



June 6, 2023

Mr. Dennis Contois, Supervisor  
Bureau of Flood Hazard & Stormwater Engineering, Watershed & Land Management  
Division of Land Resource Protection  
Mail Code 501-2A, P.O. Box #420  
Trenton, NJ 08625-0420

**RE: Denholtz Acquisitions LLC**  
**File No. : 1343-22-0003.1, LUP220001**  
**Applicant: Denholtz Properties**  
**Project: Multi-Unit Residential Development**  
**Block(s) & Lot(s): Block 13, Lots 13-18, 20, 21 & 22;**  
**Block 14, Lots 12 & 14; and Block 15, Lots 5-12**  
**Borough of Sea Bright, Monmouth County, NJ**

Dear Mr. Contois:

On behalf of the Applicant, Denholtz Acquisitions LLC, WJH Engineering respectfully submits the following documents for the above referenced project in the Borough of Sea Bright, New Jersey. All documents are being submitted electronically.

- ✓ Preliminary & Final Major Subdivision & Site Plan, prepared by WJH Engineering, last revised 5/30/23.
- ✓ Existing Conditions Phasing Plan and Phasing-Drainage Plan, prepared by WJH Engineering, both dated 5/30/22.
- ✓ Stormwater Management Report, prepared by WJH Engineering, last revised 5/30/23.
- ✓ Breakaway Wall Detail, prepared by Mode Architects, undated, prepared for Denholtz Properties.
- ✓ Flood Mitigation Plan: Reconstruction of Six Bulkheads and New Stormwater Pump Station, prepared for the Borough of Sea Bright, by T&M Associates, last revised 4/1/2014.

In response to your Deficiency Letter, dated December 5, 2022, for the CAFRA Individual Permit application, we offer the following:

1. New connections or improvements to the existing pump station at the terminus of Beach Street are no longer proposed. The runoff flow generated by the revised stormwater management plan is reduced as the impervious areas are proposed to be reduced as discussed in the revised Stormwater Management Report. However, a new pump station is proposed to be installed at the terminus of River Street. An example of a pump station plan and profile for the River Street pump station is show on sheet 16 of 19 of the 'Flood Mitigation Project: Reconstruction of Six Bulkheads and New

Stormwater Pump Station, last revised 4/1/14, prepared by T&M Associates. A copy of the plans set is included for your reference and file.

2. The plans have been revised to include the preliminary FEMA Limit of Moderate Wave Action (LiMWA), tidal flood zones and elevations for the preliminary and effective FEMA maps.
3. The plans have been revised to clarify the garage floor and finish floor elevations of each building. The garage floor for all proposed buildings consists of the garage area, building access, and storage. No habitable space is proposed on the garage floor. In addition, CAFRA Notes have been added to the Notes, sheet 2 of 13, to state compliance with the requirements listed on the N.J.A.C. 7:13-12.5 (P).
4. No enclosed structures/buildings are proposed waterward of the preliminary Limit of Moderate Wave Action (LiMWA). In addition, CAFRA Notes have been added to the Notes, sheet 2 of 13, to state compliance with all applicable CAFRA and FHA regulations.
5. CAFRA Notes, item #14, on page 2 of 13, states that all proposed enclosed areas below the flood hazard elevation will comply with the flood proofing requirements in accordance with N.J.A.C. 7:13-12.5. In addition, a Breakaway Wall Detail, prepared by Mode Architects, undated, prepared for Denholtz Properties is enclosed for review.
6. A Phasing-Drainage Plan and an Existing Conditions Phasing Plan, Appendix E of the revised SWM Report, have been prepared to show the construction phases with the total disturbance area of each phase, including the total existing and proposed impervious areas, total existing and proposed motor vehicle surfaces. In addition, a Phasing Plan Areas Summary on the Phasing-Drainage Plan shows the total areas as described above and the net impervious areas, and net motor vehicle areas for each phase. Moreover, the Stormwater Management Report has been revised to include summaries of each phase and demonstrate how the project is exempt from the Stormwater Management Rules N.J.A.C. 7:8, individually and collectively.
7. The proposed grading has been revised for the boat ramp, to eliminate any grading/excavation below the MHWL. Therefore, In-water Individual Permit is no longer applicable.

If you should have any further questions, or require additional information, please feel free to contact our office.

Sincerely,  
WJH ENGINEERING



Cecilia Marchi  
Project Engineer

c/c: Steven Denholtz (Applicant) (via email)