



# Lindstrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.

Jeffrey J. Carr, P.E., P.P., C.M.E.

William H. Doolittle, P.L.S.

January 24, 2022

State of New Jersey Department of Environmental Protection  
Land Use Regulation Program  
Code 501-02A, PO Box 420  
Trenton, NJ 08625-0420  
Attn: Application Support

Subject: Modification to a Coastal General Permit  
Permit No: 1343-17-0006.1  
Lots 23 & 23.01 Block 29  
48 Normandie Place, Borough of Sea Bright, Monmouth County  
Our Project No. 16214.1

Dear Application Support:

In accordance with our client's request please find enclosed the following information to serve as a request for a **Modification to a Coastal General Permit** on the above captioned property to modify the permit as described in the attached proposed modification request.

Please find enclosed the following supportive material:

- One (1) Land Use Regulation Program form together with the application fee in the amount of \$500.00 for the Modification to the Coastal General Permit.
- Description of proposed modification request.
- Copy of approved "Coastal General Permit Plan Lots 23 & 23.01, Block 29" dated June 21, 2017 last revised November 3, 2017.
- NJDEP General Permit #1343-17-0006.1 requesting to be modified.
- Three (3) prints of the "General Permit No. 5 & Plot Plan for Variance, Lots 23 & 23.01, Block 29, dated 6/21/2017, last revised 1/7/22

We trust that this information will satisfy your requirements, however, should you have any questions relative to the above please do not hesitate to contact this office.

Very truly yours,

Charles E. Lindstrom, P.E.  
President

CEL:gat  
enclosures



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January 24, 2022

State of New Jersey Department of Environmental Protection  
Land Use Regulation Program  
Code 501-02A, PO Box 420  
Trenton, NJ 08625-0420  
Attn: Application Support

Subject: Coastal General Permit Transfer  
Permit No: 1343-17-0006.1  
Lots 23 & 23.01 Block 29  
48 Normandie Place, Sea Bright, Monmouth County  
Our Project No. 16214.1

Dear Application Support:

This letter is to serve as notification of a Coastal General Permit transfer for Permit No. 1343-17-0006.1 approved November 13, 2017. The new owner is Armen Khachaturian, Managing Member SBTZL, LLC whose address is 186 Wood Avenue South, 1<sup>st</sup> Floor, Iselin, NJ 08830.

We trust that this information will satisfy your requirements, however, should you have any questions relative to the above please do not hesitate to contact this office.

Very truly yours,

Charles E. Lindstrom, P.E.  
President

CEL:gat



**State of New Jersey**  
**Department of Environmental Protection**  
 Division of Land Use Regulation  
**Application Form for Permit(s)/Authorization(s)**  
 501 E. State Street Mail Code 501-02A P.O. Box 420  
 Trenton, NJ 08625-0420  
 Phone #: (609) 777-0454 Web: www.nj.gov/dep/landuse



Please print legibly or type the following: Complete all sections and pages unless otherwise noted. Is this project a NJDOT Priority 1 Repair Project? Yes  No  X  
 Is this project a NJDOT Priority 2 Repair Project? Yes  No  X

1. Applicant Name: SBTZL, LLC (Armen Khachaturian, Managing Member) \_\_\_\_\_ E-Mail: armenk@keaengineers.com \_\_\_\_\_  
 Address: 186 Wood Avenue South, 1<sup>st</sup> Floor \_\_\_\_\_ Daytime Phone: 732-635-0044 \_\_\_\_\_ Ext. \_\_\_\_\_  
 City/State: Iselin, NJ 08830 \_\_\_\_\_ Zip Code 08830 \_\_\_\_\_ Cell Phone \_\_\_\_\_

2. Agent Name: Mr Charles E. Lindstrom \_\_\_\_\_  
 Firm Name: Lindstrom, Diessner & Carr, P.C. \_\_\_\_\_ E-Mail: clindstrom@ldcpc.com \_\_\_\_\_  
 Address: 136 Drum Point Road, Suite 6 \_\_\_\_\_ Daytime Phone: 732-477-6900 \_\_\_\_\_ Ext. \_\_\_\_\_  
 City/State: Brick, NJ \_\_\_\_\_ Zip Code 08723 \_\_\_\_\_ Cell Phone: \_\_\_\_\_

3. Property Owner: Same as above \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ Ext. \_\_\_\_\_  
 City/State: \_\_\_\_\_ Zip Code \_\_\_\_\_ Cell Phone: \_\_\_\_\_

4. Project Name: 48 Normandie Place \_\_\_\_\_ Address/Location: 48 Normandie Place \_\_\_\_\_  
 Municipality: Sea Bright \_\_\_\_\_ County: Monmouth \_\_\_\_\_ Zip Code 07760 \_\_\_\_\_  
 Block(s): 29 \_\_\_\_\_ Lot(s): 23 & 23.01 \_\_\_\_\_  
 N.A.D. 1983 State Plane Coordinates (feet) E (x): 638,137 N(y): 564,238 *Not Longitude/Latitude*  
 Watershed: \_\_\_\_\_ Subwatershed: \_\_\_\_\_  
 Nearest Waterway: Shrewsbury River \_\_\_\_\_

