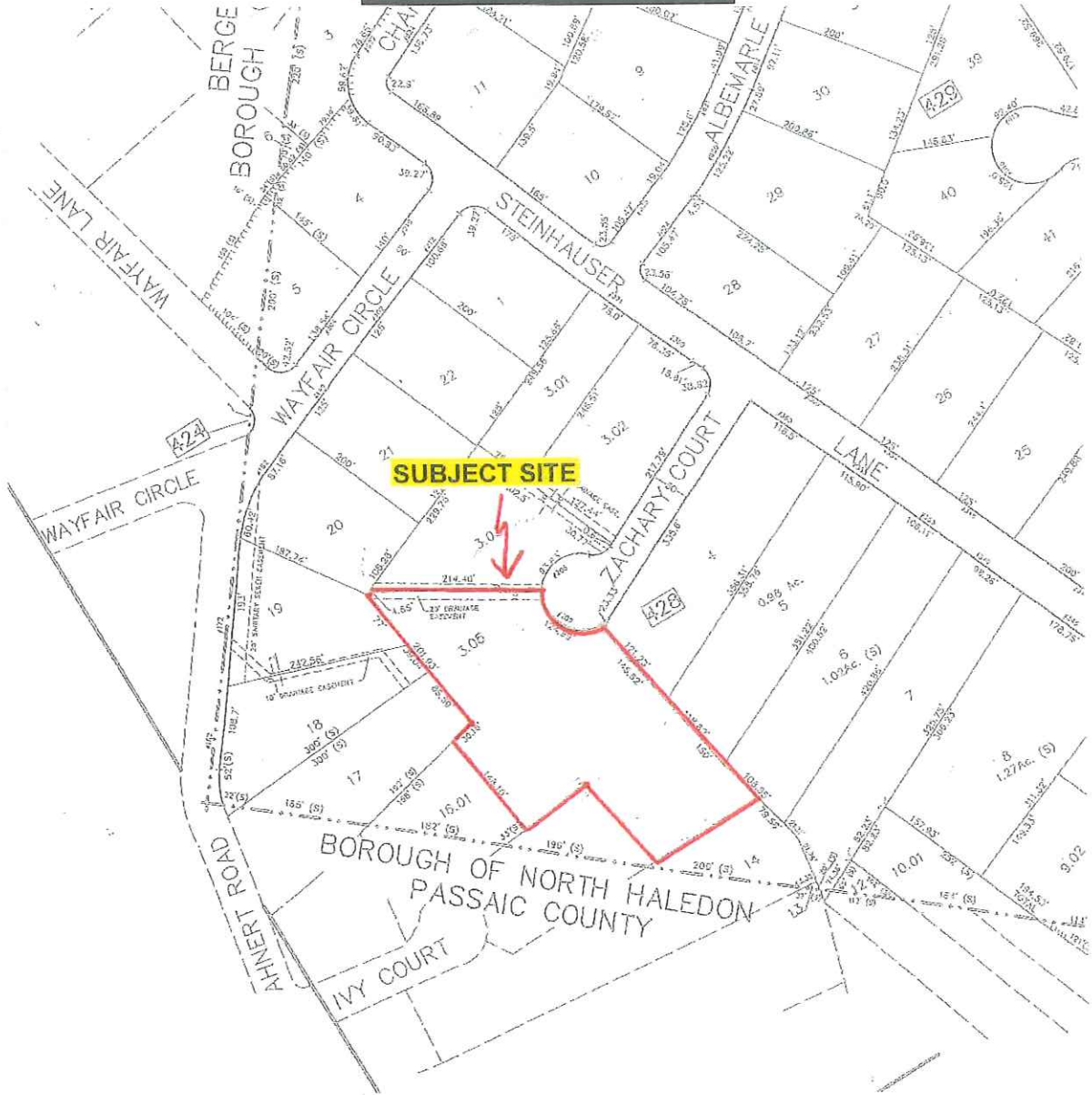


**PK ENVIRONMENTAL**  
PO Box 1066, 205 Main Street  
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(973) 635 - 4011



