

Service Information

Service ID: 2029784
Service Type: Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit
Service Name/PI Name: MANHATTAN BEACH PHASE 1 URBAN RENEWAL, LLC
Service Comments:
Created On: 02/04/2026

Project Description

Do you know what permit you are applying for? **Yes**

Is this permit/authorization application filed as a follow-up to an Emergency Authorization issued by the Division of Land Resource Protection? **No**

Is the proposed project for linear development? **No**

Is this application for aquaculture, dredging, or an offshore energy project, and is located exclusively in one of the following waterbodies? **No**

Arthur Kill River
Atlantic Ocean
Delaware Bay
Delaware River including Logan Twp (Gloucester County) and points south
Hudson River
Kill Van Kull River
Raritan Bay
Sandy Hook Bay
Upper New York Bay

Project Description:

Briefly describe the proposed activities to be conducted within areas regulated by the Division of Land Use Regulation (DLUR).

Proposed residential development

Have any Land Use permits been issued for this site? **Yes**

Please list all File Numbers:

File #
1220-20-0001.2 LUP2100001
1220-20-0001.2 FWW210001
1220-20-0001.1 FWW200001
1220-20-0001.1 LUP200001

Is the proposed project located in the Meadowlands District, the Highlands, or the Pinelands? **No**

Site Information

Location Address: Rosewell Street
South Amboy, NJ 08879

Location Description: No location description provided.

County: Middlesex

Municipality: South Amboy City

Coordinates: 554579.51,600963.74 - 01 - NJ State Plane (NAD83) - USFEET

Block and Lot:

Block	Lot	County	Municipality
161.02	20	Middlesex	South Amboy City
161.02	23	Middlesex	South Amboy City
161.02	24	Middlesex	South Amboy City
161.02	24.01	Middlesex	South Amboy City

Permit Scope - General

Is the applicant or co-applicant a public entity? **No**

Stormwater

Does the entire proposed project meet the definition of a "**major development**" pursuant to the Stormwater Management rules at N.J.A.C. 7:8-1.2? **Yes**

Is this application solely for a freshwater wetlands general permit? **No**

Stormwater Exemption Questions

Is the proposed project for the construction of an underground utility line and will all disturbed areas be revegetated upon completion of the project? **No**

Is the proposed project for the construction of an aboveground utility line and are the existing conditions maintained to the maximum extent practicable? **No**

Is the proposed project for the construction of a public pedestrian access, such as a sidewalk or trail made of permeable material, with a maximum width of 14 feet? **No**

As shown in the table below, the questions in this section relate to three topics: groundwater recharge, quantity of runoff, and water quality. The questions posed for each topic will help determine if there will be any additional fees for the review of Stormwater calculations. You will have to answer at least the first question under each topic.

Groundwater Recharge

Is the proposed project within an "Urban Redevelopment Area" as defined in the Stormwater Management rules pursuant to N.J.A.C. 7:8-1.2? **Yes**

Runoff Quantity

Is the project located in a tidal flood hazard area? **Yes**

Will the project result in any additional flood damage below the point of discharge of the major development pursuant to N.J.A.C. 7:8-5.6(b)4? **No**

Water Quality

Will the proposed project create/increase the "regulated impervious surface", "regulated motor vehicle surface" or include a combination of the two that exceeds an area of one-quarter acre or more? **Yes**

Stormwater Fee Calculation Table

Please complete the following table to calculate the appropriate fee. If a portion of your project is exempted, do not include the number of acres disturbed for the exemption portion of the proposed project. All acre values may be entered as a decimal number. The values entered will be adjusted up to the nearest whole number, placed within the "# of Acres for Fee Calculation" column, and will be used to calculate the fee. Please be advised, some fields in the table below may be grayed out based on the responses to the 'Groundwater Recharge', 'Runoff Quantity', and 'Water Quality' questions above.

