

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
REQUEST TO RELEASE CONSERVATION EASEMENT
PUBLIC NOTICE
PUBLIC HEARING**

TAKE NOTICE that, in accordance with the New Jersey Conservation Restriction and Historic Preservation Restriction Act, N.J.S.A. 13:8B-5, the New Jersey Department of Environmental Protection, Division of Land Resource Protection (the "Department") has received an application for a release and modification of the current Conservation Restriction/Easements by and between and the New Jersey Department of Environmental Protection and the Applicants-Owners listed below for the property identified in the Tax Blocks and Lots below. The conservation restriction was a requirement of a freshwater wetlands transition area averaging plan approval, which was issued by the Department on May 1, 1998, DLRP File No. 1907-91-0006.8, and which authorized a modification to the onsite standard transition area. The Applicants are requesting a partial release and modification of the conservation restriction/easement to accommodate mistakenly installed unauthorized encroachments upon and intrusions of freshwater wetlands for the initially planned golf-club residential community.

In consideration of the partial release and to implement an Administrative Consent Order, the Applicants have purchased wetlands mitigation credits from the Evergreen Clove Mitigation Bank. The mitigation work has already been implemented pursuant to directives of the Department's Bureau of Coastal and Land Use Enforcement. In addition, the Applicants have used some of the escrow funds held by the municipality for the original proposed development to fund certain wetlands restoration work on the Property. After a three-year monitoring period any remaining funds in the municipal escrowed account shall be donated to the Wetlands Mitigation Council. Finally, upon final approval of the proposed modified conservation restriction, the Applicants will preserve 75,218 square feet of land which is approximately twice as much land than has been improperly disturbed.

APPLICANTS: Gale and Kitson Fredon Golf, LLC; Bear Brook Village LLC; Bear Brook Development, Inc; Joseph and Catherine Lorentz; Worth Construction Company; Backdoor Properties, LLC; 23 Players Blvd LLC; and East Coast Equine Properties, LLC

FILE NUMBERS: TAW 1907-91-0006.8 and PEA 080002-1907-02-0002.1 (AONOCAPA)

PROJECT DESCRIPTION: Request for Modification of Conservation Restriction/Easement

MUNICIPALITY: Township of Fredon

COUNTY: Sussex County

PROJECT ADDRESS: State Highway 94 and Fredon-Grendell Road
1998 Tax Map Block 1802, Lots 6,7 and 8.02; Block 1803, Lot 5
2016 Tax Map Block 1802, Lots 8.02 and 71; Block 1803, Lot 5 and
Block 1807, Lot 6

Public Hearing:

HEARING DATE: June 21, 2023

HEARING TIME: 10:00 a.m.

The Division of Land Resource Protection invites the public to attend the Public Hearing via Microsoft Teams. To access the meeting, please access or log onto Microsoft Teams and look for a specific link to the hearing:

Teams Link
Meeting ID 282 809 957 503
Passcode dffRL8

Or, Call In (audio only)
1-856-338-7074
Phone Conference ID 326 371 792#

VIRTUAL LOCATION: Department of Environmental Protection
501 East State Street, 2nd Floor
Trenton, NJ 08625

Public comments on the application may be submitted to: Christopher Jones, Project Manager, Division of Land Resource Protection, Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey, 08625-0420, or by email at Christopher.jones@dep.nj.gov.