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CLERK'S OFFICE
UPPER TOWNSHIP

April 15, 2025

Via Certified Mail

**TO: UPPER TOWNSHIP CLERK, PLANNING BOARD; ENVIRONMENTAL COMMISSION
AND CONSTRUCTION OFFICIAL; CAPE MAY COUNTY PLANNING BOARD; CAPE-
ATLANTIC SOIL CONSERVATION DISTRICT; PINELANDS COMMISSION
ADJACENT PROPERTY OWNERS WITHIN 200-FEET**

**RE: NJDEP FILE NO. 0511-03-0011
COASTAL AREA FACILITY REVIEW ACT (CAFRA) INDIVIDUAL PERMIT AND
FRESHWATER WETLANDS PROTECTION ACT GENERAL PERMIT NOS. 6 AND 10 AND
TRANSITION AREA WAIVER - AVERAGING**

**FORMER B.L. ENGLAND GENERATING STATION
BLOCK 479, LOTS 76, 76.01, 94.01, 97, 98 AND 99
UPPER TOWNSHIP; CAPE MAY COUNTY
APPLICANT / OWNER: BEESLEY'S POINT DEVELOPMENT GROUP LLC**

Dear Sir/Madam:

The New Jersey Department of Environmental Protection (NJDEP) requires that the Township, County, Soil Conservation District, Pinelands Commission and all property owners within 200-feet be notified by certified mail of the submittal of a permit application. This notice is required when a wetlands application is initially submitted to the NJDEP. Another notice will be sent prior to the start of the Coastal Area Facility Review Act (CAFRA) permit application 30-day public comment period. In addition to the NJDEP permits, the project will also require Township and County approvals, and additional notices will be sent for the Planning Board hearing(s) where the public may comment on the application.

On behalf of the applicant and owner (Beesley's Point Development Group LLC), ACT Engineers (ACT) is submitting permit applications to the NJDEP for a proposed multi-use development at the former approximate 342-acre B.L. England Generating Station.

Required NJDEP permits include a CAFRA permit, Freshwater Wetlands Protection Act General Permit Number 6 (to fill up to 1-acre of non-tributary (isolated) wetlands), General Permit No. 10 for a minor road crossing through wetlands (for the main entrance road), and a Wetlands Buffer Averaging plan. The onsite wetlands have been verified by the NJDEP and require either 0-, 50- or 150-foot buffers (setbacks). The NJDEP allows for 'averaging' of the wetland buffers. The

standard wetland buffer width can be reduced in some locations if an equal or greater area increase is proposed in other areas so that the total 'averaged' buffer area equals or exceeds the total 'uniform' buffer area.

The CAFRA (NJAC 7:7) and Freshwater Wetlands Protection Act (NJAC 7:7A) rules can be viewed on the NJDEP website at: <https://dep.nj.gov/wlm/laws-regulations/>.

The NJDEP permit applications seek approval of the following:

- Approximately 288 age-restricted townhomes, clubhouse, swimming pool and parking (located mostly on the former B.L. England golf course).
- A 30-foot wide boardwalk along the Great Egg Harbor Bay, for public access to the waterfront.
- Waterfront luxury hotel with approximately 180 rooms, restaurant, associated amenities and parking.
- Four waterfront residential "Y" shaped buildings with a maximum of 400 condominiums, associated amenities and dedicated parking.
- Approximately 80,000 square feet of retail space within the proposed hotel and at the boardwalk level of the waterfront residential buildings.
- Approximately 80 affordable housing apartment units and dedicated parking.
- Boat storage building.
- Engineered stormwater management design, grading and landscaping.
- Preservation of more than 264-acres of wetlands, wetland buffers, open water, forested land and green open space.

It should be noted that the NJDEP permit applications seek approval for a maximum density, which can be reduced if different types of housing are ultimately proposed (for example, single family homes instead of condominiums).

The proposed project is shown on the enclosed reduced sized site plan. The complete permit application, including full size plans, have been mailed and will be available for review at the Upper Township Clerk's office or by calling the NJDEP for an appointment in their Trenton office (address below).

The NJDEP welcomes any comments you would like to submit about the property and/or the proposed development.