5. Project Description: Minor modification of proposed dwelling which includes a reduction in dwelling square footage and a slight increase in entry, and decking0 \_\_\_\_\_  
 along with relocations approximately 18 feet waterly for the dwelling and fiberglass terraces. \_\_\_\_\_  
 \_\_\_\_\_  
 Provide if applicable: Previous LUR File # (s): 1343-17-0006.1 \_\_\_\_\_ Waiver request ID # (s): \_\_\_\_\_

**A. SIGNATURE OF APPLICANT (required):**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately 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 knowingly submitting false information, including the possibility of fine and imprisonment. If the applicant is an organization such as a corporation, municipal entity, home-owners association etc., the party responsible for the application shall sign on behalf of the organization.

\_\_\_\_\_  
 Signature of Applicant  
 \_\_\_\_\_  
 Date 1/14/2022  
 \_\_\_\_\_  
 Armen Khachaturian  
 Print Name


\_\_\_\_\_  
 Signature of Applicant  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Print Name

**B. PROPERTY OWNER'S CERTIFICATION**

I hereby certify that the undersigned is the **owner of the property** upon which the proposed work is to be done. This endorsement is certification that the owner/easement holder grants permission for the conduct of the proposed activity. In addition, written consent is hereby given to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s) or survey(s) of the property in question.

In addition, the undersigned property owner hereby certifies:

- 1. Whether any work is to be done within an easement? Yes  No   
(If answer is "Yes" – Signature/title of responsible party is required below)
- 2. Whether any part of the entire project will be located within property belonging to the State of New Jersey? Yes  No
- 3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres? Yes  No
- 4. Whether this project requires a Section 106 (National Register of Historic Places) Determination as part of a federal approval? Yes  No

  
 \_\_\_\_\_  
 Signature of Owner  
 \_\_\_\_\_  
 1/14/2022  
 \_\_\_\_\_  
 Date  
 Armen Khachaturian  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature of Owner/Easement Holder  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Print Name/Title

**C. APPLICANT'S AGENT**

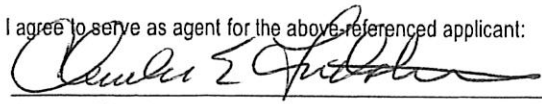
I Armen Khachaturian, the Applicant/Owner and N/A, co-Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

Charles E. Lindstrom, P.E.  
 \_\_\_\_\_  
 Name of Agent  
 Professional Engineer  
 \_\_\_\_\_  
 Occupation/Profession of Agent

\_\_\_\_\_  
 Signature of Applicant/Owner – Armen Khachaturian  
 \_\_\_\_\_  
 Signature of co-Applicant/Owner

**AGENT'S CERTIFICATION:**


I agree to serve as agent for the above-referenced applicant:

  
 \_\_\_\_\_  
 Signature of Agent

Lindstrom, Diessner & Carr, PC  
 \_\_\_\_\_  
 Name of Firm


**D. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately 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 knowingly submitting false information, including the possibility of fine and imprisonment.

  
 \_\_\_\_\_  
 Signature  
 Charles E. Lindstrom, P.E.  
 \_\_\_\_\_  
 Print Name  
 Professional Engineer, Lindstrom, Diessner & Carr, P.C.  
 \_\_\_\_\_  
 Position & Name of Firm  
 24GE02473900  
 \_\_\_\_\_  
 Professional License # Date

**E. STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately 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 knowingly submitting false information, including the possibility of fine and imprisonment.

  
 \_\_\_\_\_  
 Signature  
 Charles E. Lindstrom, P.E.  
 \_\_\_\_\_  
 Print Name  
 Professional Engineer, Lindstrom, Diessner & Carr, P.C.  
 \_\_\_\_\_  
 Position & Name of Firm  
 24GE02473900  
 \_\_\_\_\_  
 Professional License # Date  
 (If Applicable)

**FEE CALCULATION TIPS:**

- Whenever the calculation requires an acreage figure (including the Stormwater calculations), you will need to round UP to the nearest whole number, for example: 0.25 acres gets rounded up to one (1) acre or 2.61 acres gets rounded up to three (3) acres.
- The maximum fee for a CAFRA Individual permit, an Upland Waterfront Development permit, or an In-Water Waterfront Development permit is \$30,000 per permit type. For example: if you are applying for both an upland and an in-water Waterfront Development the maximum fee is applied to each permit for a maximum total of \$60,000 plus any applicable stormwater review fee.
- The stormwater review fee is applied only one time per project, maximum of \$20,000, regardless of multiple applications.