Calculation Type	# of Acres Disturbed	# of Acres of Regulated Motor Vehicle Surface	# of Acres for Fee Calculation	Plus Additive (multiplying Acres by \$250)
Review of Groundwater Recharge Calculations		N/A	0	\$0
Review of Runoff Quantity Calculations		N/A	0	\$0
Review of Water Quality Calculations	N/A	3.01	4	\$1,000
			Additive Total	\$1,000
			Base Fee	\$3,000
			Total for Stormwater Review Fee (Fee cap, \$20,000)	\$4,000

Permit Type Selection

Are you applying for a Coastal Permit? **Yes**

Are you applying for a Flood Hazard Permit and/or Verification? **Yes**

Are you applying for a Freshwater Wetlands Permit? **Yes**

Permit Details - General

Is the applicant the sole owner of all properties, including easements and rights-of-way, where the project is proposed? **Yes**

Gas Pipeline:

Does the proposed project include the construction of a gas pipeline? **No**

Watershed Management Area:

Enter the Watershed information for all watershed area(s) where the proposed project is located:

Watershed Management Area	Watershed	Sub-Watershed	Name	Class	Type
Monmouth Watersheds	Raritan / Sandy Hook Bay tributaries	Cheesequake Creek / Whale Creek	Uncoded Tributary	FW2-NT/SE1 sw/fw interface	River
Monmouth Watersheds	Raritan Bay / Sandy Hook Bay	Raritan Bay (west of Thorns Ck)	Raritan Bay	FW2-NT/SE1 sw/fw interface	Bay

Riparian Zone

Is the proposed project located within 300 ft. of a regulated water body?

Yes

Is the proposed project located in a riparian zone as defined in the Flood Hazard Area Control Act Rules (N.J.A.C 7:13) or the Coastal Zone Management Rules (N.J.A.C 7:7)?

Yes

As accurately as possible, please select the width of the most conservative Riparian Zone on the site:

50 Feet

Based on the estimated riparian zone width that you determined, specify the square footage of riparian zone vegetation that will be disturbed by the proposed project.

135401 Sq. Ft. - 3.108 Acres

Provide the name of the report and relevant page(s) documenting the proposed project's compliance with the "Requirements for a regulated activity in a riparian zone", in the Flood Hazard Area Control Rules.

Name of Report	Page #(s) in Report
Flood Hazard Area Engineering Report	9

Site Plans Requiring Elevation Measurements

Do the site plans reference the National Geodetic Vertical Datum of 1929 (NGVD29)?

No

What is the conversion factor from NAVD88 to NGVD29 in feet?

1.03

Endangered and Threatened Species Evaluations

Has an NJDEP, Office of Natural Lands Management, Natural Heritage Database data request response for endangered or threatened species of flora or fauna, including a landscape map report, been obtained for the proposed project?

Yes

Provide the page #(s) of the report that documents the required evaluation of the proposed project with respect to endangered and threatened species:

Name of Report	Page #(s) in Report
Flood Hazard Area Engineering Report	PDF pg 137-161

Mitigation

Does the proposed project require mitigation?

No

Conservation Restrictions

Is any portion of the site subject to an existing conservation restriction?

Yes

Permit Scope - Coastal

Select all Permit Types that apply:

Permit Type	Fee (before fee cap applied)
Individual Permit-WFD Residential Dev (not SFH/Duplex) Landward	\$588,000
Individual Permit-WFD Residential Dev(Not SFH/Duplex) Waterward MHWL	\$3,000
Individual Permit-Coastal Wetlands (not SFH/Duplex)	\$3,000

For work proposed under the CAFRA or WFD Residential Development (not SFH/Duplex) application, how many units does the project include? **196**

For work proposed under the any of the WFD Waterward MHWL applications, how many square feet of water will be impacted by the project? **107 Sq. Ft. - 1 Acres**

For work proposed under the Coastal Wetlands (not SFH/Duplex) application, how many square feet of wetlands will be disturbed by the project? **518 Sq. Ft. - 1 Acres**

Coastal Group Fee Description	Fee
All CAFRA Individual Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$0
All Waterfront Development (WFD) Landward Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$30,000
All Waterfront Development (WFD) Waterward MHWL Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$3,000

Permit Details - Coastal

All Coastal Applications (Both IPs and GPs)

Does the proposed project site contain any areas of mapped coastal wetlands?

