

Carolyn J. Ganiaris  
22 Wyndham Road  
Voorhees, New Jersey 08043  
tngcjg@comcast.net  
856 768-7790

Sturbridge Lakes Architectural Control Committee  
c/o Associa Mid-Atlantic  
14000 Horizon Way, Suite 200  
Mt. Laurel, New Jersey 08054

October 25, 2016

RE: Maintenance and Replacement of Existing Bulkhead

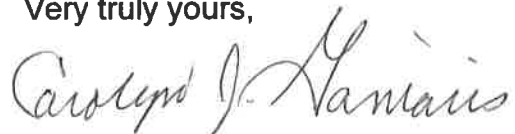
Dear Sir/Madame:

Enclosed please find an application for permission to maintain and replace an existing bulkhead with grading on my property located at 22 Wyndham Road, Sturbridge Lakes. Ms. Elaine Powell of Voorhees Township has been working with us in order to accomplish this project.

This project results in less intrusion of the lakefront.

Thank you for your kind consideration.

Very truly yours,



Carolyn J. Ganiaris

TNG/cjb  
Encs.

# STURBRIDGE LAKES ARCHITECTURAL CONTROL COMMITTEE

## APPLICATION FOR CHANGE OR ALTERATION

NAME CAROLYN J. GANIARIS DATE 10/25/16

ADDRESS 22 WYNDHAM ROAD PHONE 856 768 7790

EMAIL tnqcjg@comcast.net  
(your address will be added to the email alert list and you will receive approval notification by email)


Note: This completed form will be available for for viewing on theLaker.net

- 1. Draw a simple sketch below to indicate location, dimensions, materials, color and other pertinent information, or attach a copy of your plans.
- 2. Attach a copy of your lot survey on which you have drawn (to scale) the structure.
- 3. Submit 1 copy each (except swimming pools) of the following: this form, any plans, your lot survey
- 4. For swimming pools only, 2 copies of the following: this form, lot survey, pool plans, landscape plans (existing and proposed), soil erosion plan, and wastewater disposal plans (backwash and draining)
- 5. For tree removal and other landscape changes, on lot survey mark location of ALL trees noting the ones you wish to remove and why. Also, lightly shade all areas of property left 'undisturbed' to show compliance with our 20% undisturbed natural vegetation per Article V, Section 1. (p) of the C & R's.

Any questions call the Management Office: 888-884-8490

- 1 - PLEASE SEE ATTACHED SURVEY PLAN, PHOTOGRAPHS, AND DEP GENERAL PERMIT 1 FOR THE MAINTENANCE AND REPLACEMENT OF AN EXISTING BULKHEAD STRUCTURE WITH GRADING.
- 2 - PROJECT WILL RESTORE ERODED AREA.
- 3 - BULKHEAD BEING REDUCED IN SIZE AND BEING PULLED BACK 2 FEET ± FROM EXISTING LOCATION.

PLEASE MAIL COMPLETED APPLICATION TO:  
Sturbridge Lakes Architectural Control Committee  
c/o MAMCO  
14000 Horizon Way, Suite 200  
Mt. Laurel, NJ 08054

  
owner signature  
Owner grants permission to Architectural Committee and/or SLA Trustees to enter property to inspect proposed site.

- NOTES:
- 1. Resident is required to obtain all Voorhees Township, state, and any other necessary permits. Call 429-0647
  - 2. Applications cannot be processed unless residents are current in their Association Dues
  - 3. Residents should be advised that if an architectural matter must be referred to the Association attorney, the attorney's costs will become the financial responsibility of the homeowner.

APPROVED UNCONDITIONALLY \_\_\_\_\_  
APPROVED CONDITIONALLY \_\_\_\_\_  
(See Attachments)  
REJECTED \_\_\_\_\_  
(See Attachments)

\_\_\_\_\_  
Chairperson  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Property Manager  
\_\_\_\_\_  
Date

\_\_\_\_ Application cannot be processed because Association dues are delinquent. Please resubmit after dues are paid.