**APPLICATION(S) FOR:** Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column

	Coastal General Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	CZMGP1 Amusement Pier Expansion	\$1,000.00	
<input type="checkbox"/>	CZMGP2 Beach/Dune Activities	\$1,000.00	
<input type="checkbox"/>	CZMGP3 Voluntary Reconstruction Certain Residential/Commercial Dev.	\$1,000.00	
<input type="checkbox"/>	CZMGP4 Development of one or two SFH or Duplexes	\$1,000.00	
<input type="checkbox"/>	CZMGP5 Expansion or Reconstruction SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP6 New Bulkhead/Fill Lagoon	\$1,000.00	
<input type="checkbox"/>	CZMGP7 Revetment at SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP8 Gabions at SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP9 Support Facilities at a Marina	\$1,000.00	
<input type="checkbox"/>	CZMGP10 Reconstruction of Existing Bulkhead	\$1,000.00	
<input type="checkbox"/>	CZMGP11 Hazard Waste Clean-up	\$1,000.00	
<input type="checkbox"/>	CZMGP12 Landfall of Utilities	\$1,000.00	
<input type="checkbox"/>	CZMGP13 Recreation Facility at Public Park	\$1,000.00	
<input type="checkbox"/>	CZMGP14 Bulkhead Construction & Fill Placement	\$1,000.00	
<input type="checkbox"/>	CZMGP15 Construction of Piers/Docks/Ramps in Lagoons	\$1,000.00	
<input type="checkbox"/>	CZMGP16 Minor Maintenance Dredging in Lagoons	\$1,000.00	
<input type="checkbox"/>	CZMGP17 Eroded Shoreline Stabilization	\$1,000.00	
<input type="checkbox"/>	CZMGP18 Avian Nesting Structures	\$1,000.00	
<input type="checkbox"/>	CZMGP19 Modification of Electrical Substations	\$1,000.00	
<input type="checkbox"/>	CZMGP20 Legalization of the Filling of Tidelands	\$1,000.00	
<input type="checkbox"/>	CZMGP21 Construction of Telecommunication Towers	\$1,000.00	
<input type="checkbox"/>	CZMGP22 Construction of Tourism Structures	\$1,000.00	
<input type="checkbox"/>	CZMGP23 Geotechnical Survey Borings	\$1,000.00	
<input type="checkbox"/>	CZMGP24 Habitat Creation, Restoration, Enhancement, Living Shorelines	No Fee	No Fee
<input type="checkbox"/>	CZMGP25 1 to 3 Turbines < 200 Feet	\$1,000.00	
<input type="checkbox"/>	CZMGP26 Wind Turbines < 250 Feet	\$1,000.00	
<input type="checkbox"/>	CZMGP27 Dredge Lagoon (post storm event)	\$1,000.00	
<input type="checkbox"/>	CZMGP28 Dredge post Bulkhead Failure	\$1,000.00	
<input type="checkbox"/>	CZMGP29 Dredge Marina (post storm event)	\$1,000.00	
<input type="checkbox"/>	CZMGP30 Aquaculture Activities	\$1,000.00	
<input type="checkbox"/>	CZMGP31 Placement of Shell (shellfish areas)	\$1,000.00	
<input type="checkbox"/>	CZMGP32 Application of Herbicide in Coastal Wetlands	\$1,000.00	
<input type="checkbox"/>	CZM Permit-by-Certification (On-line application ONLY)	\$1000.00	

	Coastal Individual Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	CAFRA – IP SFH or Duplex	\$2,000	
<input type="checkbox"/>	CAFRA – IP Residential not SFH/duplex	\$3,000 x _____ # of units	
<input type="checkbox"/>	CAFRA – IP Commercial, Industrial or Public	\$3,000 x _____ acres of the site	
<input type="checkbox"/>	WD – IP SFH or Duplex (Upland/Landward of MHWL)	\$2,000	
<input type="checkbox"/>	WD – IP Residential not SFH/duplex (Upland/Landward of MHWL)	\$3,000 x _____ # of units	
<input type="checkbox"/>	WD – IP Commercial, Industrial or Public Development (Upland/Landward of MHWL)	\$3,000 x _____ acres of the site	
<input type="checkbox"/>	WD – IP SFH or Duplex (Waterward of MHWL)	\$2,000	
<input type="checkbox"/>	WD – IP Residential not SFH/duplex (Waterward of MHWL)	\$3,000 x _____ acres of water area impacted	
<input type="checkbox"/>	WD – IP Commercial, Industrial or Public Development (Waterward of MHWL)	\$3,000 x _____ acres of water area impacted	
<input type="checkbox"/>	CSW – IP SFH or Duplex	\$2,000	
<input type="checkbox"/>	CSW – IP All Development not SFH/duplex	\$3,000 x _____ acres of wetlands disturbed	

	Additional Coastal Authorizations	Fee Amount	Fee Paid
<input checked="" type="checkbox"/>	Modification of a Coastal GP	\$500	\$500.00
<input type="checkbox"/>	Minor Technical Modification of a Coastal Wetland Permit	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a CAFRA IP	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a Waterfront IP	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Major Technical Modification of a Coastal Wetland Permit	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a CAFRA IP	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a Waterfront IP	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Zane Letter (Waterfront Development Exemption)	\$500	
<input type="checkbox"/>	CAFRA Exemption Request	\$500	
<input type="checkbox"/>	CZM General Permit Extension	\$240 x _____ # of GPs to be extended	
<input type="checkbox"/>	Waterfront Development Individual Permit – Extension (Waterward of MHWL)	0.25 x \$2,000.00 original fee = Fee (Max \$3,000)	
<input type="checkbox"/>	Meadowlands District Water Quality Certificate	\$5,000 + (\$2,500 x _____ # acres regulated area disturbed)	
<input type="checkbox"/>	Individual Permit Equivalency/CERCLA	No Fee	No Fee