Yes

Are you proposing activities below the mean high water line (MHWL) or in areas formerly flowed by the tide?

Yes

If available, please upload documentation of an issued tidelands instrument to the Attachment Upload Page or send your tidelands application package to the Bureau of Tidelands Management, PO Box 420, Code 501-02B, Trenton, NJ 08625-0420. In the box below, please note which issued tidelands instrument will be uploaded or provide an explanation for why this information is either unavailable or unnecessary or indicate if a tidelands application will be sent to the Bureau of Tidelands Management.

to be provided

Is the proposed project subject to compliance with the impervious and vegetative cover requirements referenced **Yes** in the Coastal Zone Management Rules at N.J.A.C. 7:7?

Impervious Cover Calculations	Sq. Feet	Acres
Total Site Square Footage	2360305	54.185
Total Square Footage of Special Areas on Site	2360305	54.185
Existing Impervious Cover on Site	105641	2.425
Proposed Impervious Cover on Site	313899	7.206
Proposed Tree Preservation	27878	0.64

Coastal GP16, GP27, GP28, GP29, and Waterfront Development Individual Permits (Waterward MHWL)

Will the proposed project result in dredging activities?

No

Permit Scope - Flood Hazard

Select all Permit Types that apply:

Permit Type	Fee
Individual Permit-FH Other	\$0
Individual Permit-FH Bridge/Culvert/Footbridge/Low Dam	\$1,000

Is this application associated with the construction of one single-family home or duplex, which is not being constructed as part of a residential subdivision or multi-unit development, or the construction of an addition or accessory structure to a single-family home or duplex? **No**

Does this application include a request for a hardship exception? **No**

Does the application require the review of net-fill calculations? **No**

The fees in this table are for work proposed in association with a bridge, culvert, footbridge, low dam or other water control structure. *Note that at least one of the following table values must be greater than zero.*

Structure Category	# of Structures	Fee
Structures requiring review of hydrologic and hydraulic calculations	0	\$0
Structures not requiring calculations	1	\$1,000

Additional Fee Description	Fee
FH Hardship Exception Additional Fee	\$0
Net-Fill Additional Fee	\$0
Individual Permit Base Fee	\$3,000

Permit Details - Flood Hazard

Permit Scope - Freshwater

Select all Permit Types that apply (Transition Area Waiver (TAW) types will be listed in a separate table):

Permit Type	Fee
GP6 Non-Tributary Wetlands	\$1,000
GP16 Habitat Creation/Restoration/Enhancement	\$0
GP17 Trails/Boardwalks	\$1,000

Is the proposed project located on publicly owned lands? **No**

Are there any Transition Area Waiver (TAW) types included in this application? **No**

Permit Details - Freshwater

All FWW Applications

Has a Letter of Interpretation (LOI) been issued for the site? **Yes**

How many square feet of wetlands and/or State open waters currently exist on the property? **1865105 Sq. Ft. - 42.817 Acres**

All FWW GPs and IPs

What date did the current owner purchase the project area? **03/05/2022**

Provide a history of the ownership of the property beginning June 30, 1988 to the present and a listing of contiguous lots that were in common ownership with the site where the activities are proposed. The history of ownership is requested here to establish the extent of the site and determine the Freshwater Wetlands Permitting history of the site.

In the table below, please provide the owner's name, current property use, and start and end dates of ownership (if currently owned, enter today's date for the end date). Please use a separate row for each successive owner, or to indicate when contiguous lots changed ownership. If the site has not been subdivided since June 30, 1988 or if no contiguous lots were owned by the applicant, enter 0 in the columns titled "Contiguous Blocks Same Owner" and "Contiguous Lots Same Owner."

