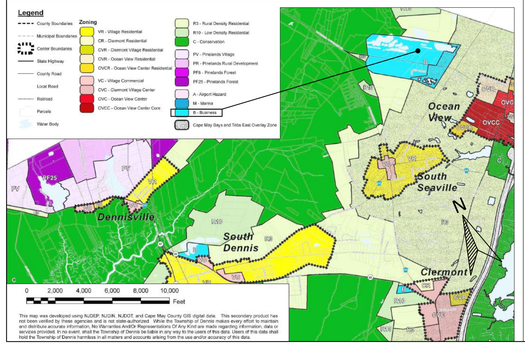
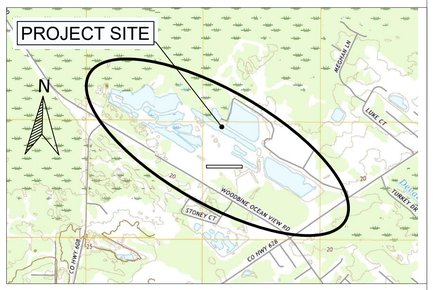
ZONING MAP



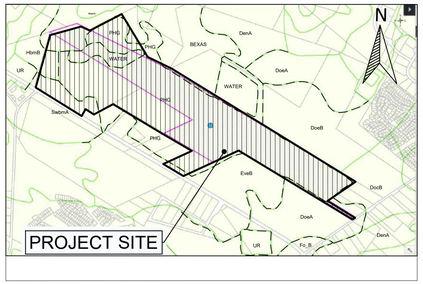
NEW JERSEY WETLANDS MAP

SOURCE: NJ_GEOWEB:
NOT TO SCALE

TOPOGRAPHIC LOCATION PLAN

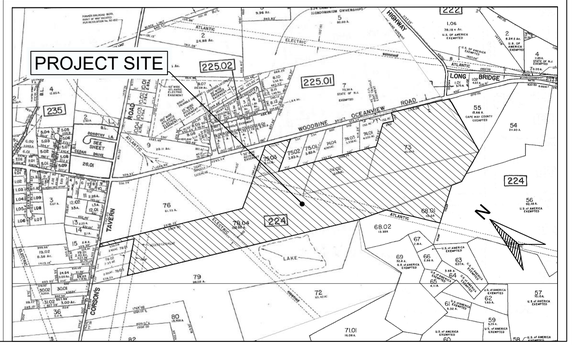


SOIL SURVEY



SOURCE: NJ_GEOWEB:
NOT TO SCALE

TAX MAP SHEET No. 25 & 26



General Notes:

1. OWNER OF RECORD: PIERSON PLEASANTVILLE, LLC
   c/o RICHARD E. PIERSON, PRESIDENT
   426 SWEDESBORO ROAD
   PILESGROVE, NEW JERSEY 08098
   (856) 769-8244

   APPLICANT: PIERSON PLEASANTVILLE, LLC
   c/o RICHARD E. PIERSON, PRESIDENT
   426 SWEDESBORO ROAD
   PILESGROVE, NEW JERSEY 08098
   (856) 769-8244
2. THE PROJECT SITE IS LOCATED WITHIN THE "B" DISTRICT (BUSINESS) AND THE "C" DISTRICT (CONSERVATION), AS SHOWN ON THE DENNIS TOWNSHIP ZONING MAP DATED APRIL, 2013.
3. A PORTION OF PROJECT SITE IS LOCATED WITHIN A MAPPED AND FIELD DELINEATED FRESHWATER WETLANDS.
4. THE PROJECT SITE IS NOT LOCATED WITHIN THE PINELANDS PRESERVATION OR PROTECTION AREA, BUT IS LOCATED WITHIN THE PINELANDS NATIONAL RESERVE.
5. THE PROJECT IS LOCATED WITHIN THE C.A.F.R.A. BOUNDARY.
6. ACCESS/EGRESS TO/FROM THE PROJECT SITE IS VIA WOODBINE-OCEANVIEW ROAD (COUNTY ROUTE No. 550).
7. THE METHOD OF STOCKPILING TOPSOIL AND OVERBURDEN IS THE LOADER-TRUCK METHOD AND STABILIZED IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY."
8. THE APPLICANT IS REQUESTING A WAIVER OF PROVIDING FENCING ALONG THE COMMON PROPERTY LINE WITH A PORTION OF LOT 76.
9. OFFICE IS LOCATED ON LOT 75.03, AND IS PROVIDED WITH SITE LIGHTING.
10. "DO NOT ENTER UNSAFE CONDITIONS" SIGNS SHALL BE MAINTAINED AT ALL ACCESS LOCATIONS TO THE SITE.

Approvals:

Approved by the Township Committee of Dennis Township, Cape May County, New Jersey.

CHAIRPERSON DATE

SECRETARY DATE

Approved by the County Planning Board of Cape May County, New Jersey.

CHAIRPERSON DATE

SECRETARY DATE

Approved by the Land Use Board of Dennis Township, Cape May County, New Jersey.