	Consistency Determination	Fee Amount	Fee Paid
<input type="checkbox"/>	Water Quality Certificate (NOTE: No fee required under the coastal program)	\$5,000 + (\$2,500 x _____ # acres regulated area disturbed)	
<input type="checkbox"/>	Federal Consistency	No Fee	No Fee

	Freshwater Wetlands General Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FWGP1 Main. & Repair Exist Feature	\$1,000.00	
<input type="checkbox"/>	FWGP2 Underground Utility Lines	\$1,000.00	
<input type="checkbox"/>	FWGP3 Discharge of Return Water	\$1,000.00	
<input type="checkbox"/>	FWGP4 Hazard Site Invest/Cleanup	\$1,000.00	
<input type="checkbox"/>	FWGP5 Landfill Closures	\$1,000.00	
<input type="checkbox"/>	FWGP6 Filling of Non-Tributary Wetlands	\$1,000.00	
<input type="checkbox"/>	FWGP6A TA Adj. to Non-Tributary Wetlands	\$1,000.00	
<input type="checkbox"/>	FWGP7 Human-made Ditches/Swales in Headwaters	\$1,000.00	
<input type="checkbox"/>	FWGP8 House Additions	\$1,000.00	
<input type="checkbox"/>	FWGP9 Airport Sight-line Clearing	\$1,000.00	
<input type="checkbox"/>	FWGP10A Very Minor Road Crossings	\$1,000.00	
<input type="checkbox"/>	FWGP10B Minor Road Crossings	\$1,000.00	
<input type="checkbox"/>	FWGP11 Outfalls / Intakes Structures	\$1,000.00	
<input type="checkbox"/>	FWGP12 Surveying and Investigating	\$1,000.00	
<input type="checkbox"/>	FWGP13 Lake Dredging	\$1,000.00	
<input type="checkbox"/>	FWGP14 Water Monitoring Devices	\$1,000.00	
<input type="checkbox"/>	FWGP15 Mosquito Control Activities	\$1,000.00	
<input type="checkbox"/>	FWGP16 Creation/Restoration/Enhancement Habitat	No Fee	No Fee
<input type="checkbox"/>	FWGP17 Trails / Boardwalks	\$1,000.00	
<input type="checkbox"/>	FWGP17A Non-Motorized Multi-Use Paths	\$1,000.00	
<input type="checkbox"/>	FWGP18 Dam Repairs	\$1,000.00	
<input type="checkbox"/>	FWGP19 Docks and Piers	\$1,000.00	
<input type="checkbox"/>	FWGP20 Bank Stabilization	\$1,000.00	
<input type="checkbox"/>	FWGP21 Above Ground Utility Lines	\$1,000.00	
<input type="checkbox"/>	FWGP22 Expansion Cranberry Growing (Pinelands)	No Fee	No Fee
<input type="checkbox"/>	FWGP23 Spring Developments	\$1,000.00	
<input type="checkbox"/>	FWGP24 Malfunctioning Individual Septic Systems	No Fee	No Fee
<input type="checkbox"/>	FWGP25 Minor Channel / Stream Cleaning	\$1,000.00	
<input type="checkbox"/>	FWGP26 Redevelop Previously Disturbed Site	\$1,000.00	
<input type="checkbox"/>	FWGP27 Application of herbicide in wetlands	\$1,000.00	

	Highlands	Fee Amount	Fee Paid
<input type="checkbox"/>	Pre-application Meeting	\$500.00	
<input type="checkbox"/>	Resource Area Determination Presence/Absence	\$500.00	
<input type="checkbox"/>	Resource Area Determination ≤ one acre	\$500.00	
<input type="checkbox"/>	Resource Area Determination > one acre	\$750 + (\$100 x # of acres of the site)	
<input type="checkbox"/>	Resource Area Determination Extension	0.25 x original fee (Minimum \$500)	
<input type="checkbox"/>	HPAAGP 1/ Habitat Creation/Enhance	No Fee	No Fee
<input type="checkbox"/>	HPAAGP 2 Bank Stabilization	\$500.00	
<input type="checkbox"/>	Preservation Area Approval (PAA)		
<input type="checkbox"/>	PAA with Waiver (Specify type below)		
	Waiver Type:		
<input type="checkbox"/>	HPAA Extension	\$1,000	

	Freshwater Individual Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FWW IP-SFH/Duplex-Wetlands	\$2,000	
<input type="checkbox"/>	FWW IP-Wetlands (not SFH/Duplex)	\$5,000 + (\$2,500 x # acres FWW disturbed)	
<input type="checkbox"/>	FWW IP-SFH/Duplex-Open Water	\$2,000	
<input type="checkbox"/>	FWW IP-Open Water (not SFH/Duplex)	\$5,000 + (\$2,500 x # acres FWW disturbed)	

