



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Watershed Protection

Mail Code 501-02A

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Trenton, New Jersey, 08625

[www.state.nj.us/dop/landuse](http://www.state.nj.us/dop/landuse)

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### FLOOD HAZARD AREA APPLICABILITY DETERMINATION Flood Hazard Area Control Act Rules, N.J.A.C. 7:13-5.1

May 30, 2023

Mr. James Henry, PE, PP  
Dynamic Engineering Consultants, PC  
1904 Main Street  
Lake Cuomo, New Jersey 07719

Re: Flood Hazard Applicability Determination  
File No. 1202-20-0003.1 APD 230001  
Applicant: Arny Associates, LLC

Dear Mr. Henry,

This is in response to your letter received on May 19, 2023 concerning a proposed warehouse located in the vicinity of Cranbury Brook, within Lot Nos. 1.02 and 1.03 of Block No. 8, in Cranbury Township, Middlesex County.

#### DECISION

A review of a drawing prepared by Dynamic Engineering dated May 8, 2023, unrevised, entitled:

“ARNY ASSOCIATES,LLC PROPOSED WAREHOUSE REDEVELOPMENT BLOCK 8,  
LOTS1.02 & 1.03 322 & 326 CRANBURY HALF ACRE ROAD TOWNSHIP OF  
CRANBURY, MIDDLESEX COUNTY, NEW JERSEY”

“SITE PLAN”, Sheet No. 5 of 18

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

#### REASON FOR DECISION

The stream in question is state and Federally studied. No activity is proposed in the flood hazard area. Activity is proposed in an actively disturbed riparian zone. As per NJAC 7:13-7.10, of the Flood Hazard Area Regulations, the proposed project 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. 7:13-5.1(f) and (g), this determination is valid for five years from the date of this letter, unless 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

cc: Cranbury Township Engineer  
Cranbury Township Construction Official