



| YOUR GOALS. OUR MISSION.

September 2, 2020

Colts Neck Township
Planning Board
124 Cedar Drive
Colts Neck, NJ 07722

Re: T&M File No. COPB-R1005
Conditional Use and Site Plan Application for Colts Neck Community Church
Block 33, Lot 21 - 249 Route 537
Application No. PB739 - Second Engineering Review
Colts Neck Township, Monmouth County, NJ

Dear Board Members:

Please be advised that I have received and reviewed the following documents submitted in support of the above referenced application:

1. Boundary and Topographic Survey prepared by Morgan Engineering and Surveying dated 1/8/2013.
2. Preliminary and Final Major Subdivision plans prepared by Two River Engineering consisting of 15 sheets dated February 13, 2020 and last revised August 25, 2020.
3. Stormwater Management Report prepared by Two River Engineering dated February 19, 2020 and revised August 25, 2020. Appendix 4 & 5 have now been added to this report.
4. Operations & Maintenance Manual prepared by Two River Engineering dated August 25, 2020.
5. Architectural Plans prepared by Eric Walker AIA containing 4 sheets dated June 16, 2020 showing building elevations, floor plan and building schematic views. The applicants engineer indicates that these have been revised to eliminate the building façade sign. I have not been provided a copy of these revised plans.
6. Historic Pesticides Analysis Report for Esposito Property dated December 5, 2014 prepared by Two River Engineering.
7. Environmental Report by Environmental Data Resources Inc. for Esposito Realty LLC dated October 21, 2010.

I previously reported on this application on August 7, 2020. I will carry forward my prior comments modifying them based on the latest submittals referenced above.

General Description

The property consists of 13.1 acres and is located in the A-1 Agricultural Residential District Zone. The property previously contained five dwellings, four barns, one garage an asphalt driveway with walkways, all of which have been currently removed. The property is now vacant and is bordered by residential lots to the west, the reservoir to the north, subdivision of Camelot Dr to the east and County Route 537 to the south.

Previously a 3 lot subdivision for Frank Esposito was approved for this lot with the resolution adopted by the Board on 11/10/2015. The subdivision was never perfected. If this application is approved, the prior approval of the 3 lot subdivision should be rescinded.



September 2, 2020
Sheet 2

Le: Colts Neck Township
Planning Board
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Application No. PB739 – Second Engineering Review
Colts Neck Township, Monmouth County, NJ

This application proposes a new house of worship for Colts Neck Community Church. The proposed building is 22,557 sq. ft. with a sanctuary that holds 400 seats. The plan proposes 175 parking spaces with 54 in the front, 13 on the side and 109 in the rear. There is a covered drop off area in the front of the building. The proposed house of worship is permitted as a conditional use in the A-1 zone with certain enhanced lot size, dimensions and setbacks.

The property is bordered by a stream on the west and northerly side of the lot. The 150 ft. Special Water Resource Protection Area and the 300 ft. Riparian Buffer are shown on the plans. All of the improvements to include the building, driveway and parking areas are all located outside of the 300 ft. area. The Detention Basin and piping into it and discharge piping is within the 300 ft Buffer but outside of the 150 ft. SWRPA line. The final discharge from the detention basin extends into the 150 ft. SWRPA down to and discharges at the wetland limit. Approvals from NJDEP will be required for these encroachments

Zoning Compliance

1. Places of Worship are permitted in the A-1 zone as a conditional use. Section 102-84 E requires enhanced area, dimensions and setbacks. A minimum of 5 acres; 300 ft. frontage, width and depth; front and rear setbacks of 100 ft.; and each side yard setback of 75 ft. are required. Also, the maximum building coverage of 10% is permitted. The existing lot and building proposed meet all of these requirements.
2. Previously the sign did not comply with the maximum 12 sq., ft. area requirement which would have required a variance. The revised plan detail has reduced the size to 12 sq. ft. which complies. The sign complies with the area, height and setback requirements.
3. Previously architectural drawing A-201 showed a building façade sign on the front elevation. The applicants engineer indicates that this has been revised to eliminate the sign. This would eliminate the second sign and the need for a variance, Copies of this revised plan must be provided.
4. A design waiver from section 102-90 for the landscape buffer on the easterly property line is required. Thirty feet is required and 20 feet is proposed. Within the 20 ft. to 30 ft. area, part of the entrance drive, part of some parking spaces and the refuse enclosure are proposed. The landscape plan does propose the required 2 staggered rows of evergreen trees as required by subsection D of the Ordinance. .
5. A previously required design waiver from section 102-119A2 has been eliminated by breaking up the row of 14 parking spaces in the rear by providing a landscaped island.