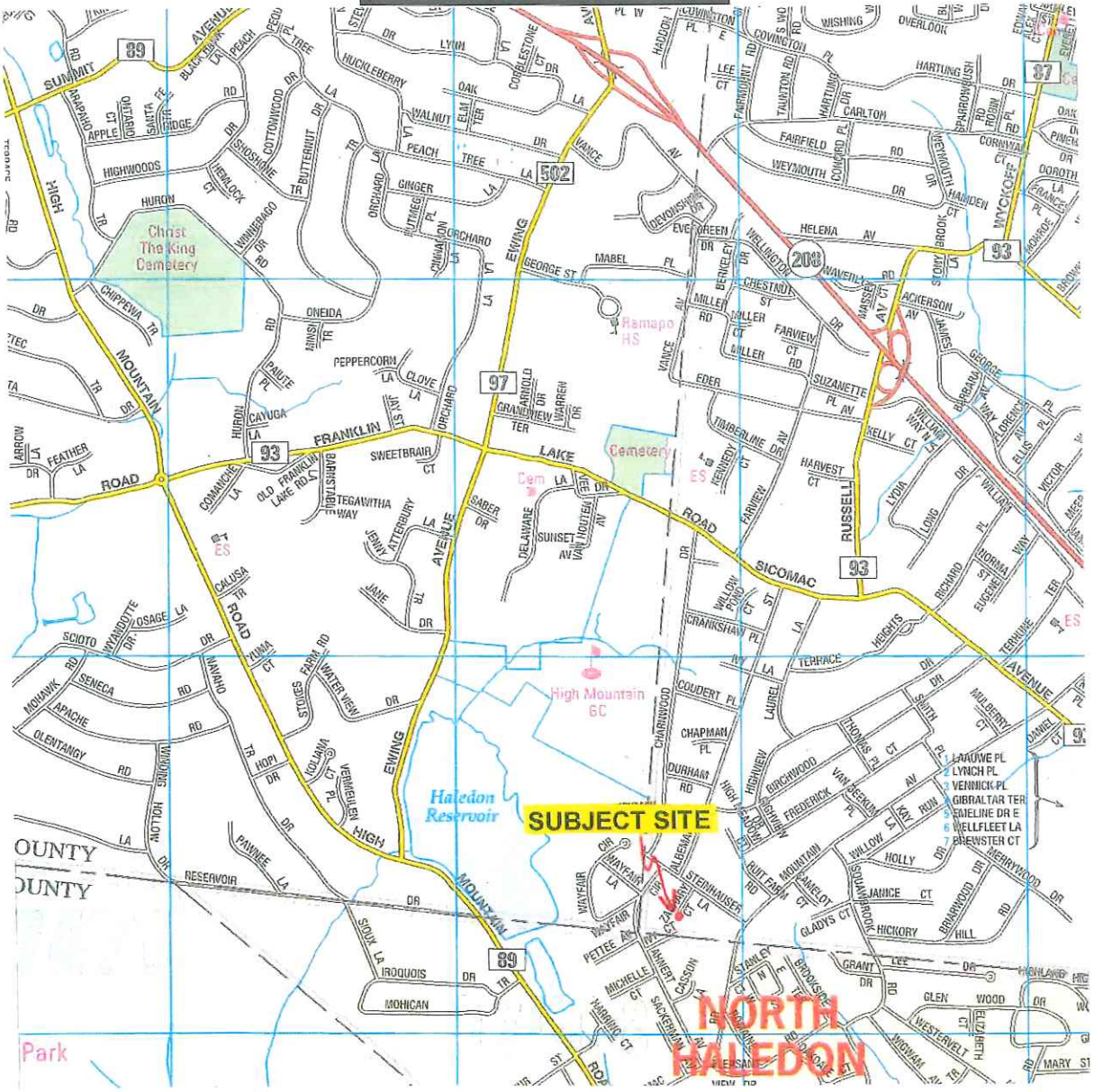
**2015 AERIAL PHOTO**  
**SOURCE:** NJDEP ArcGIS Online  
Block 428 Lot 3.06 (formerly Lot 3.05)  
209 Zachary Court  
Township of Wyckoff, Bergen County, NJ  
**NTS**

**PK ENVIRONMENTAL**  
PO Box 1066, 205 Main Street  
Chatham, New Jersey 07928  
(973) 635 - 4011



**TAX MAP**  
**SOURCE:** Township of Wyckoff Map  
Block 428 Lot 3.06 (formerly Lot 3.05)  
209 Zachary Court  
Township of Wyckoff, Bergen County, NJ  
NTS

**PK ENVIRONMENTAL**  
 PO Box 1066, 205 Main Street  
 Chatham, New Jersey 07928  
 (973) 635 - 4011



**ROAD MAP**  
 SOURCE: Hagstrom Road Map for Bergen County  
 Block 428 Lot 3.06 (formerly Lot 3.05)  
 209 Zachary Court  
 Township of Wyckoff, Bergen County, NJ  
 NTS



# PK ENVIRONMENTAL

## WETLANDS ANALYSES / DOCUMENTATION & DATA SHEET

**PROJECT SITE:** 209 Zachary Court / Block 428 Lot 3.06  
Township of Wyckoff, Bergen County, NJ

**DATE:** March 10, 2020

**DESCRIPTION OF AREA:** On-site woodland area, east/southeast of residential dwelling

<u>Soil Sample: WSL-1</u> (A3 - A8)			<u>Soil Sample: WSL-2</u> (A3 - A8)		
<u>Soils</u> Hydric <u>X</u> Non-Hydric <u>    </u>			<u>Soils</u> Hydric <u>    </u> Non-Hydric <u>X</u>		
<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>	<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>
0-8"	10YR 3/2	silt loam	0-6"	7.5YR 4/3	silt loam
8-24"	7.5YR 4/2 (mottled)	silt loam	6-16"	7.5YR 4/4	sandy loam
			16-24"	7.5 YR 5/6	sandy loam
<u>Vegetation</u>			<u>Vegetation</u>		
<u>Vegetation (common name)</u>	<u>Indicator Status</u>		<u>Vegetation (common name)</u>	<u>Indicator Status</u>	
green briar	facultative		red oak	facultative upland	
tupelo	facultative		white oak	facultative upland	
swamp white oak	facultative wetland		fire cherry	facultative upland	
pin oak	facultative wetland		sugar maple	facultative upland	
red maple	facultative		American beech	facultative upland	
			Japanese barberry	facultative upland	
<u>Wetlands Hydrology</u> Moss stained trunks standing water (seasonal)			<u>Wetlands Hydrology</u> None		

