

Patterson Surveying & Engineering



May 26, 2026

Re: Sienna Estates
570 N. Elmwood Road
Block 15, Lot 11.1
Minor Subdivision with Variances
Application #P25-10

Ms. Jennifer Newton, Administrative Officer
Evesham Township Zoning Board
984 Tuckerton Road
Marlton, NJ 08053

This letter is being written in response to the review letter provided by ERI dated 9/9/2025. Responses to items are listed in RED.

VARIANCES

1. A variance from §160, Attachment 10, front yard setback is required for proposed Lot 11.18. The minimum front yard setback in this district is 100 FT and 50.7 FT is proposed. **Variance relief is requested.**
2. A variance from §160-12, Access from lots to streets, will be required. This section of the Township Ordinance states that all lots for single-family detached houses will be contiguous for a distance of at least 25 FT to an improved street. It is noted that access to proposed Lot 11.17 is through proposed Lot 11.18. A variance will be required. **Variance relief is requested.**
3. A tree compensation plan is to be provided in accordance with Chapter 144, Tree Removal and Replacement. It is noted that the proposed plan shows the proposed clearing limits exceed the maximum permitted per §144-3A(3) and §160, Attachment 10. A variance will be required. **Variance relief is requested. Applicant will provide a tree compensation plan as a condition of approval.**
4. Our office defers to the Board's Planner for further comment on variances and waivers required.

TOWNSHIP CHECKLIST

5. Name, address, telephone number of owner and applicant. This information should be shown on the plan. **Corrected applicant info to be added to resolution compliance drawings.**
6. A key map at a specified scale with a north arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 500 feet. The 200 FT map should have a north arrow. All maps shown should indicate the municipal line and outline of the site. **Key maps have been provided.**

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7. Schedule of mandated and provided zone district requirements, including lot area, width, depth, yard setbacks, building coverage, open space and parking. The minimum perimeter buffer and open space should be noted. **Bulk table provided per municipal ordinance.**

8. New block and lot numbers as approved by the tax Assessor. Proof of that the proposed lot numbers have been approved and assigned by the Tax Assessor should be provided. **Applicant will provide.**

9. List of all property owners within 200 feet of the property. The plan should include a list of owners within 200 FT. **To be submitted separately due to space constraints.**

10. Existing and proposed rights of way and/or easements on and within 200' of tract boundaries. The plan should be revised. **Shown on municipal tax map excerpt.**

11. General soil information from best, readily available information. The soils data should be noted. **A copy of USDA Web Soil Survey data is attached hereto.**

12. Existing and proposed contours, extending 200' beyond the property boundary. The plan should be revised. **A waiver is requested.**

13. Current property Survey prepared by a New Jersey licensed land surveyor showing all existing improvements to the property including wooded areas, specimen trees of eight inches or more in diameter and other significant physical features. The plan should be revised. **Applicant will provide a tree compensation plan as a condition of approval.**

ADMINISTRATIVE CODE

14. Appropriate corner markers, such as stakes, iron pipes, cut crosses, monuments and such other markers as may be authorized under (d)2 below, shall be set either by the licensed professional land surveyor or under the supervision of the licensed professional land surveyor. Such markers shall be set at each property corner not previously marked by a property marker, unless the actual corner is not accessible, or unless a written waiver signed by the ultimate user and witnessed by a person other than a professional land surveyor is obtained. Proposed corner markers should be depicted and noted if to be set. **Applicant will provide as a condition of approval.**

15. The point of beginning. The Point of Beginning (POB) should be identified for each lot. **Applicant will provide as a condition of approval.**

16. Property corner markers, both found and set, and the relation of existing markers to the property corner. The southeasterly corner should be set. There appears to be a corner marker 6.1 FT by 4.4 FT off of the corner that should be labeled. **Applicant will provide as a condition of approval.**

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17. Street and street names and location and widths of the traveling way, when such streets abut or adjoin the property in question. The width of the traveling way should be noted.

Applicant will provide as a condition of approval.