Written comments should be submitted within 15 days of receiving this letter, (although the NJDEP will accept comments throughout the review process and there will be a 30-day public comment period. You will receive another certified mail notice before the start of the CAFRA public comment period and also, before the Upper Township Planning Board hearing.

Please send your written comments with a copy of this letter to:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
Mail Code 501-02A
PO Box 420
Trenton, New Jersey 08625-0420
Attention: Upper Township, Cape May County Supervisor

Sincerely,

ACT ENGINEERS, INC.



Junetta N. Dix, M.E.M., SPWS
Director, Environmental Services
Agent for the Applicant



LEGEND

PROPERTY LINE	-----
ADJACENT PROPERTY LINE	-----
EASEMENT LINE	-----
COVER LINE	-----
RICE LINE	-----
EDGE OF PAVEMENT LINE	-----
FENCE LINE	-----
STORM SEWER LINE	-----
SANITARY SEWER LINE	-----
CENTER LINE	-----
GUIDE LINE	-----
MONUMENT PNT.	-----
HIGH PIPE PNT.	-----
CAPPED PIPE PNT.	-----

- GENERAL NOTES**
1. PHYSICAL FEATURES OUTSIDE OF THE SITE HAVE NOT BEEN COMPLETELY SHOWN.
 2. HORIZONTAL DATUM = N.A.S.P.C.S. (NAD-83/2011)
VERTICAL DATUM = NAVD-88 (2000 120)
UNITS = US FEET
 3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES, UNLESS OTHERWISE NOTED. DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION FACTOR OF 0.999971146 CALCULATED AT THE FOLLOWING COORDINATE REF. 162.41836, E. 45.14856, 2.150.

- LEGEND**
1. A SET OF PLANS ENTITLED "EXISTING CONDITIONS PLAN, BEESLEY'S POINT DEVELOPMENT GROUP, LOTS 76, 78.01, 84.01, 87, 98, AND 99, BLOCK 479, UPPER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" PREPARED BY ACT ENGINEERS, INC., DATED 4/3/25, SHEETS 1 TO 3 OF 3.

- LEGEND**
1. AGE RESTRICTED 16 UNIT BUILDINGS WITH 3 BEDROOMS PER UNIT
 2. CLUBHOUSE (50 PERSON MAX.)
 3. BOAT STORAGE BUILDING (15,650 SF)
 4. 2 BEDROOM UNITS (80 UNITS TOTAL)
 5. 100 ROOM HOTEL WITH RESTAURANT WITH 300 SEATS
 6. COMMERCIAL (80,000 SF TOTAL)
 7. MULTI-FAMILY BUILDINGS WITH 250 (3) BEDROOM UNITS & 150 (2) BEDROOM UNITS TOTALING 400 UNITS
 8. MAX. BUILDING AREA OF WASTEWATER TREATMENT PLANT

NOTES: IF THIS DOCUMENT DOES NOT ACCURATELY REPRESENT THE INTENT OF THE PROFESSIONAL, IT IS NOT AN APPROVED DESIGN, AND MAY HAVE OTHER ISSUES.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	SCALE
1	4/14/25	OVERALL SITE PLAN	ACT ENGINEERS, INC.	ACT ENGINEERS, INC.	1"=200'