# PK ENVIRONMENTAL

## WETLANDS ANALYSES / DOCUMENTATION & DATA SHEET

**PROJECT SITE:** 209 Zachary Court / Block 428 Lot 3.06  
Township of Wyckoff, Bergen County, NJ

**DATE:** March 10, 2020

**DESCRIPTION OF AREA:** Maintained lawn area south of residential dwelling

<u>Soil Sample: WSL-3</u> <u>(A8 - A12)</u>			<u>Soil Sample: WSL-4</u> <u>(A8 - A12)</u>		
<u>Soils</u> Hydric <u>X</u> Non-Hydric <u>   </u>			<u>Soils</u> Hydric <u>   </u> Non-Hydric <u>X</u>		
<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>	<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>
0-7"	10YR 3/2	organic/loam	0-6"	7.5YR 4/3	loam
7-19"	10YR 5/2 (mottled)	silt loam	6-22"	7.5YR 5/6	sandy silt loam
<u>Vegetation</u>			<u>Vegetation</u>		
<u>Vegetation</u> <u>(common name):</u>	<u>Indicator Status</u>		<u>Vegetation</u> <u>(common name):</u>	<u>Indicator Status</u>	
soft rush	facultative wetland		lawn area / grass	facultative upland	
skunk cabbage	obligate		white spruce	facultative upland	
pin oak	facultative wetland		Norway spruce	facultative upland	
red maple	facultative				
river birch	facultative wetland				
<u>Wetlands Hydrology</u> silted leaf litter standing water (seasonal)			<u>Wetlands Hydrology</u> None		

# PK ENVIRONMENTAL

## WETLANDS ANALYSES / DOCUMENTATION & DATA SHEET

**PROJECT SITE:** 209 Zachary Court / Block 428 Lot 3.06  
Township of Wyckoff, Bergen County, NJ

**DATE:** March 10, 2020

**DESCRIPTION OF AREA:** Lawn area, west/northwest of residential dwelling

<u>Soil Sample: WSL-5</u> <u>(A12 - A16)</u>			<u>Soil Sample: WSL-6</u> <u>(A12 - A16)</u>		
<u>Soils</u> Hydric <u>X</u> Non-Hydric <u>   </u>			<u>Soils</u> Hydric <u>   </u> Non-Hydric <u>X</u>		
<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>	<u>(Depth)</u>	<u>(Munsell Color)</u>	<u>(Texture)</u>
0-6"	10YR 3/2	organic/loam	0-5"	7.5YR 4/3	loam
6-18"	10YR 4/2 (mottled)	silt loam	5-13"	7.5YR 4/4	gravelly sandy loam
			13-23"	7.5YR 4/6	sandy silt loam
<u>Vegetation</u>			<u>Vegetation</u>		
<u>Vegetation</u> <u>(common name):</u>	<u>Indicator Status</u>		<u>Vegetation</u> <u>(common name):</u>	<u>Indicator Status</u>	
phragmites	facultative wetland		lawn area / grass	facultative upland	
tupelo	facultative wetland		white pine	facultative upland	
pin oak	facultative wetland				
red maple	facultative				
<u>Wetlands Hydrology</u> silted leaf litter			<u>Wetlands Hydrology</u> None		



**Looking south at the front of the 2-story dwelling**



**Looking southeast at the rear yard and proposed patio location**



**Looking south at the isolated wooded wetland near flag A-9**



**Looking west at the isolated palustrine forested wetland near flag A-6**



**Looking west at the isolated palustrine forested wetland near flag A-16**



**Looking northwest at the woodland area, east of the dwelling,  
that will be preserved as part of an expanded TA**

## **STATEMENT OF QUALIFICATIONS**

**JOHN PEEL, P.P.**

**Professional Planner/Environmental Scientist**

**Education:**

- B.A. Environmental Sciences/Geology and English, **Fairleigh Dickinson University, Madison, NJ**
- Master of City and Regional Planning (MCRP) with Environmental Policy & Planning concentration, **Rutgers University, New Brunswick, NJ**
- Cook College Office of Continuing Professional Education (**Rutgers**) including numerous courses in Wetlands Management, Environmental Management, Site Remediation, Threatened/Endangered Species & Habitat Analyses, Stormwater Management, Hydrogeology, and Ecology.

**Professional Registration and Societies:**

- Society of Wetland Scientists (1986)
- Licensed Professional Planner (PP) #5211
- Member, American Planning Association (APA & NJAPA) & Member (Urban Ecology)

**Experience:**

- Thirty-five (35) years of project design and technical experience in land use planning, regulatory compliance, environmental science and site evaluation, and wetlands analyses and management. Mr. Peel is a licensed Professional Planner with expertise in environmental land use consulting associated with NJDEP permitting analyses and approvals (Freshwater Wetlands, Flood Hazard Area, Waterfront Development, Highlands, CAFRA, Enforcement), functional value analyses (SWRPA/Wetlands), Phase 1 Environmental Site Assessment and NJDEP Preliminary Assessments, Phase 2 Site Investigations / Site Remediation, riparian corridor analyses (RCA), environmental impact assessments (EIS), habitat identification, and comprehensive wetlands analyses including delineation, restoration and mitigation/monitoring projects for USCOE and NJDEP permitting.

**SANDRA E. KEHRLEY, P.E.**

**Professional Engineer/Hydrologist**

**Education:**

- A.S. in Engineering Science from **SUNY @ Morrisville**, New York
- B.S. in Forest Engineering, a dual forestry and civil engineering program, from **SUNY-Environmental Science & Forestry @ Syracuse University**.
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in stormwater management, flood hazard area, wetlands, geology and hydrogeology, NPS pollution, environmental site assessments, underground storage tanks, and ecology.

**Professional Registrations and Memberships:**

- Professional Engineer, NJ PE License #38560
- Member, National Society of Professional Engineers
- NJDEP Underground Storage Tank (UST) License #18790
- OSHA-HazWOpER certification

**Experience:**

Thirty (30) years of professional experience in environmental engineering and site evaluation, including preparation of Phase 1 ESA and NJDEP Preliminary Assessments (PA), Phase 2 and Phase 3 site investigation and remedial activities, hydrologic and hydraulic stream studies, functional value analyses (SWRPA), delineating flood hazard areas, quantifying the effects of development on stormwater quantity and quality, environmental impact statements (EIS), indices for determining suitability for wildlife habitat, comprehensive wetlands analyses including delineation, restoration, evaluation, and preparation of NJDEP wetlands, flood hazard area, CAFRA, and waterfront development permit applications.