RECORDATION LAW

18. A certificate of a land surveyor or surveyors shall be endorsed on the map. The date noted in the certification does not match the date of the plan. **Dates were revised.**

19. If monuments are to be set at a later date, please provide the certification by the Municipal Clerk. **Applicant will provide as a condition of approval.**

20. An affidavit setting forth the names and addresses of all the record title owners of the lands subdivided by the map and written consent to the approval of the map of all those owners shall be submitted to the proper authority with the map. The required affidavit should be provided. Add the owner/applicant's name, address and telephone number to the plan. **Applicant will provide as a condition of approval.**

21. A map shall not be approved by a proper authority unless it meets the monumentation requirements. The required monumentation should be provided. **Applicant will provide as a condition of approval.**

22. The county recording officer shall not accept for filing any map, with the exception of a right-of-way parcel map, unless it has endorsed on it a certificate by the municipal clerk or secretary of the planning board stating:

- a. That the proper authority has approved the map or stating its exemption from approval;
- b. That the map complies with the provisions of this law; and
- c. The date by which the map is required to be filed by the applicable law.

The required certification should be provided.

Applicant will provide as a condition of approval.

23. An affidavit setting forth the names and addresses of all the record title owners of the lands subdivided by the map and written consent to the approval of the map of all those owners shall be submitted to the proper authority with the map. The required affidavit should be provided.

Applicant will provide as a condition of approval.

GENERAL NOTES

24. Copies of closure reports and legal descriptions for each lot should be provided. **Applicant will provide as a condition of approval.**

25. Since a portion of existing Lot 11.11 is to be conveyed to Lot 11.12, Lot 11.12 it should be a part of this subdivision.

- a. A lot consolidation plan should be prepared.
- b. The legal description should be provided to the Board Professionals for review and approval.
- c. Information pertaining to Block 15, Lot 11.12 should be added to the Zoning Chart.

The plan has been revised so that this is no longer applicable.

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26. Since proposed Lot 11.17 does not front on a street and Lot 11.12 should be part of this application, this plan does not meet the requirements of a minor subdivision. **The plan has been revised so that this is no longer applicable.**

27. The note about the shared portion of drive has incorrect Lot numbers. **Applicant will provide as a condition of approval.**

28. The 20 FT wide access easement across proposed Lot 1.18 to proposed Lot 11.17 should be defined by metes and bounds. Our office should receive a copy of the proposed easement for review and approval prior to filing.

a. It is recommended that the width of the proposed easement be increased to 30 FT to encompass the 20 FT driveway.

b. The easement should be shown.

Applicant will provide as a condition of approval.

29. Provide a copy of the NJDEP letter of interpretation dated July 15, 2022 for our review. **Said letter is attached hereto.**

30. The general permit number and date for the driveway over wetlands and transition areas should be noted.

31. Tax Map Sheet 3 indicates that the street is North Elmwood Road; it is labeled in the plan as Elmwood Road North and in the title block as N Elmwood Road. Verify what is correct and revise the plans to be consistent.

32. It is recommended to the setting of property corners on all new lot corners. **Agreed. Applicant will provide as a condition of approval.**

33. The existing lot lines, the proposed lot lines and lot lines to be abandoned are all the same line type and all are not labeled. **Applicant shall revise to “North Elmwood Road” as a condition of approval. Erroneous road name was taken from map referenced in note 5.**

34. It should be noted how water and sewer will service the proposed new lots. A note indicating “public water/sewer connections” is provided yet its callout is not pointing to any sanitary sewer or water lines within the ROW. Both existing and proposed utilities should be depicted.

a. The source of potable water should be verified. The existing dwelling has a well, but the application indicates that municipal water is available.

b. It should be noted if the existing dwelling is connected to public sewer.

c. The proposed water source for the proposed new lots should be noted. The proposed location of the water and sanitary lines should be depicted.

d. A utility easement may be required to provide water to Lot 11.17. This water line should be depicted and a legal description of the proposed easement provided to the Board Professionals for review and approval.

e. The application indicates that sewer capacity is available but proposed lot 11.17 will be serviced with an onsite septic system. The testing and approvals required for the septic system should be a condition of this subdivision approval.

i. It is noted that a proposed septic design is proposed for Lot 11.18. Confirm that septic is available for this site.