\_\_\_\_\_  
Manager Date



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



## PERMIT

<p>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 limitations, terms and conditions 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.</p>		Approval Date <b>OCT 20 2016</b>
		Expiration Date <b>OCT 19 2021</b>
<b>Permit Number(s):</b>  0434-16-0003.1 FWW160001	<b>Type of Approval(s):</b>  FWGPI Maintenance. & repair of exist feature	<b>Enabling Statute(s):</b>  NJSA 13:9B FWPA NJSA 58:10A WPCA
<b>Permittee:</b> Carolyn J Ganiaris 22 Wyndam Rd. Voorhees, NJ 08043	<b>Site Location:</b> Block(s) & Lot(s): [229.13, 21] Municipality: Voorhees Twp. County: Camden	
<b>Description of Authorized Activities:</b> <p>Temporarily disturb 240 square feet (0.006 acres) of State open waters to remove and replace an existing timber tie bulkhead with deadmen. The new bulkhead will be approximately 16 linear feet and located 2 feet upland from the existing bulkhead. In addition, eroded lawn and beach areas will be restored.</p> <p>The drawings hereby approved are shown on one (1) sheet prepared by Jack J. Gravlin Jr., P.E., dated 7/2016, not revised, unless otherwise noted, entitled: "PROPOSED BULKHEAD MAINENANCE REPLACEMENT, CAROLYN J. GANIARIS, 22 WYNDHAM ROAD, BLOCK 229.13 LOT 21, VOORHEES TWP CAMDEN COUNTY NEW JERSEY".</p> <p>This authorization to conduct activities in freshwater wetlands and/or State open water includes the issuance of a Water Quality Certificate.</p> <p>Approved activities are consistent with Flood Hazard Area Rules Control Act Permit-By-Rule No. 2 and 8 pursuant to N.J.A.C. 7:13-7.2 and 7.8.</p> <p>The activities allowed by this authorization shall comply with applicable conditions noted at N.J.A.C. 7:7-4.3, 5.1, and 13.1. Failure to comply with these conditions shall constitute a violation of the Freshwater Wetland Protection Act (N.J.S.A. 13:9b-1 et. seq.).</p>		
<b>Prepared by:</b>  <i>April R. Grabowski</i>	<b>Received and/or Recorded by County Clerk:</b>	
<p>THIS PERMIT IS NOT EFFECTIVE AND NO CONSTRUCTION APPROVED BY THIS PERMIT, OR OTHER REGULATED ACTIVITY, MAY BE UNDERTAKEN UNTIL THE APPLICANT HAS SATISFIED ALL PRE-CONSTRUCTION CONDITIONS AS SET FORTH HEREIN.</p>		
<p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>		

**PROJECT SPECIFIC CONDITIONS**

1. In order to protect warm water fishes and pickerel within Sturbridge Lake, any proposed grading or construction activity, which could introduce sediment into State open waters or which could cause an increase in the natural level of turbidity, is **prohibited** between April 1 and June 30 of each year.
2. Any additional un-permitted disturbance of freshwater wetlands, State open waters and/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 proposed disturbance.
3. This authorization for a General Permit is valid for a term not to exceed five years from the date of this letter. 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.
4. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, NJDEP, P.O. BOX 422, East State Street, Trenton, NJ 08625-0422, at least seven days prior to the commencement of site preparation, or of regulated activities, whichever comes first. The notification shall contain proof of recording of a conservation restriction or easement, if one was required as part of the permit.

**STANDARD CONDITIONS:**

1. **Responsibilities:**
  - a. The permittee, its contractors and subcontractors shall comply with all conditions of this permit, authorizing and/or supporting documents and approved plans and drawings.
  - b. A copy of this permit, other authorizing documents, records and information including all approved plans and drawings shall be maintained at the authorized site at all times and made available to Department representatives or their designated agents upon request.
2. **Permit modification:** Plans and specifications in the application and conditions imposed by this permit shall remain in full force and effect so long as the proposed development or any portion thereof is in existence, unless modified by the Department. No change in plans or specifications upon which this permit is issued shall be made except with the prior written permission of the Department. The filing of a request to modify an issued permit by the permittee, or a notification of planned changes or anticipated noncompliance does not stay any condition of this permit.
3. **Duty to minimize environmental impacts:** 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. 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 this 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