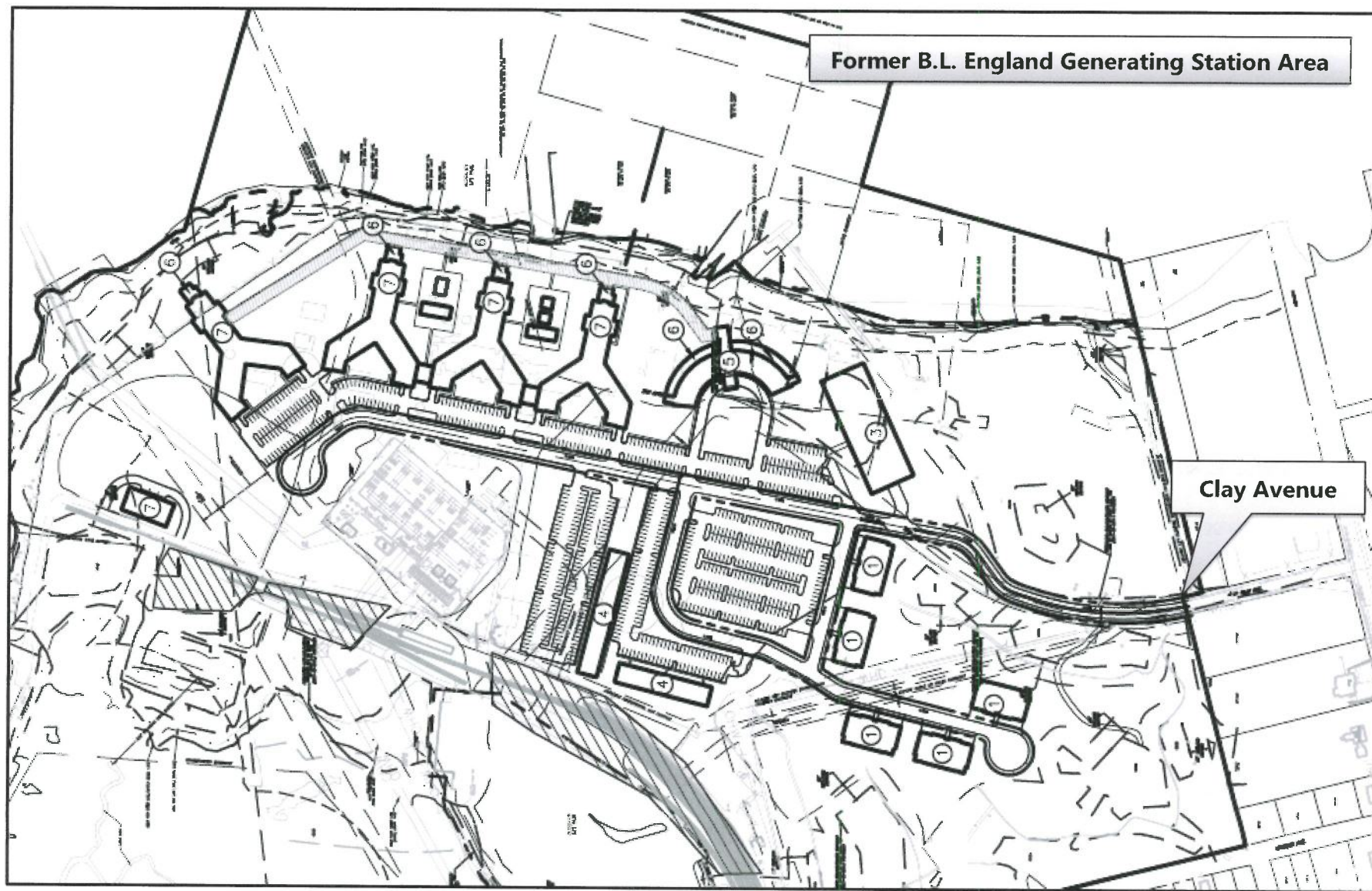
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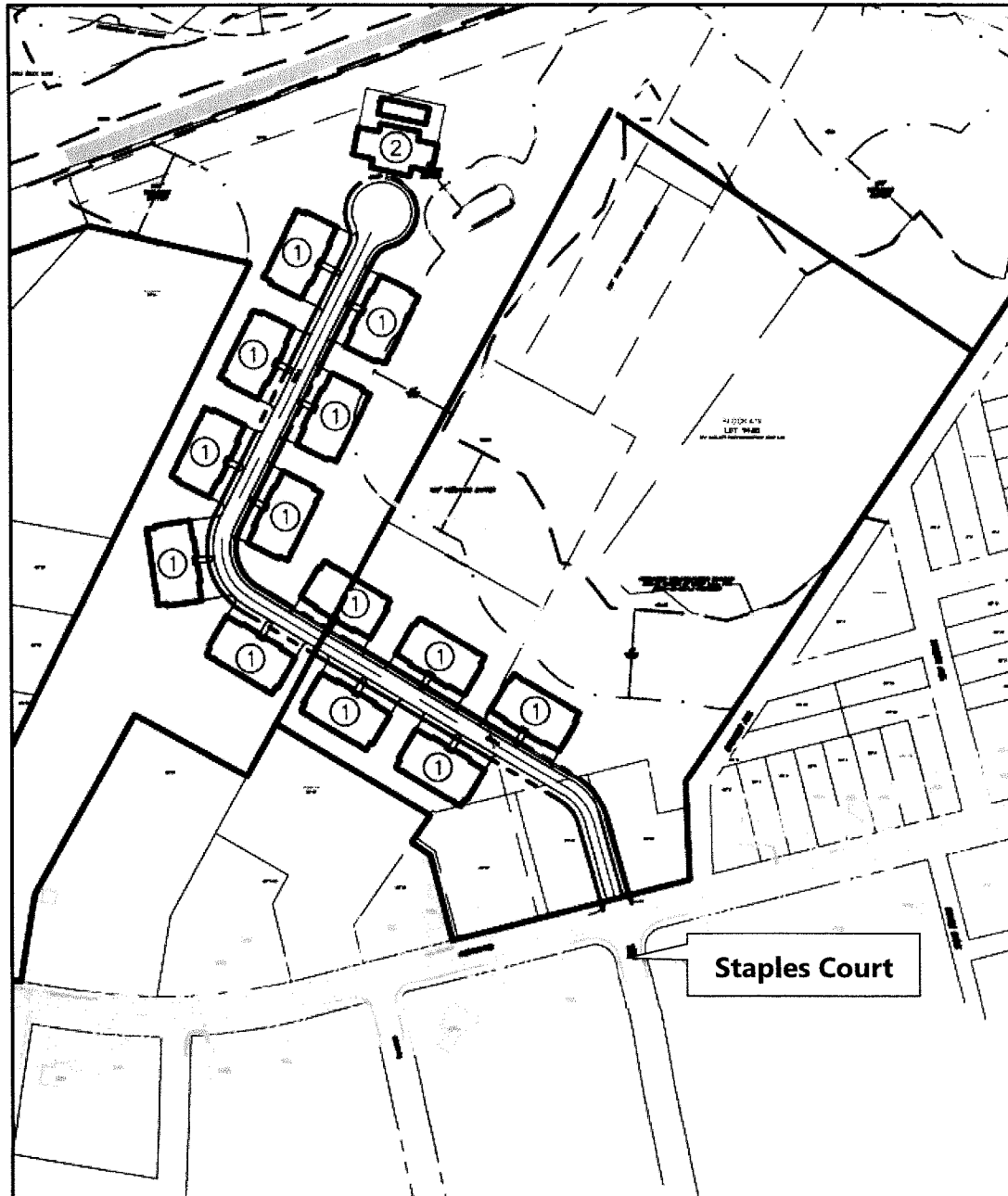