	Freshwater Wetlands Transition Area Waivers	Fee Amount	Fee Paid
<input type="checkbox"/>	TAW Averaging Plan	<i>With valid LOI</i> \$1,000 + (\$100 x # acres TA disturbed)	
<input type="checkbox"/>	TAW Hardship Reduction		
<input type="checkbox"/>	TAW Reduction per N.J.A.C. 7:7A-8.1(d)		
<input type="checkbox"/>	TAW Special Activity Individual Permit		
<input type="checkbox"/>	TAW Special Activity Linear Development	<i>Without valid LOI</i> \$1000 + (\$100 x # acres TA disturbed) + LOI Fee	
<input type="checkbox"/>	TAW Special Activity Redevelopment		
<input type="checkbox"/>	TAW Special Activity Stormwater		

	Letter of Interpretation	Fee Amount	Fee Paid
<input type="checkbox"/>	LOI Presence Absence	\$1,000.00	
<input type="checkbox"/>	LOI Footprint of Disturbance (3 Maximum)	\$1,000.00 each	
<input type="checkbox"/>	LOI Delineation ≤ 1.00 Acres	\$1,000.00	
<input type="checkbox"/>	LOI Verification	\$1,000 + (\$100 x # of acres of the site)	
<input type="checkbox"/>	LOI Partial Site Verification	\$1,000 + (\$100 x # of acres of the site subject to LOI)	
<input type="checkbox"/>	LOI Extension Presence/Absence, Footprint, Delineation < 1 acre (Re-issuance)	\$500	
<input type="checkbox"/>	LOI Extension Line Verification (Re-issuance)	0.50 x original fee (Minimum \$500)	

	Additional Freshwater Wetlands Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	FWGP Administrative Modification	No fee	No Fee
<input type="checkbox"/>	FWGP Minor technical modification	\$500.00	
<input type="checkbox"/>	FWGP Major technical modification	\$500.00	
<input type="checkbox"/>	Individual Permit Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	Individual Permit Minor Technical Modification	\$500.00	
<input type="checkbox"/>	Individual Permit Major Technical Modification	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	TAW Minor Technical Modification	\$500.00	
<input type="checkbox"/>	TAW Major Technical Modification	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	FWGP Extension	\$500 x # of items to be extended	
<input type="checkbox"/>	Individual Permit/Open Water Permit Extension	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Extension	\$500 x # of items to be extended	
<input type="checkbox"/>	Freshwater Wetlands Exemption	\$500.00	
<input type="checkbox"/>	TAW Exemption	\$500.00	
<input type="checkbox"/>	Permit Equivalency/CERCLA	No Fee	No Fee

	Flood Hazard Area General Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FHAGP1 Channel Clean w/o Sediment Removal	No Fee	
<input type="checkbox"/>	FHAGP1 Channel Clean w/Sediment Removal	No Fee	
<input type="checkbox"/>	FHAGP2 Mosquito Control	\$1,000.00	
<input type="checkbox"/>	FHAGP3 Scour Protection Bridges/Culverts	\$1,000.00	
<input type="checkbox"/>	FHAGP4 Creation/Restoration/Enhancement of Habitat and Water Quality Values and Functions	No Fee	
<input type="checkbox"/>	FHAGP5 Reconstruction and/or Elevation of Building in a Floodway	No Fee	
<input type="checkbox"/>	FHAGP6 Construction of One SFH/Duplex and Driveway	\$1,000.00	
<input type="checkbox"/>	FHAGP7 Relocation of Manmade Roadside Ditches for Public Roadway Improvements	\$1,000.00	
<input type="checkbox"/>	FHAGP8 Placement of Storage Tanks	\$1,000.00	
<input type="checkbox"/>	FHAGP9 Construction/Reconstruction of Bridge/Culvert Across Water < 50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP10 Construction/Reconstruction of Bridge/Culvert Across Water > 50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP11 Stormwater Outfall Along Regulated Water <50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP12 Construction of Footbridges	\$1,000.00	
<input type="checkbox"/>	FHAGP13 Construction of Trails and Boardwalks	\$1,000.00	
<input type="checkbox"/>	FHAGP14 Application of herbicide in riparian zone	\$1,000.00	

	Flood Hazard Area Individual Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FHA - IP SFH and/or Accessory Structures	\$2,000	
<input type="checkbox"/>	Individual Permit ( Fee is calculated by adding the base fee to the specific elements below)	\$3,000 Base Fee	
	FHA - IP Utility*	+\$1,000 x ____# of water crossings)	
	FHA - IP Bank/Channel (No Calculation Review) *	+\$1,000	
	FHA - IP Bank/Channel (With Calculation Review) *	+\$ (4,000 + (\$400 x ____per 100 linear ft.))	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (No Calculation Review) *	+\$1,000 x ____# of structures)	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (With Calculation Review) *	+\$ (4,000 x ____# of structures)	
	FHA - Review of Flood Storage Displacement (net fill) Calculations*	+\$4,000	
	Total	IP Review Fee	