Site Plan Comments

1. There is a discrepancy in the number of seats for the church. On sheet 3 of the engineering plans it lists 400 seats. Within the submittal titled "Colts Neck Community Church Facilities Use" it indicates that a maximum of 475 people may attend a Sunday Service. On the architectural plan A101 it labels 475 seats for the Sanctuary (labeled in front of the Platform) however, when one adds up the seats labeled in the 4 areas it totals 400 seats. The applicants engineer in his forwarding letter of August 25, 2020 states that the sanctuary is limited to 400 seats. This discrepancy should be cleared up between the two sets of plans.



September 2, 2020
Sheet 3

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Planning Board
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It doesn't make any difference as far as parking is concerned because 175 spaces proposed complies for over 500 seats.

2. I have reviewed the size of the parking spaces, width of the aisles and pavement specification detail and find that all conform. The plan proposes a total of 175 parking spaces.
3. The Historic Pesticides Analysis Report was actually done for the previously approved 3 lot subdivision. Six samples were taken and all show results below the NJDEP cleanup criteria. The readings for arsenic ranged from 5.19 to 13.1 ppm and the allowable is 20 ppm so all samples comply. As pointed out with the subdivision report under section IV Project Location of the report it refers to lot 20 of block 33 and it should be lot 21.
4. I have reviewed the Stormwater Management Report. A total of 9.39 acres drain to the stream in existing conditions. Runoff rates for that were established. In post development conditions, 4.29 acres are undeveloped and flow direct to the stream as it currently does. A total of 5.1 acres is being developed and will either flow direct into the detention basin or be collected and piped into the detention basin. Calculations for these are provided and the post flow utilizing the detention basin with no infiltration counted, is less than the reductions required of the predeveloped conditions. So, the rate reductions of 7:8 of NJAC7:8 are met. The calculations have been provided for the ground water recharge and again that complies.
5. I have reviewed the Operations and Maintenance Manual referenced above and find it acceptable. The lot owner will be responsible for the maintenance and operation of the storm drainage piping system and the detention basin. Annual inspections are proposed and a formal inspection every 4 years.
6. The plan proposes within the 300 ft. Riparian Area the detention basin, septic disposal fields storm drainage piping and a landscape berm in the scenic corridor. Also, drainage piping and the discharge extends into the 150 SWRPA area. Approval for all of these is required from NJDEP.
7. The plans propose a conservation easement which encumbers all of the 150 ft SWRPA and about a quarter of the area between the 150 ft. to the 300 ft. limit. The detention basin is excluded from the easement which is normal. By excluding the basin, the Township has no responsibility for the basin. In the remaining area excluded from the conservation easement is the septic system and an open area with about 18 large mature trees 18" to 36" in diameter, all of which are scheduled to be saved and protected during construction by tree protection fencing. The applicants engineer indicates that this area will also be used for recreation activities.
8. Deeds of easement are required for the conservation easement and scenic corridor.
9. I have reviewed the lighting sheet and find that proposed conforms with the ordinance.
10. I have forwarded the Site Investigation Report prepared by EDR as referenced in number 6 of the items reviewed to one of our LSRP's. His comments dated August 21, 2020 were previously submitted and are attached to this report as well.



September 2, 2020
Sheet 4

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11. Outside approvals from Monmouth County Planning Board and Freehold Soil Conservation District are needed. Township approval from the Board of Health for septic system and the Shade Tree Commission for the proposed landscaping is needed. Comments should also be obtained from the Environmental Commission and Architectural Review Committee.
12. Performance Guaranties and Inspection Fees are required for the improvements. They will be calculated by this office if this application is approved.

Should you have any questions concerning the above, please give me a call.

Very truly yours,

GLENN R. GERKEN, P.E.
BOARD ENGINEER

GRG:ls
Enclosure

cc: Michael Steib, Esq., Board Attorney (via email)
Two Rivers Engineering (Applicant's Engineer) (via email)
S Alfieri, Esq. (Applicant's Attorney) (via email)
Colts Neck Community Church
25 Merchants Way, Colts Neck NJ 07722



YOUR GOALS. OUR MISSION.