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The site is now proposed with on-site septic. The applicant will provide as a condition of approval.

35. It should be noted that the proposed new lot numbers will be approved by the Tax Assessor.
Agreed.

36. A conceptual grading plan should be provided. The anticipated limit of disturbance should be depicted and quantified. Included should be the proposed impervious coverage as well as the proposed motor vehicle surface. This project appears to meet the requirements of a major project for stormwater management. In addition to stormwater management, a mechanism should be provided for maintenance and upkeep of the proposed stormwater management (i.e., HOA).
Applicant will provide as a condition of approval.

37. This application should also be submitted to Mount Laurel Township for their review. Permits and Approvals 38. The applicant shall secure any and all approvals, licenses, permits and letters of no interest as required by any other board, agency or entity jurisdiction over the subject application or property. The following permits and approvals may be required. For the purpose of this application, some of these permits and approvals can be obtained at a later date with submission of a minor site plan and/or grading plan.

Applicant will provide as a condition of approval.

- a. Burlington County Health Department
- b. Burlington County Soil Conservation District
- c. NJ DEP, FWW GP10A and Water Quality Certificate, approval October 21, 2024.
- d. Any and all others that may be required

Administrative

39. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a response letter addressing all comments from the Township staff in a point-by-point fashion.
Applicant will provide as a condition of approval.

40. We reserve the opportunity to make further comments in our review of plans should additional information become available to address this initial review.
Agreed.

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Should you have any questions or require additional information, please contact me at our office at (609) 975-8656 or by email at dan@pattersonse.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Patterson', is centered below the 'Sincerely,' text.

Daniel Patterson, PELS
Owner
Patterson Surveying and Engineering, LLC

Patterson Surveying & Engineering

ATTACHMENT 1 – USDA SOILS REPORT
ATTACHMENT 2 – NJDEP LETTER



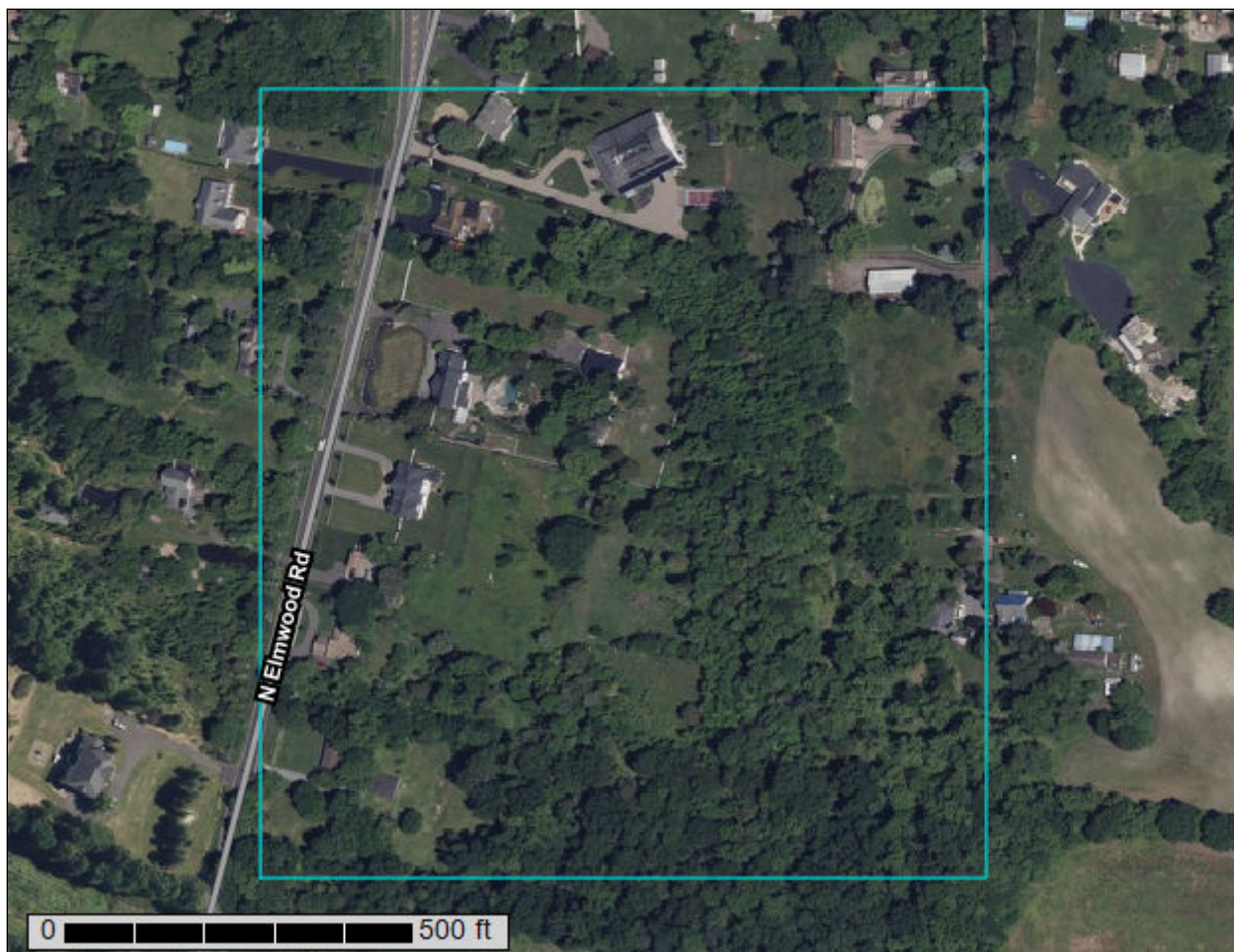
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Burlington County, New Jersey**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Burlington County, New Jersey.....	10
HoaB—Holmdel loamy sand, 0 to 5 percent slopes.....	10
KreA—Kresson fine sandy loam, 0 to 2 percent slopes.....	11
KrhA—Kresson loam, 0 to 2 percent slopes.....	13
MapB—Marlton fine sandy loam, 2 to 5 percent slopes.....	14