	Flood Hazard Area Verifications	Fee Amount	Fee Paid
<input type="checkbox"/>	Verification-Delineation of Riparian Zone Only	\$1,000	
<input type="checkbox"/>	Verification-Method 1 (DEP Delineation) *	\$1,000	
<input type="checkbox"/>	Verification-Method 2 (FEMA Tidal Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 3 (FEMA Fluvial Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 4 (FEMA Hydraulic Method)	\$4,000 + (\$400 x ____per 100 linear feet)	
<input type="checkbox"/>	Verification-Method 5 (Approximation Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 6 (Calculation Method)	\$4,000+(\$400 x ____per 100 linear feet)	

\*Fee not applicable to (1) SFH

	Additional Flood Hazard Area Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	FHA Hardship Exception Request	\$4,000	
<input type="checkbox"/>	FHA GP Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA GP Minor technical modification	\$500 x ____# of proejct elements to be revised	
<input type="checkbox"/>	FHA GP Major technical modification	0.30 x ____original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Individual Permit Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Individual Permit Minor Technical Modification	\$500 x ____# of proejct elements to be revised	
<input type="checkbox"/>	FHA Individual Permit Major Technical Modification	0.30 x ____original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Verification Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Verification Minor Technical Modification	\$500 x ____# of proejct elements to be revised	
<input type="checkbox"/>	FHA Verification Major Technical Modification	0.30 x ____original fee (Minimum \$500)	
<input type="checkbox"/>	FHA GP Extension	\$240	
<input type="checkbox"/>	FHA Individual Permit Extension	0.25 x ____original fee	
<input type="checkbox"/>	FHA Verification Extension of Methods 1, 2, 3, 5, or Riparian Zone Only	\$240	
<input type="checkbox"/>	FHA Verification Extension of Methods 4 or 6	0.25 x ____original fee	
<input type="checkbox"/>	FHA Individual Permit Equivalency/CERCLA	No Fee	No Fee
<input type="checkbox"/>	FHA GP Administrative Modification	No Fee	No Fee

Stormwater Review Fee (Maximum Fee = \$20,000)	Fee Amount (Round UP to the nearest whole number)	Fee Paid
<input type="checkbox"/> Stormwater Review ( Fee is calculated by adding the base fee to the specific elements below)	\$3,000 Base Fee	
Review of Groundwater Calculations	+\$250 x ____# acres disturbed	
Review of Runoff Quantity Calculations	+\$250 x ____# acres disturbed	
Review of Water Quality Calculations	+\$250 x ____# acres impervious surface	
Total	Stormwater Review Fee	

	Applicability Determination	Fee Amount	Fee Paid
<input type="checkbox"/>	Coastal Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Flood Hazard Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Highlands Jurisdictional Determination	No Fee	No Fee
<input type="checkbox"/>	Executive Order 215	No Fee	No Fee

TOTAL FEE:	\$500.00
CHECK NUMBER:	

\*Fee not applicable to (1) SFH

APPLICANT NAME: SBTZL, LLC

FILE # (if known): 1343-17-0006.1

**APPLICATION FORM - APPENDIX I N/A**

**Section 1:** Please provide the following information for the overall project site. All area measurements shall be recorded in acres to the nearest thousandth (0.001 acres).

<u>PROPOSED:</u>	<u>PRESERVED</u>	<u>UNDISTURBED</u>	<u>DISTURBED</u>
RIPARIAN ZONE	_____	_____	_____
CZMRA FORESTED (CZMRA IP - Only)	_____	_____	_____
E & T HABITAT Endangered and/or Threatened	_____	_____	_____
FRESHWATER WETLANDS	_____	_____	_____

**Section 2:** Please provide the following information for each permit/authorization requested pursuant to the Freshwater Wetlands Protection Act. All area measurements shall be recorded in acres to the nearest thousandth (0.001 acres). Use additional sheets if necessary

PERMIT TYPE	WETLAND TYPE <i>Emergent, Forest, Shrub, Etc.</i>	RESOURCE CLASSIFICATION <i>Ordinary, Intermediate, Exceptional, EPA, Etc.</i>
<u>PROPOSED DISTURBANCE:</u>	<u>WETLANDS</u>	<u>TRANSITION AREA</u>
FILLED	_____	_____
EXCAVATED	_____	_____
CLEARED	_____	_____
TEMPORARY DISTURBANCE	_____	_____

PERMIT TYPE	WETLAND TYPE <i>Emergent, Forest, Shrub, Etc.</i>	RESOURCE CLASSIFICATION <i>Ordinary, Intermediate, Exceptional, EPA, Etc.</i>
<u>PROPOSED DISTURBANCE:</u>	<u>WETLANDS</u>	<u>TRANSITION AREA</u>
FILLED	_____	_____
EXCAVATED	_____	_____
CLEARED	_____	_____
TEMPORARY DISTURBANCE	_____	_____





# Lindstrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.  
Jeffrey J. Carr, P.E., P.P., C.M.E.  
William H. Doolittle, P.L.S.