Environmental Review Memorandum for Colts Neck Community Church

August 21, 2020 - COPB-R1005

Block 33 Lot 21 - Appl PB-739

249 Route 537 (69 County Road)

Prepared By: Joseph S. Martin, CHMM, T&M

Documents reviewed:

- EDR Radius Map report dated October 21, 2010 titled, "Esposito Realty, LLC" is for the address of 69 County Road 537 East, Colts Neck, NJ with location at the Site at the northerly side of Route 537. The radius map report presents a listing for this address on the New Jersey Department of Environmental Protection's (NJDEP) NJ Spill environmental database. The listing is for Case No. 98-05-19-1120-02 for a complaint by a "Citizen" on May 19, 1998. The *Status at Spill* of the listing states, "Suspected illegal dumping in field by caller's property". The EDR Report listing does not provide any other information for the reported spill case. Copies of the NJDEP GeoWeb Program listings for this Spill Case downloaded by T&M for this review are attached to this memorandum.
- EDR Environmental Lien search report dated October 26, 2010. The lien search report does not note or identify any environmental liens or activity and use limitations for the Site in the Deed dated September 9, 2009.
- EDR City Directory Report, topographic map report and aerial photograph report.
- Historic Pesticides Analysis Report prepared by Two River Engineering dated December 5, 2014. The results of the soil investigation for potential *historically applied pesticide* soil contamination did not indicate any exceedances of the applicable NJDEP soil remediation standards (SRS) and no further investigation would be required.

Observations and Recommendations:

1. The NJDEP GeoWeb program does not depict any mapped, *fill material* areas at the Site. T&M submitted a formal Open Public Records Act (OPRA) request to the NJDEP Office of Records Access on August 13, 2020 to acquire copies of all files, documentation or reporting for the May 1998 NJ Spill Case for illegal dumping listed in the EDR Radius Map Report. The reply received from the NJDEP on August 17, 2020 states that files are available and T&M has requested copies. T&M will advise regarding the estimated date for receipt of the files.

T&M recommends that the current Owner of the Site be asked to provide all information for the May 1998 Spill Case report or any other information associated with illegal dumping at the Site. This information should also be requested of the prior Owner, Esposito. T&M also recommends that the current Owner provide copies of any prior or current environmental reporting for the Site including Phase I Environmental Site Assessments, Preliminary Assessments and Phase II/Site Investigation reports which may have been conducted at the Site. This information should also be requested of the prior Owner, Esposito.

Additionally, a Site inspection of the entire Site should be performed by Township representatives and/or T&M personnel to identify any visual indications of fill material at the Site such as mounding, surface and/or partially buried solid waste.