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Burlington County, New Jersey
Survey Area Data: Version 22, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HoaB	Holmdel loamy sand, 0 to 5 percent slopes	8.5	31.5%
KreA	Kresson fine sandy loam, 0 to 2 percent slopes	10.2	37.8%
KrhA	Kresson loam, 0 to 2 percent slopes	1.8	6.8%
MapB	Marlton fine sandy loam, 2 to 5 percent slopes	6.5	23.9%
Totals for Area of Interest		27.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Burlington County, New Jersey

Hoab—Holmdel loamy sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf28
Landscape: North atlantic coastal plains
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Holmdel and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holmdel

Setting

Landscape: North atlantic coastal plains
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy marine deposits and/or fluviomarine deposits

Typical profile

Ap - 0 to 18 inches: loamy sand
BA - 18 to 24 inches: sandy loam
Bt - 24 to 32 inches: sandy clay loam
C - 32 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 6 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Minor Components

Freehold

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Low hills, Knolls
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear, convex
Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Shrewsbury

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

KreA—Kresson fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf37
Landscape: North atlantic coastal plains
Elevation: 20 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance, if drained

Map Unit Composition

Kresson and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kresson

Setting

Landscape: North atlantic coastal plains
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave

Custom Soil Resource Report

Parent material: Glauconitic clayey marine deposits and/or glauconitic clayey fluviomarine deposits

Typical profile

A - 0 to 6 inches: fine sandy loam
Bt1 - 6 to 18 inches: clay
Bt2 - 18 to 33 inches: clay
Bt3 - 33 to 41 inches: clay
C - 41 to 80 inches: stratified sandy loam to sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F149AY100NJ - Moist Glauconitic Clayey Upland
Hydric soil rating: No

Minor Components

Marlton

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F149AY100NJ - Moist Glauconitic Clayey Upland
Hydric soil rating: No

Colemantown, occasionally flooded

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Drainageways, Depressions, Flats
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Ecological site: F149AY080NJ - Clayey, Glauconitic Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Shrewsbury

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Flats, Depressions
Down-slope shape: Linear, concave

Custom Soil Resource Report

Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

KrhA—Kresson loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf38
Landscape: North atlantic coastal plains
Elevation: 20 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance, if drained

