State of New Jersey

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Watershed And Land Management Program
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

April 15, 2025

Rumson Country Club
Attn: Ben Stover, Director of Grounds and Facilities
163 Rumson Road
Rumson Boro, NJ 07760

Re: Flood Hazard Area Verification & Applicability Determination Approval
File No.: 1342-03-0004.1 LUP240002, 1342-03-0004.1 APD240001
Applicant: Rumson Country Club
Block(s) and Lot(s): [112; 1.01 (formally known as a portion of Lot 1)]
Municipality: Rumson Borough; County: Monmouth

Dear Mr. Stover:

This letter is in response to your request for a flood hazard area verification along the Shrewsbury River at the above-referenced site. The Department has reviewed your application and hereby verifies the flood hazard area elevations and/or limits, and riparian zone limits on this site, as depicted on the approved plans described below. This also includes an applicability determination that the unnamed tributaries, as shown on the approved plan(s) are regulated watercourses in accordance with N.J.A.C. 7:13-2.2.

The flood hazard area was established using Method 2 (FEMA tidal method) as described at N.J.A.C. 7:13-3.4(d), which is based on existing FEMA flood mapping in a tidal flood hazard area.

The riparian zone extends 300 feet from the top of bank along both sides of each regulated water on this site. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with the definition of the top of bank at N.J.A.C. 7:13-1.2. This riparian zone width onsite is due to Category One waters.

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, a general permit by certification at N.J.A.C. 7:13-8, a general permit at N.J.A.C. 7:13-9, or an individual permit at N.J.A.C. 7:13-10. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

**In accordance with section N.J.A.C. 7:13-5.3 (e), a person who is issued a verification pursuant to this subchapter shall be entitled to rely on the determination of the Department, concerning the presence, absence, or extent of flood hazard areas, riparian zones, or floodways for the term specified in this approval, unless the Department determines that the verification is based on inaccurate or incomplete information, in which case the Department may void the original verification and issue a new verification reflecting the actual conditions on the site. For example, the verification may be revised to reflect additional flood hazard areas or riparian zones identified after verification issuance; or if a threatened or endangered species habitat is disclosed or discovered after the verification was issued, the Department may correct the width of the riparian zone.**

The drawings hereby approved consist of 5 sheets, prepared by Insite Engineering LLC, dated December 5, 2024, last revised April 10, 2025, and entitled:

"NJDEP FHA VERIFICATION, RUMSON COUNTRY CLUB BLOCK 112, LOT 1.01, 163 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ",

"OVERALL SITE LAYOUT", Sheet No. FHA100,
"PLAN", Sheet Nos. FHA101 to FHA104.

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification;
5. The width and location of any riparian zone approved under the verification; and
6. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact Watershed & Land Management at (609) 777-0454 for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Programs public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also this determination does not affect the applicant's responsibility to obtain any local, State or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date and it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-22.4. Pursuant to N.J.A.C. 7:13-5.4(a), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities authorized under the individual permit or general permit authorization. All pre-construction and post-construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

In accordance with N.J.A.C. 7:13-23.1, 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 Administrative Hearings and Dispute, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, PO Box 420, Trenton, NJ 08625-0420. This request shall include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at http://www.nj.gov/dep/ and the Checklist is available through the Program's website at http://www.nj.gov/dep/landuse/forms.html.

Please contact Chingwah Liang at chingwah.liang@dep.nj.gov if you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,



Digitally signed by
Dhruv Patel
Date: 2025.04.15
16:02:42 -04'00'

Dhurv Patel, Environmental Engineer 3
Bureau of Flood Hazard & Stormwater Engineering
Watershed & Land Management

c. Agent
Municipal Clerk
Municipal Construction Official
Municipal Engineer