4. **Proper site maintenance:** While the regulated activities are being undertaken, neither the permittee, its contractors nor subcontractors shall cause or permit any unreasonable interference with the free flow of a regulated feature by placing or dumping any materials, equipment, debris or structures within or adjacent to the regulated area. Upon completion or abandonment of the work, the permittee, its contractors or subcontractors shall remove and dispose of in a lawful manner all excess materials, debris, equipment, silt fences and other temporary soil erosion and sediment control devices from all regulated areas. Only clean non-toxic fill shall be used where necessary.
5. **Sediment control:** Development which requires soil disturbance, creation of drainage structures, or changes in natural contours shall conduct operations in accordance with the latest revised version of "Standards for Soil Erosion Sediment Control in New Jersey," promulgated by the New Jersey State Soil Conservation Committee, pursuant to the Soil Erosion and Sediment Control Act of 1975, N.J.S.A. 4:24-42 et seq. and N.J.A.C. 2:90-1.3-1.14.
6. **Rights of the State:**
  - a. This permit does not convey any property rights of any sort, or any exclusive privilege.
  - b. Upon notification and presentation of credentials, the permittee shall allow Department representatives or their designated agents, to enter upon the project site and/or where records must be kept under the conditions of this permit, inspect at reasonable times any facilities, equipment, practices or operations regulated or required under the permit, and sample or monitor for the purposes of determining compliance. Failure to allow reasonable access shall be considered a violation of this permit and subject the permittee to enforcement action.
  - c. The issuance of this 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, structure or structures. Neither the State nor the Department shall, in any way, be liable for the loss of life or property which may occur by virtue of the activity of development resulting from any permit.
7. **Duty to Reapply:** If the permittee wishes to continue an activity covered by the permit after the expiration date of the permit authorization, the permittee must apply for and obtain a new permit authorization.
8. **Transfer of Permit:** This permit may not be transferable to any person unless the transfer is approved by the Department. Please refer to the applicable rules for more information.
9. **Other Approvals:** The permittee must obtain any and all other Federal, State and/or Local approvals. Authorization to undertake a regulated activity under this permit does not indicate that the activity also meets the requirements of any other rule, plan or ordinance.
10. **Noncompliance:**
  - a. Any noncompliance with this permit constitutes a violation, and is grounds for enforcement action, as well as modification, suspension and/or termination of the permit.

- b. The permittee shall immediately report to the Department by telephone at (877) 927-6337 any noncompliance that may endanger health or the environment. In addition, the permittee shall report all noncompliance to Bureau of Coastal and Land Use Compliance and Enforcement, 401 E. State Street, 4th Floor, P.O. Box 420, Mail Code: 401-04C, Trenton, NJ 08625, in writing within five business days of the time the permittee becomes aware of the noncompliance. The written notice shall include: a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and, if the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and steps taken or planned to reduce, eliminate and prevent recurrence 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.
11. **Appeal of Permit:** In accordance with the applicable regulations, any person who is aggrieved by this decision or any of the conditions of this permit may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin. This request must include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/bulletin> and the Checklist is available through the Division's website at [http://www.nj.gov/dep/landuse/download/lur\\_024.pdf](http://www.nj.gov/dep/landuse/download/lur_024.pdf). 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 the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information about this process.

