



State of New Jersey

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
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SHAWN M. LATOURETTE
Commissioner

FLOOD HAZARD AREA APPLICABILITY DETERMINATION Flood Hazard Area Control Act Rules, N.J.A.C. 7:13

August 6, 2025

Mr. Alex Stollery
Trident Environmental
1856 Route 9
Toms River, New Jersey 08755

Re: Flood Hazard Applicability Determination
File No. 0252-25-0002.1 APD 250001

Applicant: IAAT Services, LLC

Dear Mr. Stollery,

This is in response to your letter received on July 1, 2025 concerning a proposed outdoor advertising sign, in the flood hazard area of Vaun Saun Mill Brook, within Lot No. 4 of Block No. 1405, in River Edge Borough, Bergen County.

DECISION

A review of a drawing prepared by L2A Land Design, LLC, dated June 9, 2025, unrevised, entitled:

“PROPOSED OUTDOOR ADVERTISING SIGN 41 GRAND AVENUE BOROUGH OF RIVER EDGE BERGEN COUNTY NEW JERSEY BLOCK :1405 LOT: 4 TAX MAP: 14”

“PROPOSED CONDITIONS PERMIT – BY -RULE 35 PLAN” Sheet No. FHA-1

indicates the proposed project qualifies for a Flood Hazard Area Permit By Rule.

REASON FOR DECISION

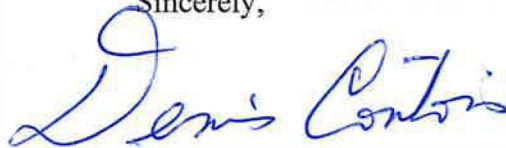
As per NJAC 7:13-7.35, of the Flood Hazard Area Regulations, the proposed monopole qualifies for a permit by rule.

This letter does not relieve the applicant of the responsibility to obtain any Federal, State or local approvals that may be required, such as local building permits or freshwater wetlands approvals. This determination is based on a review of the information submitted by the applicant, and in accordance with the existing Flood Hazard Area Control Act rules. Therefore, this determination will become void if the project changes size, scope, location or impact, or if the Department determines that the submitted information is incomplete or inaccurate.

Pursuant to N.J.A.C. 7:13-2. 5(g), this determination is valid until the Department amends N.J.A.C. 7:13 such that the proposed activity becomes regulated, or else the Department amends the flood hazard area or riparian zone onsite such that the proposed activity lies within one of these regulated areas. In such a case, this determination shall become void and the applicant shall obtain a new permit from the Department pursuant to N.J.A.C. 7:13-2.1 prior to commencing the regulated activities onsite.

Should you have any questions regarding this determination, please contact me at Dennis.Contois@dep.nj.gov or by telephone at (609) 633-6563.

Sincerely,



Dennis Contois
Supervising Engineer
Northern Engineering Section

C: River Edge Borough Construction Official
River Edge Borough Engineer

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