## Description of Proposal Change To Coastal GP 1343-17-0006.1

Applicant: Armen Khachaturian  
Lots 23 & 23.01 Block 29  
48 Normandie Place  
Borough of Sea Bright – Monmouth County

Date: January 24, 2022  
Project No. 16214.1

Charles E. Lindstrom, P.E.  
License No. 24GE02473900

**Introduction:**

A Coastal General Permit No. 5 was issued by NJDEP dated November 13, 2017 to construct a new single family dwelling, driveway, terraces, retaining walls and a garage.

**Summary of Proposed Modifications:**

The property was recently sold and the new owner desires to modify the approved permit. The proposed dwelling has been relocated 7.25 feet westerly and slightly reduced in footprint by approximately 7 sf. The covered entry on the east side has been increased by approximately 7 s.f and the fiberglass terraces on the west side increased approximately 188 s.f.

Overall the dwelling with fiberglass terraces is 76.4 feet proposed from the MHWL of the Shrewsbury River whereas the previous fiberglass terrace was approximately 94 feet from the MHWL of the Shrewsbury River.

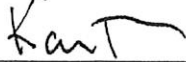


STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF LAND USE REGULATION

Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420  
Telephone: (609) 777-0454 or Fax: (609) 777-3656  
<http://www.nj.gov/dep/landuse>



**PERMIT**

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the limitations, terms and conditions listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date NOV 13 2017
		Expiration Date NOV 12 2022
Permit Number(s): 1343-17-0006.1 CZM170001	Type of Approval(s): CZGP5 Expansion or Reconstruction SFH/Duplex	Enabling Statute(s): NJSA 13:19-1 et seq. CAFRA
Permittee: Nicholas Giannatasio 101 Tyrellan Avenue, Suite 110 Staten Island, NY 10309	Site Location: Block(s) & Lot(s): [29, 23 and 23.01] Municipality: Borough of Sea Bright County: Monmouth	
<p><b>Description of Authorized Activities</b></p> <p><b>This permit grants permission to:</b> remove the existing single-family dwelling and detached garage and construct a new single-family dwelling, driveway, terraces, retaining walls and a garage, on the above referenced site. The drawing hereby approved is on one (1) sheet, sheet 1 of 1, prepared by Lindstrom, Diessner &amp; Carr, P.C., dated June 21, 2017, last revised November 3, 2017 and entitled: "GIANNATASIO RESIDENCE GENERAL PERMIT NO. 5 &amp; PLOT PLAN FOR VARIANCE LOTS 23 &amp; 23.01 BLOCK 29 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY".</p> <p>This permit is issued under and in compliance with the Rules on Coastal Zone Management, N.J.A.C. 7:7-1.1 et seq., as amended through September 18, 2017, provided that all conditions to follow are met.</p> <p><b>This permit does not legalize the existing dock. Within 60 days of permit issuance, the permittee must apply to the Division to legalize, submit to the Division proof that it is legally existing or remove the dock. This is not to be construed as a commitment by the Division to approve or deny any forthcoming permit application to legalize the subject structure(s). The subject structure(s) may only be legalized if they comply with New Jersey's Coastal Zone Management Rules.</b></p>		
<p>Prepared by:  Kara Turner</p> <p>If the permittee undertakes any regulated activity authorized under a permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the permit and all conditions therein.</p>	<p>Received and/or Recorded by County Clerk:</p>	
<p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>		

**SPECIAL CONDITIONS:**

1. This permit does not legalize the existing dock. Within 60 days of permit issuance, the permittee must apply to the Division to legalize, submit to the Division proof that it is legally existing or remove the dock. This is not to be construed as a commitment by the Division to approve or deny any forthcoming permit application to legalize the subject structure(s). The subject structure(s) may only be legalized if they comply with New Jersey's Coastal Zone Management Rules.
2. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end. This fence must be maintained and remain in place until all construction and landscaping activities are completed.
3. All areas of temporary disturbance shall be restored to their pre-existing condition and grade.
4. All debris, wood, trash, and other loose materials shall be discarded and legally disposed of offsite. The applicant shall take special care that no debris enters or remains in the water.
5. The use of plastic under landscape or gravel areas is prohibited. All sub gravel liners must be made of filter cloth or other permeable material.
6. The proposed driveway shall be covered with a permeable material or pitched to drain all runoff onto permeable areas of the site.
7. There shall be no disturbance to the beach area located on site. All temporarily disturbed areas shall be restored to pre-existing conditions.
8. The decision to grant this permit did not include a structural review of the proposed activities with regard to the International Building Code; nor did it include a comparative review of any local flood ordinances which may apply. As such, the proposed structure/s may not fully comply with the provisions of the International Building Code or meet the requirements of the appropriate local flood ordinances. Consequently, the construction official for the municipality in which this project is located may reserve the right to modify the design of, or deny the erection of those structures which do not meet the appropriate flood ordinances or construction codes which are within local jurisdiction.
9. For the purposes of this permit, the Department has determined that this project is not a Major Development as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. Therefore, the Department did not review the proposed project for compliance with these rules.
10. All foundations, slabs, footings and walls of the proposed structure/s shall be designed to resist uplift, floatation, collapse and displacement due to hydrostatic and hydrodynamic

forces resulting from flooding up to an elevation of 11 feet NAVD. Furthermore, all structural components shall be designed to resist the same forces.