**State of New Jersey**

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation  
P.O. Box 439, Trenton, NJ 08625-0439  
Fax # (609) 292-8115  
www.state.nj.us/dep/landuse

JON S. CORZINE  
Governor

LISA P. JACKSON  
Commissioner

Mr. Wade Wander  
Wander Ecological  
28 Warner Rd  
Newton, NJ 07860

**AUG 22 2008**

RE: Letter of Interpretation – Presence/Absence Footprint  
DLUR File No.: 0270-08-0002.1, FWW080001  
Applicant Name: John Belanus  
Block(s): 428 Lot(s): 3.05  
Township of Wyckoff, Bergen County

Dear Mr. Wander:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation indicating the presence or absence of freshwater wetlands and waters within the proposed disturbance area and not the entire block and lot.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted on July 2, 2008, the Division of Land Use Regulation has determined that **freshwater wetlands, waters, and transition areas are not present within the proposed limit of disturbance as shown on the plan entitled: "PROPOSED POOL PLAN, BLOCK 428 – LOT 3.05, 209 ZACHARY COURT, FOR JOHN AND BARBARA BELANUS, TOWNSHIP OF WYCKOFF, BERGEN CO., N.J.," dated April 3, 2007, last revised on April 9, 2008, and prepared by SCHWANEWEDE/HALS ENGINEERING.**

However, please be advised that freshwater wetlands and transition areas are present on the property outside of the footprint of disturbance. Should additional activities be proposed for this property which would affect these areas, approval may be needed from the Division. Please refer to the Freshwater Wetland Protection Act Rules (N.J.A.C. 7:7A) for information on the activities in and around wetlands regulated by the State.



Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 et seq., you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

This letter in no way legalizes any fill that may have been placed, or other regulated activities that may have occurred on-site. Also, this determination does not affect your responsibility to obtain any local, State, or Federal permits that may be required.

It should be noted that this determination of wetlands classification is based on the best information presently available to the Division. The classification is subject to change if this information is found no longer to be accurate, or as additional information is made available to the Division, including, but not limited to, information supplied by the applicant.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, 401 East State Street, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist. If a person submits the hearing request after this time, the Department shall deny the request. The DEP bulletin is available through the Department's website at [www.state.nj.us/dep](http://www.state.nj.us/dep).

Please contact Becky Ehrenfeld of our staff at 609-777-0454, or by email at [Becky.Ehrenfeld@dep.state.nj.us](mailto:Becky.Ehrenfeld@dep.state.nj.us), should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



Andrew Clark  
Northeast Region Supervisor  
Bureau of Inland Regulation

- c. Township of Wyckoff Construction Official  
Applicant



## State of New Jersey

Christine Todd Whitman  
Governor

Department of Environmental Protection  
LAND USE REGULATION PROGRAM  
501 E. STATE STREET  
P. O. BOX 439  
TRENTON, NEW JERSEY 08625-0439

Robert C. Shinn, Jr.  
Commissioner

Fax Number  
(609) 777-3656

David C. Krueger  
Environmental Technology Inc.  
460 Main Street, P.O. Box 50  
Chester, New Jersey 07930

OCT 28 1999

RE: Authorization for Freshwater Wetlands Statewide General Permit #6, Water Quality Certification and Waiver of Transition Area for Access  
File No.: 0270-99-0002.1  
Applicant: Raymond Miesch  
Block: 428; Lot: 2 & 3  
Wyckoff Township, Bergen County

Dear Mr. Krueger:

The Land Use Regulation Program has reviewed the referenced application for a Statewide General Permit authorization pursuant to the requirements of the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A. The proposed activity is authorized by Statewide General Permit No. 6, which allows regulated activities in a freshwater wetland or State open water which is not a surface water tributary system, and are located outside of the 100 year flood plain.

This letter of authorization to conduct a regulated activity in a wetland or open water includes a Water Quality Certificate for these activities.

### Limit of Authorized Disturbance

Based on plans entitled: "PRELIMINARY PLAT OF PROPERTY FOR RAYMOND & SANDRA MIESCH, TOWNSHIP OF WYCKOFF, N.J., COUNTY OF BERGEN", dated December 24, 1998, last revised September 29, 1999, and prepared by Rigg Associates, P.A., the authorized activity involves the disturbance of 0.69 acres of wetlands and/or State open waters and associated transition area for the construction of two proposed dwellings, a driveway and two seepage pits. Any additional disturbance of freshwater wetlands, State open waters or transition area shall be considered a violation of the Freshwater Wetlands Protection Act unless the activity is exempt or a permit is obtained prior to the start of the disturbance from the Land Use Regulation Program.

Statewide General Permit  
Raymon Miesch  
0270-99-0002.1

Page 2

### Permit Conditions

The activities allowed by this authorization shall comply with the following conditions. Failure to comply with these conditions shall constitute a violation of the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.).