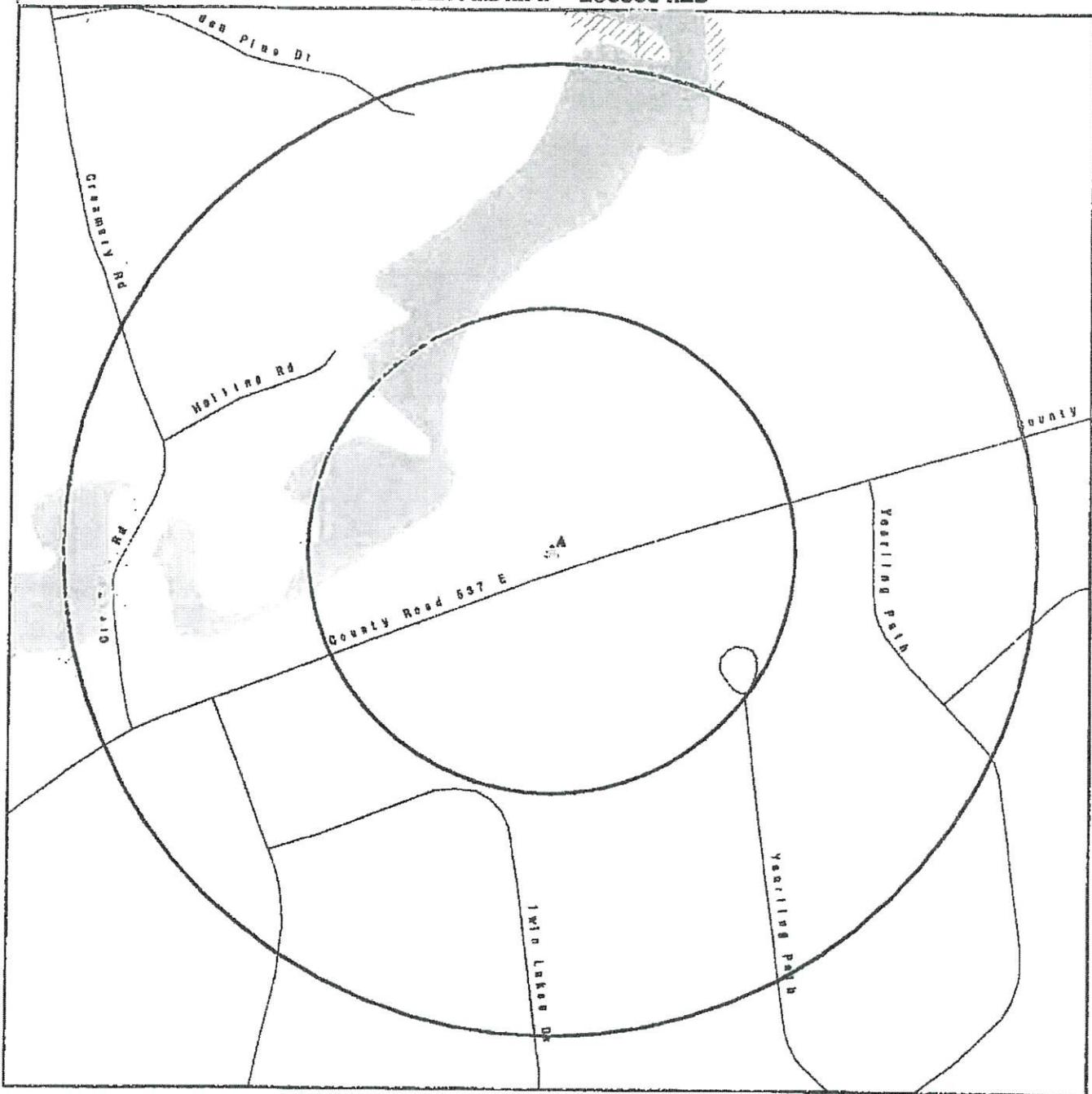
2. T&M's review of the aerial photograph record for the Site indicates the former presence of structures at the Site from at least 1931 to at least 2013.

T&M recommends that the Township permit file for the demolition of the former structures be reviewed for any record of the closure and removal of underground storage tanks (USTs) at the Site which may have been utilized to store heating fuel oil for the structures and/or motor fuel for farm vehicles and equipment. Information regarding the former presence of USTs at the Site should also be requested of the prior Owner, Esposito.

If these queries and reviews do not identify any records for the closure and removal of USTs at the Site, T&M recommends that the applicant have a non-invasive geophysical survey (GP Survey) conducted at the Site to confirm or deny the presence of USTs which would need to be closed and removed per applicable local and state procedures.

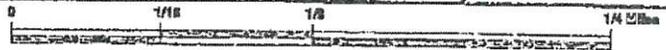
End of Environmental Review Memorandum

DETAIL MAP - 2900094.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- ◊ Sites at elevations lower than the target property
- ▲ Manufacture: Gas Plants
- ⊕ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Esposito Realty LLC ADDRESS: 69 County Road 637 East Coats Neck NJ 07722 LAT/LONG: 40.2914 / 74.1853</p>	<p>CLIENT: GNPATP, LLC CONTACT: Jerry Pica INQUIRY #: 2900094.2s DATE: October 21, 2010 10:03 am</p>
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MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property

88 COUNTY ROAD
88 COUNTY RD
COLTS NECK, NJ 07722

FINDS **1010518636**
N/A

Site 1 of 3 in cluster A

Actual:
83 ft.

FINDS:

Registry ID: 110032233893

Environmental Interest/Information System

NJ-NJEMS (New Jersey - New Jersey Environmental Management System).
The Department of Environmental Protection (NJDEP) manages large
databases of environmental information in this integrated system.

A2
Target
Property

AREA OF
88 COUNTY RD
COLTS NECK, NJ

SPILLS **S105325981**
N/A

Site 2 of 3 in cluster A

Actual:
83 ft.