Name of Owner	Property Use	Contiguous		Start Date	End Date
		Block Same Owner	Lot Same Owner		
Manhattan Beach Phase 1 Urban Renewal, LLC	Vacant/no uses	161.02	24	03/05/2022	02/04/2026

All GP and IP Regulated Disturbances

GP6 Non-Tributary Wetlands

For the specified permit, will the proposed activity involve any temporary regulated disturbances? **No**

For the specified permit, will the proposed activity involve any permanent regulated disturbances? **Yes**

Enter the total square footage of filled wetlands, transition areas, and State Open Waters for this permit. Only Filled wetlands/transition areas/State Open Waters equate to a permanent disturbance.

Permanent Disturbance Type	Sq. Ft.	Acres
Wetlands	5967	0.137
Transition Area	36590	0.84
State Open Water	0	0

GP16 Habitat Creation/Restoration/Enhancement

For the specified permit, will the proposed activity involve any temporary regulated disturbances? **Yes**

Enter the total square footage of cleared and/or excavated wetlands, transition areas, and State Open Waters for this permit. Cleared and/or excavated wetlands, transition areas, and State Open Waters equate to a temporary disturbance. NOTE: Filled wetlands/transition areas/State Open Waters equate to a permanent disturbance and should be recorded in a separate table (below).

Temporary Disturbance Type	Sq. Ft.	Acres
Wetlands	85097	1.954
Transition Area	86530	1.986
State Open Water	0	0

For the specified permit, will the proposed activity involve any permanent regulated disturbances? **No**

GP17 Trails/Boardwalks

For the specified permit, will the proposed activity involve any temporary regulated disturbances? **No**

For the specified permit, will the proposed activity involve any permanent regulated disturbances? **Yes**

Enter the total square footage of filled wetlands, transition areas, and State Open Waters for this permit. Only Filled wetlands/transition areas/State Open Waters equate to a permanent disturbance.

Permanent Disturbance Type	Sq. Ft.	Acres
Wetlands	1115	0.026
Transition Area	3410	0.078
State Open Water	0	0

Historic and Archaeologic Resources

Have you received SHPO approval for your project area? **No**

Based on information included in this application or on historic mapping, does the project area contain known historic or archeological resources? **No**

Is the project site larger than 20 acres, and does it include a permanent waterbody (e.g., a wetland, pond, lake, river, perennial stream or confluence of two waterbodies or the 1st or 2nd terrace above a waterbody)? **Yes**

Does the project site include buildings, structures, or ruins older than 50 years that may be affected by the proposed project? **No**

Will the proposed project involve the construction, replacement, reconstruction, or rehabilitation of a bridge or culvert? **Yes**

All GP-Specific Information**GP6 - Activities in Non-Tributary Wetlands Permit only**

Does it appear that the proposed project will disturb wetlands and/or State open waters that are classified as a water of the United States? **No**

GP-16 - Habitat Creation and Enhancement Permit only

Is the applicant one of the following:
NJDEP Division of Fish and Wildlife **No**

NJDEP Office of Natural Resource Restoration
 US Fish and Wildlife Service
 USDA Natural Resources Conservation Service
 A government resource protection agency
 (such as a parks commission)
 A charitable conservancy

On the Attachments Upload Page, please upload written approval for the plan from the NJDEP Division of Fish and Wildlife, the NJDEP Office of Natural Resource Restoration, the US Fish and Wildlife Service, the USDA Natural Resources Conservation Service, a government resource protection agency (such as a parks commission), or a charitable conservancy.

FWW Permit Summary

The following table tallies the disturbances and linear footages entered in response to questions in this service as well as the total acreage disturbed for previously approved permits based on data that resides in the Department's NJ Environmental Management System (NJEMS). Be advised that the total below may not contain all previous approvals that are maintained in the Department's legacy databases or in our existing database due to administrative error or incomplete information. The total amount of acreage disturbed from previous approvals will be confirmed by NJDEP staff upon review.

