



Cramer Ecological Services, LLC

PO Box 23, 24 Johnsonburg Road
Allamuchy, NJ 07820
Phone: (908) 319-8500
Fax: (973) 300-0881

**Wetland Investigation
Environmental Planning & Permitting
Wetland Restoration & Mitigation
Wildlife & Endangered Species
Environmental Assessment**

February 16, 2023

**RE: FRESHWATER WETLANDS LETTER OF INTERPRETATION, TRANSITION AREA
WAIVER-AVERAGING PLAN & SPECIAL ACTIVITY TRANSITION AREA
WAIVER FOR REDEVELOPMENT APPLICATION**

SUBMITTED BY: PUFFCITY, LLC

**FOR: BLOCK 134, LOT 17.06
TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

Dear Property Owner:

This letter is to provide you with legal notification that PuffCity, LLC, is applying to the New Jersey Department of Environmental Protection (NJDEP), Land Use Regulation Program for a Freshwater Wetlands Line Verification - Letter of Interpretation (LOI), Transition Area Waiver-Averaging Plan & Special Activity Transition Area Waiver (SP-TAW) for Redevelopment Application on the above referenced blocks and lot, in Andover Township, Sussex County, New Jersey.


A LOI is a legal document that establishes the presence, absence, or limits of freshwater wetlands, State open waters or transition areas on a property. If any of these features are present on a parcel the Department will regulate many types of activities in those areas. The regulated and prohibited activities are listed in N.J.A.C. 7:7A2-3 and N.J.A.C. 7:7A-6.2 respectively. A TAW-averaging plan is a legal document that authorizes the modification of the overall shape of a transition area without reducing its total square footage. A Special Activity TAW-for Redevelopment is a legal document that authorizes the redevelopment/disturbance of a significantly disturbed transition area. The applicant is proposing the construction of a building and parking lot modifications within previously disturbed transition areas.

The complete application can be reviewed at the Andover Township clerk's office, or the Land Use Regulation Program at the address listed below. The Department welcomes any information concerning the presence of wetlands, open water or transition areas on the referenced parcel. Please submit this information within 15 days of receiving this letter, along with a copy of this letter to: New Jersey Department of Environmental Protection, Land Use Regulation Program, P.O. Box 420, Trenton, NJ 08625-0420 (located at: 501 East State Street).

The Department will provide the environmental commission, municipal construction official, the planning board of the municipality in which the property is located, and the county planning board, with a copy of the Department's approvals when issued.

If you have any questions regarding this application, please contact me.

Sincerely,


Brian P. Cramer
Wetland Scientist

CC: Andover Township Planning Board
Andover Township Construction Official
Andover Township Environmental Commission
Sussex County Planning Board