Map Unit Composition

Kresson and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kresson

Setting

Landscape: North atlantic coastal plains
Landform: Flats, Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Glauconitic clayey marine deposits and/or glauconitic clayey fluviomarine deposits

Typical profile

Ap - 0 to 8 inches: loam
Bt1 - 8 to 20 inches: sandy clay
Bt2 - 20 to 36 inches: sandy clay loam
C - 36 to 60 inches: stratified sandy loam to sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F149AY100NJ - Moist Glauconitic Clayey Upland
Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Colemantown, occasionally flooded

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Depressions, Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: F149AY080NJ - Clayey, Glauconitic Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

MapB—Marlton fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf4j
Landscape: North atlantic coastal plains
Elevation: 20 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Marlton, well drained, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marlton, Well Drained

Setting

Landscape: North atlantic coastal plains

Custom Soil Resource Report

Landform: Knolls, Flats
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Glauconitic clayey marine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
Bt - 10 to 30 inches: clay loam
BC - 30 to 40 inches: clay loam
C - 40 to 60 inches: sandy clay loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F149AY100NJ - Moist Glauconitic Clayey Upland
Hydric soil rating: No

Minor Components

Collington

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Low hills
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Adelphia, high glauconite

Percent of map unit: 5 percent
Landscape: North atlantic coastal plains
Landform: Low hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F149AY110NJ - Moist Glauconitic Fine-loamy Upland
Hydric soil rating: No



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED & LAND MANAGEMENT
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420
Telephone: (609) 777-0454 or Fax: (609) 777-3656
www.nj.gov/dep/landuse



PERMIT

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 terms, conditions, and limitations 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.

Approval Date
October 21, 2024

Expiration Date
October 20, 2029

Permit Number(s):

0300-20-0001.1 LUP220001

Type of Approval(s):

FWW GP10A Very Minor Road Crossings
Water Quality Certificate

Governing Rule(s):

N.J.A.C. 7:7A-1.1(a)
N.J.S.A. 58:10A

Permittee:

Sienna Homes, LLC
c/o Ernane Almeida
570 North Elmwood Road
Evesham Twp, NJ 08053

Site Location:

Block & Lot: [15, 11.11] Evesham Twp
Block & Lot: [803, 5] Mount Laurel Twp.
County: Burlington

Description of Authorized Activities:

This document authorizes the disturbance of freshwater wetlands and transition areas for the construction of two (2) driveway crossings accessing two (2) proposed single-family homes on a subdivision of the parcel(s) referenced above.

This authorization to conduct activities in wetlands includes the issuance of a Water Quality Certificate.

Prepared by:

Christopher Jones

Received and/or Recorded by
County Clerk:

If the permittee undertakes any regulated activity, project, or development authorized under this 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 requirements of the permit and all conditions therein.

This permit is not valid unless authorizing signature appears on the last page.

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described below. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:7A-22.

FWW GP10A Very Minor Road Crossings	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)
Freshwater wetlands	0.015	0
Transition areas	0.079	0
State open waters	0	0

PRE-CONSTRUCTION CONDITIONS:

1. Prior to the commencement of site clearing, grading, or construction onsite, the permittee shall install a sediment barrier at the limits of disturbance authorized herein, which is sufficient to prevent the sedimentation of the remaining freshwater wetlands and transition areas and shall serve as a physical barrier protecting these areas from encroachment by construction vehicles or other soil-disturbing activities. All sediment barriers and soil erosion control measures shall be kept in place and maintained throughout the duration of construction, until such time that the site is stabilized.