Permit Type	Allowable Limit Permanent Disturbance (acres)	Mitigation Trigger Limit (acres)	Allowable Linear Limit (feet)	Total Linear Feet	Total Temporary Disturbance (acres)	Total Permanent Disturbance (acres)
GP6 Non-Tributary Wetlands (Not WOTUS)	1				0	0.977
GP16 Habitat Creation/Restoration/Enhancement					3.940	0
GP17 Trails/Boardwalks (Private)	.25				0	0.104
Proposed Total for all Applicable GPs: (Note: this totals the last column for all blue highlighted rows)						1.081
GP Grand Total: Subject to Allowable Disturbance Limits						1.081 !

Warning: The limit for disturbance and/or linear feet has been exceeded for one or more permits. See N.J.A.C. 7:7A for compliance criteria. The applicant may adjust the proposed disturbance amounts to meet the criteria, change the application type to a freshwater wetlands individual permit, or continue with the application, provided the discrepancies in disturbance amount(s) are explained in the project's compliance report.

Contacts

Name: Matthew Cannon
Title:
Contact Type: Applicant
Organization Name: Dynamic Engineering Consultants, PC
Organization Type: Corporation
E-Mail: mcannon@dynamicec.com
Phone: (732) 974-0198 (Work Phone Number)
Contact Address: 1904 Main Street
Lake Como, New Jersey 07719

Name: Jeff Bastow
Title:
Contact Type: Property Owner
Organization Name: Claremont Development, LLC
Organization Type: Corporation
E-Mail: jbastow@claredev.com
Phone: (973) 993-6330 (Work Phone Number)
Contact Address: 32 Mount Kemble Ave
Morristown Town, New Jersey 07960

Name: Katie Walenty
Title:
Contact Type: Municipal Clerk
Organization Name: City of South Amboy
Organization Type: Municipal
E-Mail: clerk@southamboynj.gov
Phone: (732) 525-5920 (Work Phone Number)
Contact Address: 140 North Broadway
South Amboy City (Middlesex), New Jersey 08879

Name: Nancy Pinkin
Title:
Contact Type: County Clerk
Organization Name: Middlesex County
Organization Type: County
E-Mail: nancy.pinkin@co.middlesex.nj.us
Phone: (732) 745-3827 (Work Phone Number)
Contact Address: 75 Bayard Street
New Brunswick (Middlesex), New Jersey 08901

Name: Matthew Cannon
Title:
Contact Type: Agent
Organization Name: Dynamic Engineering Consultants, PC
Organization Type: Corporation
E-Mail: mcannon@dynamicec.com
Phone: (732) 974-0198 (Work Phone Number)
Contact Address: 1904 Main Street
 Lake Como, New Jersey 07719