NJ SPILL:

Facility ID: 25112
Case Number: 98-05-19-1120-02
Notify Type: Citizen
Date Received: 5/19/1998
Location: Other
Other Location: Not reported
Incident Date: 5/19/1998
Incident Time: Not reported
A310 Letter: False
Ref. Code: 018
COMU: 1308
CAS Number: Not reported
Hazardous: Not reported
Incident Location: Not reported
Facility Phone: --
Substance(s): Not reported
Substance Type: Not reported
Substance Identity: Not reported
TCPA Chemical: Not reported
Hazrds Material: Not reported
Amnt Released: Not reported
Release VE: Not reported
Contained: Not reported
Release Type: Not reported
Incident Desc: Not reported
Status at Spill: SUSPECTED ILLEGAL DUMPING IN FIELD BY CALLERS PROPERTY
NJ Spill Date: Not reported
NJ Spill Time: Not reported
NJ Spill Name: Not reported
NJ Spill Title: Not reported
NJ Spill Phone: Not reported
Other Date: Not reported
Other Time: Not reported
Other Name: Not reported
Other Title: Not reported
Other Phone: Not reported
Injuries: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AREA OF (Continued)

S10532981

Public Exposure: Yes
Road Closed: No
Facility Evacuation: No
Receiving Water: Not reported
Public Evacuation: No
Police at Scene: No
Firemen at Scene: No
Contamination of Land
Nature of Incident: Not reported
Wind Direction/Speed: 0
Assistance Requested: Yes
Memo. Of Understanding: No
Drilling Exercise: No
Operator: JIMH
Contact Name: Not reported
Caller Name: REDACTED
Caller Title: Not reported
Caller Address: Not reported
Caller City, St, Zip: Not reported
Caller Phone: Not reported
Responsible Party: Unknown
Responsible Party Name: Not reported
Responsible Party Contact: Not reported
Responsible Party Title: Not reported
Responsible Party Telephone: Not reported
Responsible Party Street: Not reported
Responsible Party Municipality: Not reported
Responsible Party State: Not reported
Responsible Party Zip: Not reported
Responsible City, St, Zip: Not reported
Responsible Party County: Not reported
Local Municipality: No
Local Municipality Name: Not reported
Local Municipality Title: Not reported
Local Municipality Phone: Not reported
Local Municipality Date: Not reported
Local Municipality Time: Not reported
Incident Name: Not reported
Incident Referred To: Not reported
Incident Region: Not reported
Incident Phone: Not reported
Incident Date: Not reported
Comments: Not reported
Date A310 Letter Printed: Not reported
Date Local Authority Was Notified: Not reported
Date Update: Not reported
Date Report Faxed to Local Authority: Not reported
Local Authority Notification Date: Not reported
Reporter Name: Not reported
Reporter Type: Not reported
Rep Received Date: Not reported
Reporter Title: Not reported
Reporter Orgzn: Not reported
Reporter Address: Not reported
Reporter City, St, Zip: Not reported
Reporter County: Not reported
Incident Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AREA OF (Continued)

S105325981

Incident Status: Not reported
Incident Category: Not reported
Incident Source: Not reported
Incident Address: Not reported
Incident Address 2: Not reported
Incident City,St,Zip: Not reported
Incident County: Not reported
DEP Requested: Not reported
Confidential: Not reported

A3 COLTS NECK GENERAL STORE
Target RT 537
Property COLTS NECK TWP, NJ 07722

UST U000371227
N/A

Site 3 of 3 in cluster A

Actual:
83 ft.

UST:
Facility ID: 020106
Owner Name: Not identified Not identified
Organization: Not identified
Contact Type(UST Reg): Facility Operator
Contact Address (UST Reg): Not reported
Contact Address 2 (UST Reg): Not reported
Contact City,St,Zip (UST Reg): Not reported
Owner Name: DAN WISHNICK
Organization: COLTS NECK GENERAL STORE
Contact Type(UST Reg): Tank Owner
Contact Address (UST Reg): RD 1 BOX 1198
Contact Address 2 (UST Reg): Not reported
Contact City,St,Zip (UST Reg): Cream Ridge, NJ 08614

Tank Id: TANK-1
Tank Number: 1
Tank Contents: Kerosene (No. 1)
Tank Size: 500
Install Date: 1/1/1961
Tank Compliance: No
Tank Status: Removed
Overfill: No
Tank Status Date: 5/1/1980
Compliance Monitoring?: No
Overfill Protection: No
Spill Containment: No
Tank Wellhead Protection: Not reported

TANK MONITOR DATA:

Monitor Tank / Pipe: Tank
Monitor Type: None
Monitor Tank / Pipe: Pipe
Monitor Type: None

TANK DETAIL:

Tankpipe Tank / Pipe: Pipe
Tankpipe Construction Type: CONVERSION (NON-NULLABLE)
Tankpipe Tank / Pipe: Tank
Tankpipe Construction Type: Other

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
69 COUNTY RD
, NJ

PI Number	G000035305
Activity Number	TBC000001
Bureau	NONE
Document Title	69 COUNTY RD
Case Status	To Be Assessed
Case Status Date	6/18/98
Confirm Contamination	Undetermined
Case Manager	
Phone	() -

Remedial Level	Start Date	End Date
U: Not Yet Determined	6/18/98	

Case Types	Start Date	End Date
To Be Assessed	6/18/98	

LSRP Name	
Business Phone Number	

No LSRP

Activity Tracking Report

08/12/2020 10:24 PM

69 COUNTY RD

PI Number: G000035305

TBC000001

Activity Class Description	To Be Assessed Case
Activity Type Description	New TBA Case

Assigned To	Description	Completed Date

Site Detail Report

83541 - 69 COUNTY ROAD

PI Number	PI Name	County	Municipality	Activity #	Document Type	Document Status	Document Title	More Info	CEA Fact Sheet
G000035305	69 COUNTY RD	Monmouth	Colts Neck Twp	TBC000001	Case Oversight	Pending	69 COUNTY RD	Click for Case Details	

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Your Open Public Records Act request has been submitted to the NJDEP and an acknowledgment email has been sent to the provided email address.

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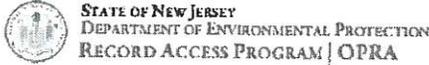
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Last Updated: February 13, 2018

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In accordance with the Open Public Records Act, NJDEP makes available its public records through formal requests to the Department's Office of Record Access. Requests may be submitted in writing by submitting a paper "records request form" or by completing the online form below.

Online OPRA Record Request Form

Pursuant to N.J.A.C. 7:1D-3.2, the items below that are marked by a * are required for requesting Department records. By completing as many of the other form fields as possible, you will expedite your request and enable the Department to more precisely satisfy the request.



Requester Information:

To increase the Department's ability to correspond and respond to your record request, please complete as much applicable information as possible.

First Name :
 Middle Initial:
 Last Name :
 Affiliation/Company :
 Street Address 1* :
 Street Address 2:

RESIDENTS

City :

NON-NJ RESIDENTS

City :
 State (or country if not U.S.):
 Zip Code : -
 Daytime Phone Number : - - Ext:
 check if number is unlisted
 Fax Number: - -
 E-mail Address:
(important)

Requested Records Information

Please provide as much information as possible to all applicable questions in order for the NJDEP to match and identify all records that respond to your request. **Submit one request per Facility/Site Interest.** Do Not submit multiple requests for different Facility/Site Name AKAs for the same address. Simply include the AKAs in the Request Details field.

Name of the facility, name of the operator, and name of the owner of the facility or parcel of land:

Facility Name:
 Operator Name:
 Owner Name:

Street address, block and lot of the parcel of land:

Street Address 1:
 Street Address 2:

(Note: If the single Facility/Site interest in question is over multiple blocks and lots, please list all in the request details field below)

Block & Lot information is important to certain NJDEP Program Areas such as Land Use Regulation.

Block: Lot:

County and Municipality where the facility, site or parcel of land is located:

Municipality - County:

Describes the parcel of land where the facility, site, or concern is located:

Property Description:

If the request is in reference to a particular permit issued by NJDEP, please provide the **type of permit** and any **identifying numbers** such as permit, incident or case numbers.

Type of Permit:
 ID Numbers:

Or look up OPRA data for a particular site by Program and ID online:

Search by Program and ID 

Request Details:

Please describe the records sought in a way that will permit the Department to identify and locate them. To expedite your request, please be as specific as possible :

For a Phase I ESA type assessment we request a review of all Phase I, Preliminary Assessment, Communication Center Notifications, Site Investigation Reports and case manager files for the following NJDEP Program references:

Please select how you want to access your record request information:

Access Method:

Submittal Certification:

Have you been convicted of any indictable offense under the laws of New Jersey or any other state of the United States? (response under penalty of N.J.S.A. 2C:28-3)

- Yes
- No

Certify this form by entering your initials in the field on the right:

Initials:

Privacy Disclaimer: An OPRA request for access to a government record is itself public information. Therefore, the person requesting access to the government record should be aware that the information provided on the form may be disclosed.

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