SPECIAL CONDITIONS:

1. The authorized activities shall comply with the applicable conditions set forth under N.J.A.C. 7:7A-5.7, 7.10A, and 20.2. Failure to comply with these conditions shall constitute a violation of the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et. seq.). Any additional un-permitted disturbance of freshwater wetlands, State open waters, or transition areas besides that shown on the approved plans shall be considered a violation of the Freshwater Wetlands Protection Act Rules unless the activity is exempt or a permit is obtained from the Department prior to the start of the disturbance.
2. Regulated areas onsite feature documented and suitable habitat for Northern long-eared bat (*Myotis septentrionalis*), a federally listed endangered species. To prevent adverse impacts to Northern long-eared bat, the clearing of trees onsite may not occur from April 1 to September 30 of each calendar year.
3. The Department has determined that the freshwater wetlands affected by this permit authorization are of intermediate and ordinary resource value and the standard transition area or buffer required adjacent to these wetlands is 50 and 0 feet. This general permit includes a transition area waiver, which allows encroachment only in that portion of the transition area, which has been determined by the Department to be necessary to accomplish the regulated activities. Any additional regulated activities conducted within the standard transition area onsite shall require a separate transition area waiver from the Division. Regulated activities within a transition area are defined at N.J.A.C. 7:7A-2.3. Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing Rules (N.J.A.C. 7:7A) for additional information.

4. The permittee shall take all measures necessary to ensure the authorized activities do not alter or interfere with the natural hydrology of the area.
5. This authorization for a General Permit is valid for a term not to exceed five years from the date of this permit. If the permittee wishes to continue an activity covered by the permit after the expiration date of the permit, the permittee must apply for and obtain a permit extension or a new permit, prior to the permit's expiration. If the term of the authorization exceeds the expiration date of the general permit issued by rule, and the permit upon which the authorization is based is modified by rule to include more stringent standards or conditions, or is not reissued, the applicant must comply with the requirements of the new regulations by applying for a new GP authorization or an Individual permit.

STANDARD CONDITIONS:

1. 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.
2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. 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 or designee having jurisdiction over the site.
5. 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.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend 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 public health, safety, and welfare, or the environment. The permittee shall inform the Watershed & Land Management by telephone at (609) 777-0454 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:
 - i. A description of the noncompliance and its cause;
 - ii. The period of noncompliance, including exact dates and times;
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and

- iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
- 8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
- 13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit;
 - iii. 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; and
 - iv. Sample or monitor at reasonable times, for the purposes of assuring compliance or as otherwise authorized by the Federal Act, by the Freshwater Wetlands Protection Act, or by any rule or order issued pursuant thereto, any substances or parameters at any location.
- 14. 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, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, 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.
- 15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
- 16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
- 17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
- 18. 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.

19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. 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.
21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. 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.
25. 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.
26. The permittee shall submit email notification to the Bureau of Coastal & Land Use Compliance & Enforcement at CLU_tomsriver@dep.nj.gov at least 3 days prior to commencement of site preparation and/or regulated activities, whichever comes first. The notification shall include proof of completion of all pre-construction conditions, including proof of recording of permits, approved plans and/or conservation easements, if required. The permittee shall allow an authorized Bureau representative on the site to inspect to ensure compliance with this permit.
27. 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 Watershed & Land Management through the DEP Online service. The uploaded documents will go directly into the Department's database, and staff will be notified that information has been received. The service can be found at: <https://dep.nj.gov/wlm/eservices/lrp-eservices/>.

APPROVED PLAN(S):

The drawing(s) hereby approved consists of one (1) sheet prepared by Daniel J. Patterson, P.E., L.S., dated November 23, 2022, last revised August 26, 2024, and entitled:

PROPOSED MINOR SUBDIVISION PLAT BLOCK 15 LOT 11.11 (EVESHAM) BLOCK 803 LOT 5 (MT. LAUREL) 570 N ELMWOOD ROAD EVESHAM TOWNSHIP, BURLINGTON COUNTY, N.J."

APPEAL OF DECISION:

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at <https://dep.nj.gov/bulletin/>). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at <https://dep.nj.gov/wlm/forms/>). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, P.O. Box 420, 401 East State Street, 7th Floor, Trenton, NJ 08625-0420. Additionally, a copy of the hearing request shall be submitted to the Director of Watershed & Land Management at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see www.nj.gov/dep/odr for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Watershed & Land Management's Technical Support Call Center at (609) 777-0454.

Approved By:



Date: 2024.10.21 15:28:47
-04'00'

Rebecca Grike, Environmental Specialist 4
Watershed & Land Management

c: Municipal Clerk, Evesham Twp
Municipal Construction Official, Evesham Twp
Agent (original) – Christina Torok, Marathon Consultants