### Special Conditions

In addition to the above conditions and the conditions noted at N.J.A.C. 7:7A 9.2 and 9.3, the following general conditions must be met for the activity authorized under this Statewide General Permit:

### General conditions:

1. All fill and other earth work on the lands encompassed within this permit authorization shall be stabilized in accordance with "Standards for Soil Erosion and Sediment Control in New Jersey" to prevent eroded soil from entering adjacent waterways or wetlands at any time during and subsequent to construction.
2. This permit is revocable in accordance with DEP regulations and State law.
3. The issuance of this permit shall not be deemed to affect in any way other actions by the Department on any future application.
4. The activities shown on the approved plans shall be constructed and/or executed in conformity with any notes and details on said plans and any conditions stipulated herein.
5. No change in plans or specifications shall be made except with the prior written permission of the Department.
6. The granting of this authorization shall not be construed to in any way affect the title or ownership of the property, and shall not make the Department or the State a party in any suit or question of ownership of the property.
7. This permit is not valid and no work shall be undertaken pursuant to this authorization until all other required federal, state, and local approvals, licenses and permits necessary for commencement of work onsite have been obtained.
8. A complete, legible copy of this permit shall be kept at the work site and shall be exhibited upon request of any person.

Statewide General Permit  
Raymon Miesch  
0270-99-0002.1

Page 3

9. The permittee shall allow the Program the right to inspect the construction site and also shall provide the Bureau of Coastal and Land Enforcement, NJDEP with written notification 7 days prior to the start of the authorized work.
10. This authorization is valid for five years from the date of this letter unless more stringent standards are adopted by rule prior to this date.

#### Transition Area

The wetlands affected by this permit authorization are of Intermediate resource value and the standard transition area or buffer required adjacent to these wetlands is 50 feet. The wetlands have also been identified as being priority wetlands by the U.S. Environmental Protection Agency. This classification may affect the types of permits or transition area waivers available for the above referenced property. This General Permit includes a transition area waiver which allows encroachment only in that portion of the transition area which has been determined by the Department to be necessary to accomplish the regulated activities. Any additional regulated activities conducted within the standard transition area on-site shall require a separate transition area waiver from the Program. Regulated activities within a transition area are defined at N.J.A.C. 7:7A-6.2(a). However, all wetlands that would cause transition area's on the site are to be filled via this permit and therefore there are no other transition area's pursuant or relevant to transition area's site.

#### Consistency with the Areawide Water Quality Management Plan

This project has not been reviewed for consistency with the relevant Water Quality Management Plan of Statewide Water Quality Management Planning Rules (N.J.A.C. 7:15). As such, there is no intended or implied approval regarding additional permits which may be required from the Department. For treatment works approvals, the consistency determination will be performed by the Bureau of Engineering and Permitting (North/South) which may be contacted at (609) 292-6894 for North (Middlesex, Hunterdon and Counties north) or (609) 633-1139 for South (Mercer, Monmouth and Counties south). For general information concerning the water quality management planning process, please contact the Office of Environmental Planning at (609) 633-1179.

Statewide General Permit  
Raymon Miesch  
0270-99-0002.1

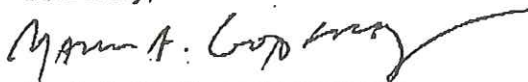
Page 4

Appeal of Decision

In accordance with N.J.A.C. 7:7A-12.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, PO Box 402, NJ 08625. This request must include a completed copy of the Administrative Hearing Request Checklist.

If you have any questions regarding this authorization, please contact John J. Hanf Jr. of our staff at (609) 633-9277. Please reference the above file number.

Sincerely,



Mark A. Godfrey, Supervisor  
Morris and Bergen County Region  
Bureau of Inland Regulation

/sm

c. Bureau of Enforcement  
Wyckoff Township Clerk  
Wyckoff Township Construction Official

c:\Dep(C)\Smfw0899

Bergen County Recording Data Page  
Honorable John S. Hogan  
Bergen County Clerk



Official Use Only - Barcode



19-018825 Deed - Senior Citizen > 1,000,000  
V Bk: 03206 Pg: 0423-0430 Rec. Fee \$103.90  
John S. Hogan, Bergen County Clerk  
Recorded 03/26/2019 10:47:23 AM

Official Use Only - Realty Transfer Fee

Consideration : \$1,850,000.00  
Realty Transfer Fee : \$10,455.00  
State Portion : \$6,055.00  
County Portion : \$1,850.00  
Municipality Portion : \$2,550.00  
1<sup>st</sup> Grantee Fee : \$18,500.00

Date of Document:

03/15/2019

Type of Document:

Deed

First Party Name:

John Belanus and Barbara Belanus,  
Husband and Wife

Second Party Name:

Ryan James Merse and Jacqueline Tew  
Merse, Husband and Wife

Additional Parties:

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block:

428

Lot:

3.05

Municipality:

Township of Wyckoff

Consideration:

\$1,850,000.00

Mailing Address of Grantee:

209 Zachary Court, Wyckoff, New Jersey 07481

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS,  
RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

Original Page:

**BERGEN COUNTY RECORDING DATA PAGE**

Please do not detach this page from the original document as it  
contains important recording information and is part of the permanent record.

# Deed

This Deed is made on **MARCH 15, 2019**  
**BETWEEN**  
**JOHN BELANUS AND BARBARA BELANUS**  
**Husband and Wife**

whose post office address is  
**770 Comanche Lane, Franklin Lakes, NJ 07417**  
referred to as the Grantor,

AND

**RYAN JAMES MERSE AND JACQUELINE TEW MERSE**  
**Husband and Wife**  
whose post office address is about to be  
**209 Zachary Court, Wyckoff, NJ 07481**  
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$1,850,000.00, One Million, Eight Hundred Fifty Thousand Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **WYCKOFF** Block No. **428**, Lot No. **3.05**, Qualifier No. \_\_\_\_\_ and Account No. \_\_\_\_\_.  
 No property tax identification number is available on the date of this Deed. (Check box if applicable)
3. **Property.** The Property consists of the land and all the building and structures on the land in the **Township of WYCKOFF**, County of **BERGEN** and State of New Jersey.