ACT ENGINEERS, INC.
1000 WASHINGTON STREET
SOMERSET, NJ 08876
WWW.ACTENGINEERS.COM

OVERALL SITE PLAN
FOR
BEESLEY'S POINT DEVELOPMENT GROUP, LLC
LOTS 76, 78.01, 84.01, 87, 98, AND 99, BLOCK 479
SITING IN
UPPER TOWNSHIP
CAPE MAY COUNTY
NEW JERSEY

PROJECT NO.	250112-05
DATE	4/14/25
SHEET	2 OF 29





Former B.L. England Golf Course

LEGEND

- ① AGE RESTRICTED 16 UNIT BUILDINGS WITH 3 BEDROOMS PER UNIT
- ② CLUBHOUSE (50 PERSON MAX.)
- ③ BOAT STORAGE BUILDING (35,650 SF)
- ④ 2 BEDROOM UNITS (80 UNITS TOTAL)
- ⑤ 180 ROOM HOTEL WITH RESTAURANT WITH 300 SEATS
- ⑥ COMMERCIAL (80,000 SF TOTAL)
- ⑦ MULTI-FAMILY BUILDINGS WITH 250 (3) BEDROOM UNITS & 150 (2) BEDROOM UNITS TOTALING 400 UNITS
- ⑧ MAX. BUILDING AREA OF WASTEWATER TREATMENT PLANT