Uploaded Attachments

Attachment Type	Attachment Description	File Name
Environmental Report with Site Location Maps	Environmental Report with Site Location Maps	WFD Engineering and EIS Report - CERTIFIED.pdf
Site Plans	Site Plans	Site Plans - CERTIFIED.zip
Color Photos and Photo Location Map	Color Photos and Photo Location Map	Site Photographs.pdf
Public Notice Form	Public Notice Form	Notices-Receipts - combined.pdf
Property Owners Certification Form	Property Owners Certification Form	Owner Disclosure.pdf
Engineering Report	Engineering Report	FHA Engineering Report - CERTIFIED.pdf
Stormwater Report and Plans	Stormwater Report and Plans	SWM Report SS-CERTIFIED.pdf
Natural Heritage Program Letter	Natural Heritage Program Letter	Natural Heritage Database Search Results.pdf
Impervious Cover and Vegetative Cover Calculations	Impervious Cover and Vegetative Cover Calculations	WATERFRONT DEVELOPMENT - IMPERVIOUS COVERAGE EXHIBIT-CERTIFIED.pdf
LOI Letter	LOI Letter	FWW LOI.pdf
Conservation Restriction (Filed)	Conservation Restriction (Filed)	Conservation Restriction.pdf
Other	Certificate of Formation	Certificate of Formation - Manhattan Beach.pdf
Engineering Report	Engineering Report	Traffic Impact Study.pdf
Other	SW Outfall exhibit	STORMWATER OUTFALL DISTURBANCE EXHIBIT-CERTIFIED.pdf
Other	Survey	ALTA_SIGNED & SEALED.pdf
Other	Ex FHA Plan	EXISTING FLOOD HAZARD AREA PLAN.pdf
Other	Prop FHA	PROPOSED FLOOD HAZARD AREA PLAN.pdf
Other	FWW Report	FWW Engineering Report - CERTIFIED.pdf
Other	FWW Exhibit	FRESHWATER WETLANDS DISTURBANCE EXHIBIT.pdf
Other	Cover Letter	Submission Letter.pdf
Other	Riparian Zone Exhibit	RIPARIAN ZONE DISTURBANCE EXHIBIT.pdf
Habitat Project Approval Letter - Freshwater	Habitat Project Approval Letter - Freshwater	Support Letters.pdf
Other	Purchase History	Purchase History.pdf

Certification

Certifier: Matthew Cannon
Certifier ID: MCANNON@DYNAMICCEC.COM
Challenge/Response Question: What is your favorite hobby?
Challenge/Response Answer: *****
Certification PIN: *****
Date/Time of Certification: 02/05/2026 10:11

"I certify under penalty of law that I believe the information provided in this document is true, accurate, and complete. I am aware that there are significant civil and criminal penalties, including the possibility of fine or imprisonment or both, for submitting false, inaccurate or incomplete information."

Matthew Cannon 02/05/2026
General **Date**

Fee Summary

Service ID: 2029784
 Service Type: Apply for a Land Use Authorization or Permit
 Created Date: 02/04/2026

Coastal

All Waterfront Development (WFD) Waterward MHWL Permits (not SFH/Duplex)	Fee (before fee cap applied)
Individual Permit-WFD Residential Dev(Not SFH/Duplex) Waterward MHWL	\$3,000
All Waterfront Development (WFD) Waterward MHWL Permits (not SFH/Duplex)	\$3,000
Total: (fee cap, 30000)	

All Waterfront Development (WFD) Landward Permits (not SFH/Duplex)	Fee (before fee cap applied)
Individual Permit-WFD Residential Dev (not SFH/Duplex) Landward	\$588,000
All Waterfront Development (WFD) Landward Permits (not SFH/Duplex) Total:	\$30,000
(fee cap, 30000)	

Other Coastal Permits	Fee
Individual Permit-Coastal Wetlands (not SFH/Duplex)	\$3,000
Other Coastal Permits Total:	\$3,000

Total Coastal Fees: \$36,000

Stormwater

Stormwater - Permit/Fee Type	Fee
Stormwater Management	\$4,000

Total Stormwater Fees: \$4,000

Flood Hazard

Flood Hazard - Permit/Fee Type	Fee
Individual Permit-FH Bridge/Culvert/Footbridge/Low Dam	\$1,000
Individual Permit-FH Other	0
Individual Permit Base Fee	\$3,000

Total Flood Hazard Fees: \$4,000

Freshwater Wetlands

Freshwater Wetlands - Permit/Fee Type	Fee
GP6 Non-Tributary Wetlands	\$1,000
GP16 Habitat Creation/Restoration/Enhancement	0
GP17 Trails/Boardwalks	\$1,000

Total Freshwater Wetlands Fees: \$2,000

Total Fees: \$46,000

Payment Information

Total Payment Amount: \$46,000.00

Payment Date: 02/05/2026

Payment Method: Bill Me