The legal description is:

- Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

Title to the subject premises became vested as follows:

BEING THE SAME PREMISES conveyed to the within Grantors, John Belanus and Barbara Belanus, husband and wife under Deed from Brant Development Corp., a New Jersey Corporation, dated March 1, 2005, recorded March 16, 2005 in Deed Book 8790 page 966.

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, parcel or tract of land situate and lying in the Township of Wyckoff, County of Bergen, State of New Jersey being more particularly described as follows:

Beginning at a point on the southeasterly sideline of Zachary Court, said point being distant 312.18 feet from the intersection of the southeasterly sideline of Zachary Court (50 feet wide) with the southwesterly sideline of Steinhauser Lane (50 feet wide) and running thence;

1. South 35 degrees 51 minutes 25 seconds West, 23.33 feet to a point; thence
2. South 41 degrees 56 minutes 40 seconds East, 145.62 feet to a point; thence
3. South 53 degrees 15 minutes 01 seconds West, 253.92 feet to a point; thence
4. North 36 degrees 51 minutes 36 seconds West, 148.10 feet to a point; thence
5. North 46 degrees 56 minutes 23 seconds East, 30.18 feet to a point; thence
6. North 36 degrees 51 minutes 36 seconds West, 201.93 feet to a point; thence
7. North 38 degrees 10 minutes 50 seconds East, 4.65 feet to a point; thence
8. North 89 degrees 05 minutes 36 seconds East, 214.40 feet to a point on the sideline of Zachary Court; thence
9. Easterly along the sideline of Zachary Court, on a curve to the left having a radius of 50.00 feet, a central angle of 143 degrees 14 minutes 00 seconds, and a chord of South 72 degrees 31 minutes 39 seconds East, 94.90 feet, an arc distance of 125.00 feet to the point and place of Beginning.

This description is in accordance with a survey made by Lantelme, Kurens & Associates, PC, dated February 28, 2019.

For Informational Purposes Only: Being commonly known as 209 Zachary Court, Wyckoff, New Jersey 07481

**FOR INFORMATIONAL PURPOSES:** "In compliance with Chapter 157, Laws of 1977, premises herein are Tax Lot 3.05 in Block 428 in the Township of Wyckoff, County of Bergen, State of New Jersey."



STATE OF NEW JERSEY

**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

**BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.**

STATE OF NEW JERSEY }  
COUNTY BERGEN } SS. County Municipal Code 0270  
Municipality of Property Location: WYCKOFF

**FOR RECORDER'S USE ONLY**  
Consideration \$ 1,850,000.00  
RTF paid by seller \$ 10,455.00  
Date 3/26/19 By [Signature]

† Use symbol "C" to indicate that fee is exclusively for county use.

**(1) PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)

Deponent, JOHN BELANUS, being duly sworn according to law upon his/her oath, deposes

and says that he/she is the Grantor in a deed dated 3/15/19

(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 428, Lot No. 3.05 located at 209 ZACHARY COURT, WYCKOFF, NJ 07481 and annexed thereto.

(Street Address, Town)

**(2) CONSIDERATION: \$1,850,000.00** (Instructions 1 and 5)  no prior mortgage to which property is subject.

**(3) Property transferred is Class** 4A 4B 4C. If property transferred is Class 4A, calculation in Section 3A below is required.  
(circle one)

**(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**  
(Instructions 5A and 7)

**Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation**  
\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

**(4) FULL EXEMPTION FROM FEE:** (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

**(5) PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **NOTE:** All boxes below apply to grantor(s) only. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic, Supplemental and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

**A. SENIOR CITIZEN** (Instruction 9)

- Grantor(s) 62 years of age or over\*
- Owned and occupied by grantor(s) at time of sale
- One- or two-family residential premises
- Resident of the State of New Jersey
- Owners as joint tenants must all qualify

**B. BLIND PERSON** (Instruction 9)

- Grantor(s) legally blind\*
- Owned and occupied by grantor(s) at time of sale
- One- or two-family residential premises
- Resident of the State of New Jersey
- Owners as joint tenants must all qualify

**DISABLED PERSON** (Instruction 9)

- Grantor(s) permanently and totally disabled\*
- Grantor(s) receiving disability payments\*
- Grantor(s) not gainfully employed\*
- Owned and occupied by grantor(s) at time of sale
- One- or two-family residential premises
- Resident of the State of New Jersey
- Owners as joint tenants must all qualify

\* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

**C. LOW AND MODERATE INCOME HOUSING** (Instruction 9)

- Affordable according to HUD standards
- Meets income requirements of region
- Reserved for occupancy
- Subject to resale controls

**(6) NEW CONSTRUCTION** (Instructions 2, 10 and 12)

- Entirely new improvement
- Not previously used for any purpose
- Not previously occupied
- "New Construction" printed clearly at top of the first page of the deed

**(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)

- No prior mortgage assumed or to which property is subject at time of sale
- No contributions to capital by either grantor or grantee legal entity
- No stock or money exchanged by or between grantor or grantee legal entities

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee

**AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER**

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY BERGEN } SS. County Municipal Code 0270  
MUNICIPALITY OF PROPERTY LOCATION Wyckoff

FOR RECORDER'S USE ONLY  
Consideration \$ 1,850,000  
RTF paid by buyer \$ 10,500.00  
Date 3/26/19 By [Signature]

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XX X - X X - X 4 9 6  
Deponent, Ryan James Merse, being duly sworn according to law upon his/her oath,  
(Name) Last three digits in grantee's Social Security Number  
deposes and says that he/she is the Grantee in a deed dated 3/15/2019 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 428 Lot number 3.05 located at  
209 Zachary Court, Wyckoff and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1,850,000.00 (See Instructions #1, #5, and #11 on reverse side)  
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
- Class 2 - Residential
  - Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
  - Class 4A - Commercial properties (if checked, calculation in (E) required below)
  - Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

- (B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.
- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
  - Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
  - Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
  - Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

- (C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class <u>2</u>	\$ <u>2,328,500.00</u>	÷ <u>100.49</u>	% = \$ <u>2,317,145.90</u>
Property Class _____	\$ _____	÷ _____	% = \$ _____
Property Class _____	\$ _____	÷ _____	% = \$ _____
Property Class _____	\$ _____	÷ _____	% = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value  
\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)  
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.



