State of New Jersey

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
dep.nj.gov/wlm//lrp

ED POTOSNAK
Commissioner

June 29, 2026

Rumson Country Club
c/o Ben Stover
163 Rumson Rd.
Rumson, NJ 07760

RE: **Freshwater Wetlands Letter of Interpretation: Line Verification**
File and Activity No.: 1342-03-0004.2 FWW240001
Applicant: Rumson Country Club
Block(s) and Lot(s): [112, 1] [112, 1.01] [112, 1.02]
Rumson Borough, Monmouth County
Watershed: Shrewsbury River (above Navesink River)
Sub-watershed: Little Silver Creek / Town Neck Creek & Shrewsbury River (above Navesink River)

Dear Mr. Stover:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands, transition areas, and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP 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 by Division staff on July 10, 2025, the Division has determined that the wetlands and waters boundary line(s) are accurate as shown on the survey plan entitled: "**BOUNDARY, TOPOGRAPHIC & WETLANDS OF BLOCK 112, LOT 1.01 163 RUMSON ROAD BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY**", consisting of 7 sheets, sheets 1 through 7 of 8, dated June 15, 2026, unrevised, and prepared by Insite Survey, LLC.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above File and Activity number and the following note:

"**Freshwater Wetlands/Waters Boundary Line as verified by NJDEP**."

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: Wetland line segments L1-L7, L9-L27, L28-L30, L37-L39, L42, L46-L59, L60-65, L75-76, L83-L91, L94-L98, L99, L101-L113, L114-L127, L128-L139, L136-L137, L140-L149, L150-L165, L166-L181, L182, L218-L220, L221-L228, L229-241, L283, L285-L287, L297-L300, L301, L304-L313, L342-L355, L366-L372, L374-L380, L382-L383, L386-L388, L403-L410, L424-L426, L431, L433-L439, L441-L446, L448-L449, L454-L464, L509-L515, L516 **[50-foot transition area]**

State Open Water: Wetland line segments L8, L183-L217, L243-L273, L277-L282, L288-L296, L302-L303, L314-L341, L365, L373, L381, L384-L385, L389-L402, L411- L423, L427-L430, L432, L440, L447, L465-L507, L508 L284 L287-L281 and within the wetland boundaries. **[No transition area]**

Mapped Coastal Wetlands: Please be advised, there are Mapped Coastal Wetlands onsite identified as points: wetland line segments L31-L36,L40-L41, L71-L74, L77-L82, L92-L94, L356-L364, L450, L451-L453, shown on the Coastal Wetlands Map #546-2178, and identified on the approved plans as regulated pursuant to the Coastal Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.). A buffer of up to 300-ft may be required adjacent to these wetlands. These areas are regulated by the Waterfront Development Law (N.J.S.A 12:5-3), Coastal Area Facility Review Act (N.J.S.A 13:19) and/or Coastal Wetlands Act of 1970 (N.J.S.A. 13:9A).

Please be advised that all tidally influenced estuarine wetlands within the boundaries of this listing are considered to be EPA Priority wetlands and may affect the requirements of permitting.

RVC and all other designations may affect requirements for wetland, State open water, and/or transition area permitting, such as the requirements for an Individual Wetlands Permit (N.J.A.C. 7:7A-9 and 10), the types of General Permits by Certification or General Permits available (N.J.A.C. 7:7A-5, 6 and 7), and any modification available through a Transition Area Waiver (N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 *et seq*.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a freshwater wetland, State open water, or transition area, as defined under N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan(s) and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred onsite. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

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 Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department File and Activity number for the letter of interpretation;

2. The approval and expiration date of the letter of interpretation;

3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;

4. The width and location of any transition area approved under the letter of interpretation; and

5. The following statement: "The State of New Jersey has determined that all or a portion of this site lies in a freshwater wetland, State open water, and/or transition area. Certain activities within these 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 freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or visit https://dep.nj.gov/wlm/lrp/ for more information prior to the commencement of any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to:

New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, 401 E. State Street, Mail Code 401-07A, P.O. Box 420, Trenton, NJ 08625-0420. This request must include a completed copy of the Administrative Hearing Request Checklist found at https://dep.nj.gov/wlm/forms/. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available at https://dep.nj.gov/bulletin/. In addition to your hearing request, you may file a request with the Office of

Dispute Resolution to engage in alternative dispute resolution. Please visit the website https://dep.nj.gov/oahdr/ for more information on this process.

If you have any questions regarding this letter, please contact Taryn Pittfield of our staff by e-mail at taryn.pittfield@dep.nj.gov or by phone at (609) 777-0454. Be sure to indicate the Department's file number in all communication.

Sincerely,

Digitally signed by Ryan Anderson
Date: 2026.06.29 14:10:40-04'00'

Ryan J. Anderson, Manager
Division of Land Resource Protection

e-copy: Municipal Clerk
Agent