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

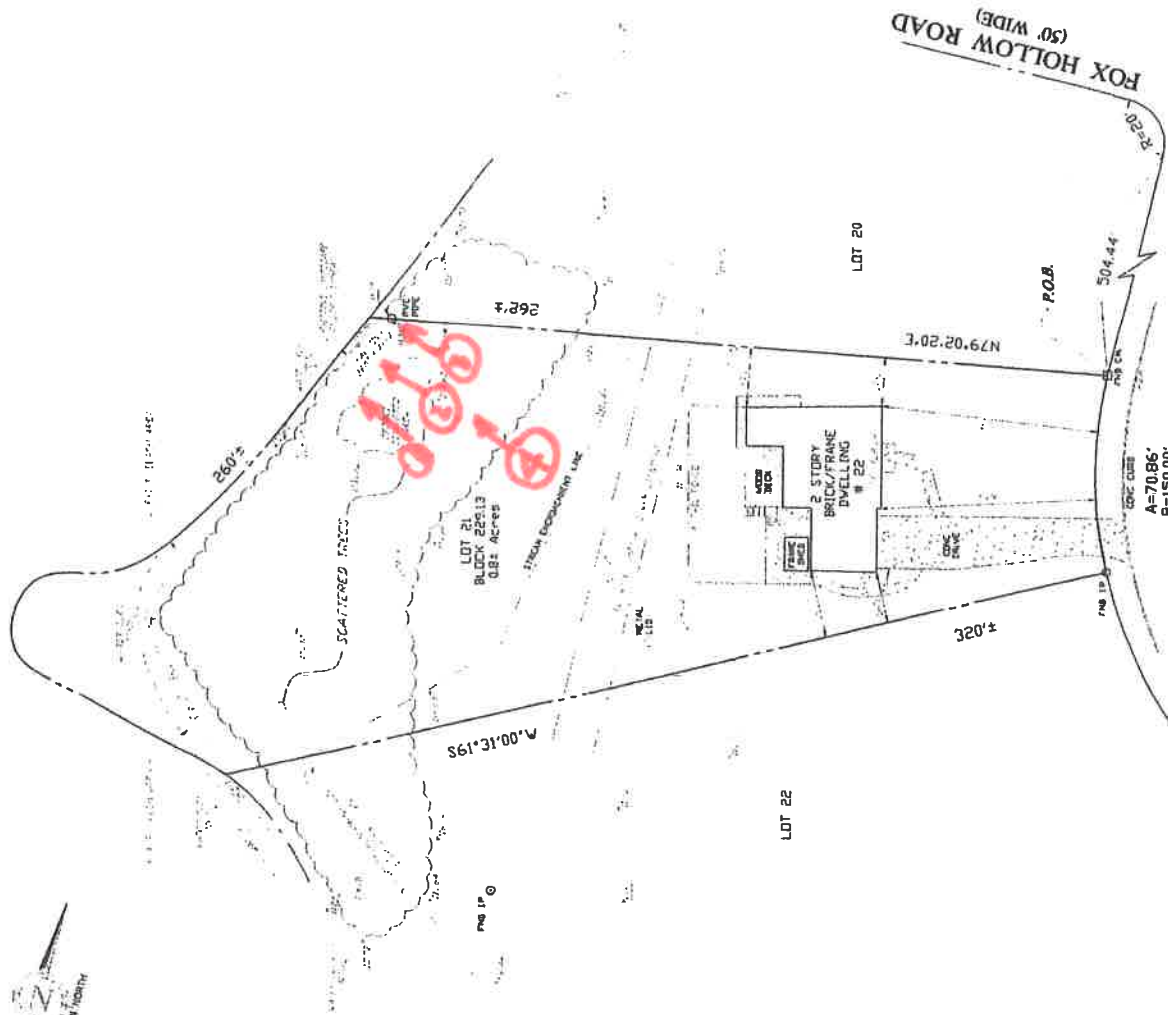
Approved by:

  
\_\_\_\_\_  
Ryan J. Anderson, Supervisor  
Division of Land Use Regulation

10/20/16  
\_\_\_\_\_  
Date

Original sent to Agent to record  
c: Permittee

←① PHOTO Location



WYNDHAM ROAD (50' WIDE)  
 LOT 21  
 BLOCK 219.13, LOT 21  
 0.82 ACRES  
 2 STORY BRICK/FRAME DWELLING # 22  
 LOT 20  
 LOT 22  
 SCATTERED TREES  
 P.O.B.  
 FOX HOLLOW ROAD (50' WIDE)  
 WYNDHAM ROAD (50' WIDE)

**SURVEY OF PROPERTY**  
**BLOCK: 219.13, LOT: 21**

**V & J Associates**  
**LAND SURVEYING & LAND PLANNING**

**FRANK A. INTESIMONI**

DATE: 11/15/2011  
 TIME: 10:00 AM  
 BY: FRANK A. INTESIMONI  
 CHECKED BY: FRANK A. INTESIMONI  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1  
 PROJECT NO. 11-001

PHOTO #1



PHOTO #2





PHOTO # 3



PHOTO 4