State of New Jersey

# Seller's Residency Certification/Exemption

(Please Print or Type)

**SELLER(S) INFORMATION:**

Name(s) JOHN BELANUS AND BARBARA BELANUS, HUSBAND AND WIFE

Current Street Address 770 COMANCHE LANE

City, Town, Post Office Box FRANKLIN LAKES State NJ Zip Code 07417

**PROPERTY INFORMATION:**

Block(s) 428 Lot(s) 3.05 Qualifier \_\_\_\_\_

Street Address 209 ZACHARY COURT

City, Town, Post Office Box WYCKOFF State NJ Zip Code 07481

Seller's Percentage of Ownership 100 % Total Consideration \$1,850,000.00

Owner's Share of Consideration \$1,850,000.00 Closing Date 3/15/2019

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.  
 Seller did not receive non-like kind property.
8.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER(S) DECLARATION:**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

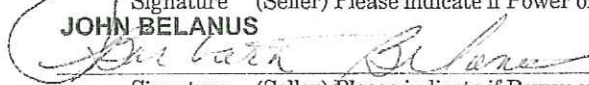
3/15/2019

Date

  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact  
**JOHN BELANUS**

3/15/2019

Date

  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact  
**BARBARA BELANUS**

The street address of the Property is:  
**209 Zachary Court, Wyckoff, NJ 07481**

4. **Promises by Grantor** The Grantor promises that the Grantor has done no act to encumber the Property

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

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

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

**PUBLIC NOTICE**  
**NJDEP Transition Area Waiver (TAW)**  
**NJDEP Letter of Interpretation (LOI) Line Verification**

**TO:** Township of Wyckoff Clerk, Construction Official, Environmental Commission, and Planning Board, Bergen County Planning Board, & Property Owners Within 200-Feet of Block 428 Lot 3.06 in the Township of Wyckoff.

**DATE:** June 28, 2021

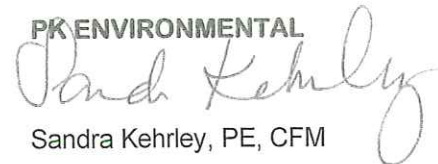
**RE:** NJDEP LOI and Transition Area Waiver (TAW) Reduction  
Block 428 Lot 3.06 (209 Zachery Court)  
Township of Wyckoff, Bergen County, NJ  
Applicant/Owner: Ryan Merse

This letter provides you with legal notification that Ryan Merse has submitted an application to the NJDEP Division of Land Resource Protection for a Freshwater Wetlands Transition Area Waiver Reduction and LOI Verification for this residentially developed property. The LOI confirms the regulatory limits of freshwater wetlands and wetlands transition area (TA), and the TAW would authorize the placement of a patio within the previously modified 50-foot wetland TA, which is adjacent to the existing residence. Enclosed is a copy of the "NJDEP FWW "NJDEP FWW Transition Area Waiver Plan" prepared by DJ Egarian & Associates Inc. which depicts the existing property conditions and proposed regulated activities and improvements.

The complete NJDEP application can be reviewed at the Township of Wyckoff Clerk's office, or by appointment at the NJDEP's Trenton office. The NJDEP welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to

**NJDEP Division of Land Resource Protection**  
**Mail Code 501-02A, PO Box 420**  
**Trenton, NJ 08625-0420**  
**Attn: Bergen County Supervisor**

Sincerely,

**PK ENVIRONMENTAL**  
  
Sandra Kehrley, PE, CFM

**ENC**

cc: NJDEP DLRP  
Nancy Brown (Wyckoff Clerk)  
Ryan Merse

**CERTIFIED MAIL**





TOWNSHIP OF WYCKOFF  
MEMORIAL TOWN HALL - 340 FRANKLIN AVENUE  
WYCKOFF, NEW JERSEY 07481-1907  
TEL: 201-891-7000 FAX: 201-891-9359

June 8, 2021

PK Environmental  
PO Box 1066  
205 Main Street  
Chatham, NJ 07928

Re: 209 Zachary Court Block 428 Lot 3.06 (formerly lot 3.05)  
Township of Wyckoff, NJ

To Whom It May Concern:

As the result of a minor subdivision, whereby the property owner of 209 Zachary Court acquired additional land from an adjacent property owner, a new lot number has been assigned. The property is now known as block 428 lot 3.06.

Please be aware that there are properties in the Borough of North Haledon that are within the 200' radius of 209 Zachary Court. You will need to contact North Haledon to obtain that property list.

