



State of New Jersey

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Watershed & Land Management Program

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FLOOD HAZARD AREA APPLICABILITY DETERMINATION Flood Hazard Area Control Act Rules, N.J.A.C. 7:13

February 21, 2025

Mr. Gerald Gesario, PE
Jarmel Kizel Architects and Engineers, Inc.
42 Okner Parkway
Livingston, New Jersey 07039

Re: Flood Hazard Applicability Determination
File No. 0722-25-0001.1 APD 250001

Applicant: Pedro Gomes,

Dear Mr. Gesario,

This is in response to your letter received on February 4, 2025, concerning a property located near Turtle Brook, within Lot Nos. 1.01, 1.02 and 1.03 of Block No. 159.04, in West Orange Township, Essex County.

DECISION

A review of a drawing prepared by Casey & Keller Inc., undated, last revised July 21, 2010, entitled:

“525 NORTHFIELD AVENUE TAX LOTS 1.01, 1.02 & 1.03, BLOCK 159.04 TAX SHEET
40.02 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, N.J.”

“TITLE & TOPOGRAPHIC SURVEY”, Sheet No. 2 of 12

indicates a Flood Hazard Area Permit is not required.

REASON FOR DECISION

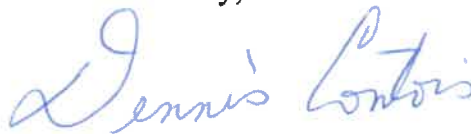
Turtle Brook is contained within a 72 inch diameter pipe. Calculations were submitted to show all floods, including the projected future flood hazard flows, will be contained within the pipe.

This letter does not relieve the applicant of the responsibility to obtain any Federal, State or local approvals that may be required, such as local building permits or freshwater wetlands approvals. This determination is based on a review of the information submitted by the applicant, and in accordance with the existing Flood Hazard Area Control Act rules. Therefore, this determination will become void if the project changes size, scope, location or impact, or if the Department determines that the submitted information is incomplete or inaccurate.

Pursuant to N.J.A.C. 7:13-5.1(f) and (g), this determination is valid for five years from the date of this letter, unless the Department amends N.J.A.C. 7:13 such that the proposed activity becomes regulated, or else the Department amends the flood hazard area or riparian zone onsite such that the proposed activity lies within one of these regulated areas. In such a case, this determination shall become void and the applicant shall obtain a new permit from the Department pursuant to N.J.A.C. 7:13-2.1 prior to commencing the regulated activities onsite.

Should you have any questions regarding this determination, please contact me at Dennis.Contois@dep.nj.gov or by telephone at (609) 633-6563.

Sincerely,



Dennis Contois
Supervising Engineer
Northern Engineering Section

Cc: West Orange Township Construction Official
West Orange Township Engineer