11. The minimum elevation of the bottom of the lowest horizontal structural member for the proposed building/s shall be 12' NAVD, however, if the thickness of the lowest horizontal structural member is at least one foot, the elevation of the bottom of the lowest horizontal structural member can be reduced to 11' NAVD.
12. The deed for the lot on which the enclosure below the building and/or garage (even if using non-load bearing breakaway walls) are constructed must be modified to:
  - a. Explain that the enclosure is likely to be inundated by floodwaters, which may result in damage and/or inconvenience;
  - b. Disclose the depth of flooding that the enclosure would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood;
  - c. Prohibit habitation of the enclosure; and
  - d. Explain that converting the enclosure into a habitable area may subject the property owner to enforcement under this chapter; and
  - e. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the building is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
    - (1) The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
    - (2) The date that is 90 calendar days after the issuance of the permit.
13. The deed for the lot on which the driveway is constructed is modified to:
  - a. Explain that the driveway and any associated parking area is likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and
  - b. Disclose the depth of flooding that the driveway and any associated parking area would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and
  - c. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the single family home or duplex is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
    - (1) The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
    - (2) The date that is 90 calendar days after the issuance of the permit.

14. Since the proposed building is within a Coastal A Zone according to the latest FEMA Preliminary map, the applicant shall design the structure in accordance with the National Flood Insurance Program (NFIP) design standards. The area below the building should remain open to allow for the safe passage of floodwaters and be designed in accordance with FEMA's Technical Bulletin 5, "Free of Obstruction Requirements for Buildings Located in Coastal High Hazard Areas".

**STANDARD CONDITIONS:**

1. This authorization for a General Permit is valid for five years from the date of issuance. This authorization may be extended one time for five years, in accordance with the requirements at N.J.A.C. 7:7-3.7. All regulated activities being conducted pursuant to this authorization shall immediately cease on the date the authorization expires. If the authorization expires and the permittee intends to commence or continue the regulated activities, the permittee shall obtain a new authorization or permit under this chapter authorizing the regulated activities. The Department shall issue a new authorization only if the project is revised where necessary to comply with the requirements in effect when the application for the new authorization is declared complete for review.
2. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.
3. The issuance of a permit does not convey any property rights or any exclusive privilege.
4. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
5. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District having jurisdiction over the site.
6. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (Warn DEP Hotline) of any noncompliance that may endanger the public health, safety, and welfare, or the environment. In addition, the permittee shall inform the Division of Land Use Regulation by telephone at (609) 633-2289 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:

- a. A description of the noncompliance and its cause;
  - b. The period of noncompliance, including exact dates and times;
  - c. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
  - d. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
9. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
10. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.
11. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
12. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
  - a. Enter upon the permittee's premises where a regulated activity is located or conducted, or where records must be kept under the conditions of the permit;
  - b. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and
  - c. Inspect at reasonable times any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action under.
13. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action under, as well as, in the appropriate case, suspension and/or termination of the permit.
14. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect so long as the regulated activity or project, or any portion thereof, is in existence, unless the permit is modified.
15. For Coastal Permits, Flood Hazard Permits and Flood Hazard Verifications, the permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon

completion of all recording, a copy of the recorded permit shall be forwarded to the Division of Land Use Regulation at the address set forth in the rules.

16. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
17. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
18. A permit shall be transferred to another person only in accordance with the regulations.
19. A permit can be suspended or terminated by the Department for cause.
20. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
21. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
22. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, P.O. Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
23. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris, or structures within or adjacent to the channel while the regulated activity(ies) is being undertaken. Upon completion of the regulated activity(ies), the permittee shall remove and dispose of in a lawful manner, all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
24. The regulated activity shall not destroy, jeopardize, or adversely modify a present or documented habitat for threatened or endangered species, and shall not jeopardize the continued existence of any local population of a threatened or endangered species.

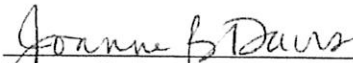
In accordance with the applicable regulations, any person who is aggrieved by this decision or any of the conditions of this permit may request an adjudicatory hearing within 30 calendar days after public notice of the decision is published in the DEP Bulletin. This request must include a completed copy of the Adjudicatory Hearing Request form. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/bulletin> and the form is available through the Division's website at [http://www.nj.gov/dep/landuse/download/lur\\_024.pdf](http://www.nj.gov/dep/landuse/download/lur_024.pdf). In addition to requesting a hearing, a request may be filed with the Department's Office of Dispute



Resolution to determine whether the matter is suitable for mediation. Information concerning the dispute resolution process is available at [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr).

If you need clarification on any section of this permit or conditions, please contact Kara Turner of my staff at (609) 633-2289.

Approved By:

  
\_\_\_\_\_  
Joanne B. Davis, Supervisor  
Division of Land Use Regulation

11/13/17  
\_\_\_\_\_  
Date

Original sent to Agent to record

c: Permittee

Bureau of Coastal and Land Use Enforcement  
Municipal Clerk and Construction Official