Sincerely,

Maureen Mitchell  
Administrative Officer ~ Planning Board  
Secretary ~ Zoning Board of Adjustment,  
Historic Preservation Commission,  
Design Review Advisory Board  
Township of Wyckoff  
Tel. 201-891-7000 ext. 1170

OWNER & ADDRESS REPORT

WYCKOFF

209 ZACHARY COURT  
BLOCK 428 LOT 3.06

06/08/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
428	4		2	HARMS, JOHN H (V) & BEVERLY M 363 STEINHAUSER LA WYCKOFF, N.J. 07481	363 STEINHAUSER LA	
428	5		2	GAROFALO, ROBERT E JR. & JILL Y 359 STEINHAUSER LANE WYCKOFF, NJ 07481	359 STEINHAUSER LA	
428	6		2	LYMAN, DANIEL & LAURIE 414 PHILLIPS ROAD HIGHLAND LAKES, NJ 07422	353 STEINHAUSER LA	
428	7		2	ALIMI, AMZA & JOYCE C 349 STEINHAUSER LA WYCKOFF, N J 07481	349 STEINHAUSER LA	
428	8		2	LANGFELDER, PHILIP D. & KERRY A. 345 STEINHAUSER LANE WYCKOFF, NJ 07481	345 STEINHAUSER LA	
428	10.01		1	WILMINGTON SAVINGS FUND SOC TRSTE 15480 LAGUNA CANYON ROAD IRVINE, CA 92618	STEINHAUSER LA - REAR	
428	14		1	GORGA, ANGELO ETALS 14 VENNA AVENUE NORTH HALEDON, NJ 07508	STEINHAUSER LA - REAR	
428	15		1	BELLA GENERAL TRADING LLC 9 HEARTHSTONE DR NO HALEDON, NJ 07508	STEINHAUSER LA - REAR	
428	16.01		1	MARINO, HAROLD & FORTUNA 19 IVY CT NORTH HALEDON, N.J. 07508	STEINHAUSER LA - REAR	
428	17		2	SCHAEFERS, RACHELE & CHRISTIAN 140 AHMERT RD NORTH HALEDON, NJ 07508	STEINHAUSER LA - REAR	
428	18		2	LEVER, LOUIS & PAULYNE S 162 WAYFAIR CIRCLE WYCKOFF, NJ 07481	162 WAYFAIR CIR	
428	19		2	GALGANO, RICHARD & CHLOE 172 WAYFAIR CIRCLE WYCKOFF, NJ 07481	172 WAYFAIR CIR	
428	20		2	BILLINGS, ALMA 94 SCOLES AVE CLIFTON, NJ 07012	182 WAYFAIR CIR	
428	21		2	READIE, JEAN 192 WAYFAIR CIR WYCKOFF, NJ 07481	192 WAYFAIR CIR	
428	3.01		2	THRELFALL (ETAL), MICHAEL G 371 STEINHAUSER LANE WYCKOFF, NJ 07481	371 STEINHAUSER LA	
428	3.02		2	VARTABEDIAN, DAMON S & ALLISON B 369 STEINHAUSER LANE WYCKOFF, NJ 07481	369 STEINHAUSER LA	
428	12		1	VAN WYCK, BRUCE 209 SICOMAC RD N HALEDON, N J 07508	MOUNTAIN AVE - REAR	

JUN 08 2021 M.H.





# Borough of North Haledon

THE FRIENDLY COMMUNITY  
MUNICIPAL BUILDING

103 OVERLOOK AVENUE  
NORTH HALEDON, N.J. 07508

MAYOR  
RANDY GEORGE

MUNICIPAL CLERK  
BOROUGH ADMINISTRATOR  
RENATE ELATAB

973-427-7793  
FAX:973-427-1846

June 10, 2021

c/o PK Environmental  
209 Zachary Court  
Wyckoff, NJ 07841

Enclosed please find a list of property owners within 200 feet of Block 428 Lot 3.05 in Wyckoff, NJ . Also please service notice to the following:

BOROUGH OF NORTH HALEDON SEWER DEPARTMENT  
103 OVERLOOK AVENUE  
NORTH HALEDON, NJ 07508

HAWTHORNE WATER  
445 LAFAYETTE AVENUE  
HAWTHORNE, NJ 07506

MUA  
510 BELMONT AVENUE  
HALEDON, NJ 07508

PASSAIC COUNTY PLANNING BOARD  
930 RIVERVIEW DRIVE SUITE 250  
TOTOWA, NJ 07512

CABLE VISION  
40 POTASH ROAD  
OAKLAND, NJ 07436

PSE&G  
80 PARK PLAZA  
NEWARK, NJ 07101

PASSAIC VALLEY SEWERAGE COMMISSION  
600 WILSON AVENUE  
NEWARK, NJ 07106

Yours Truly,

Dena Ploch  
Deputy Clerk

Batch Id: 428305

---

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 69	MARINO HAROLD P & FORTUNA			
Lot: 7.06	19 IVY CT			
Qual:	NORTH HALEDON, N.J.		07508	
	19 IVY CT			
Block: 69	MISHAL, HAMZEH & ELFARRA, SUZANNE			
Lot: 7.05	25 IVY CT			
Qual:	NORTH HALEDON, NJ		07508	
	25 IVY COURT			
Block: 69	HOOK, MARK P.			
Lot: 7.04	18 IVY CT			
Qual:	NORTH HALEDON NJ		07508	
	18 IVY CT			
Block: 69	SHATWELL, TIMOTHY & STASO, NICOLE			
Lot: 7.01	130 AHNERT RD			
Qual:	NORTH HALEDON NJ		07508	
	130 AHNERT RD			
Block: 69	SCHAEFERS, RACHELE & CHRISTIAN			
Lot: 8	140 AHNERT RD			
Qual:	NORTH HALEDON, NJ		07508	
	140 AHNERT RD			

c/o PK Environmental  
209 Zachary Court  
Block: 428 - Lot: 3.05  
Wyckoff, NJ 07481

---

Certified By:



---

Timothy J. Henderson, CTA  
North Haledon Tax Assessor

June 10, 2021