CHAIRPERSON DATE

SECRETARY DATE

PLANNING BOARD ENGINEER DATE

PIERSON PLEASANTVILLE, LLC

TAX BLOCK 224 ~ LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

Restoration Notes:

1. THE SITE WILL CONTINUE TO BE ACTIVELY MINED BASED ON THE DEMAND OF THE RESOURCE EXTRACTION MATERIAL AND LOCATION OF THE SIPECIFIC MATERIAL WITHIN THE LICENSE LIMITS OF THE SITE.
2. RESTORATION SHALL BE A CONTINUOUS PROCESS AND EACH PORTION OF THE SITE SHALL BE RESTORED WITHIN ONE YEAR AFTER THE RESOURCE EXTRACTION IS COMPLETED FOR THAT PORTION OF THE SITE.
3. RESTORATION OF A PERMIT AREA SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED RECLAMATION PLAN AND WITHIN SIX MONTHS OF THE EXPIRATION DATE OF THE PERMIT.
4. PREVIOUSLY MINED SIDE SLOPES THAT HAVE NOT BEEN RESTORED AND/OR NATURALLY REVEGETATED AND THAT EXCEED THE MAXIMUM SLOPES SHOWN SHALL BE RE-GRADED AND RESTORED IN ACCORCANCE WITH THE APPROVED PLAN.
5. TOPSOIL SHALLL BE RESTORED IN APPROXIMATELY THE SAME QUALITY AS EXISTED AT THE TIME THE RESOURCE EXTRACTION OPERATION WAS INITIATED. A 4' MIN. LAYER OF TOPSOIL SHALL BE PROVIDED FOR ALL RESTORATION AREAS.
6. RESTORED AREA SHALL BE MONITORED FOR EVIDENCE OF EROSION AND SURVIVAL OF PLANTINGS, AND CORRECTIVE ACTION TAKEN WHEN NECESSARY.
7. RESTORATION AREAS TO BE PERMANENTLY STABILIZED WITH 90 LBS. OF TALL FESCUE, 90 LBS. OF SPREADING FESCUE AND 60 LBS. OF PERENNIAL RYEGRASS PER ACRE. 10-20-10 OR EQUIVALENT FERTILIZER SHALL BE APPLIED AT THE RATE OF 600 LBS./ACRE, AND LIME AT RATE OF 2 TO 3 TONS/ACRE.
8. FERTILIZER AND LIME SHALL BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES PRIOR TO SEEDING. SEEKING DEPTH TO BE ¼" TO ½".
9. MULCHING IS REQUIRED IMMEDIATELY AFTER SEEDING IS COMPLETE. MULCH MAY BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEED OR SALT HAY APPLIED AT THE RATE OF 2.0 TO 2.5 TONS/ACRE AND ANCHORED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND AND/OR WATER EROSION.
10. THE LIFE EXPECTANCY OF THE MINING OPERATION AT THIS SITE IS APPROXIMATELY 50 YEARS.

I CERTIFY THAT I AM THE OWNER OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

NAME: (RICHARD E. PIERSON D.B.A. PIERSON PLEASANTVILLE, LLC) DATE

REVISIONS:

YEAR: YEAR:
YEAR: YEAR:
YEAR: YEAR:

TABLE OF CONTENTS: ⚠

SHEET #	CONTENTS:	Original Date:	Latest Revision Date:
SP 01	Site Location Plan, Site Notes, Adjacent Owners' List	11/06/17	7/25/2025
SP 02	MINING EXCAVATION PERMIT PLAN W/Additional Notes	11/06/17	7/25/2025
SP 03	MINING EXCAVATION PERMIT PLAN (NORTH WEST PORTION)	11/06/17	7/25/2025
SP 04	MINING EXCAVATION PERMIT PLAN (MIDDLE PORTION -NORTH)	11/06/17	7/25/2025
SP 05	MINING EXCAVATION PERMIT PLAN (MIDDLE PORTION -SOUTH)	11/06/17	7/25/2025
SP 06	MINING EXCAVATION PERMIT PLAN (SOUTH EAST PORTION)	11/06/17	7/25/2025
SP 07	MINING LICENSE PLAN	11/06/17	7/25/2025
SP 08	PHASE 1 - FINAL GRADING PLAN	11/06/17	7/25/2025
SP 09	PHASE 2 - FINAL GRADING PLAN (MIDDLE PORTION)	11/06/17	7/25/2025
SP 10	PHASE 2 - FINAL GRADING PLAN (NORTH WEST PORTION)	11/06/17	7/25/2025
SP 11	SECTIONS & DETAILS	11/06/17	
SE 01	SOIL EROSION	10/27/2020	

SET REVISION DATE: 7/25/2025 ⚠

⚠ OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.

MINING EXCAVATION PERMIT PLAN
FOR
PIERSON PLEASANTVILLE, LLC
TAX BLOCK 224
LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230

REVISIONS
7/25/2025 ⚠ Updated Survey from Mark Gibson; Adjacent Owners List; & T.O.C.
10/27/2020 ⚠ Updated Survey from Mark Gibson; Adjacent Owners List; & T.O.C.
9/24/2020 ⚠
REVISIONS

M · V · ENGINEERING, LLC
Consulting, Municipal, Environmental Engineers & Planners
Certificate of Authorization #24GA28195100
102 N. MAIN STREET • PO BOX 484 • CAPE MAY COURT HOUSE, NJ. 08210
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CYNTHIA S. CHEMERYS
Professional Engineer, NJ License No. 33816
Professional Planner, NJ License No. 4179

SCALE: AS NOTED
DW'G BY: CHILDS
CK'D BY: BJM
DATE: 11/06/17
PROJECT NO: 118-14
SHEET: SP-1

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214
Phone: (609) 861-9700 ext. 241
Fax: (609) 861-0719

LEE ANN RUSS, CTA
Tax Assessor

July 24, 2025

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 500 FEET OF BLOCK 224, Lots 68.01, 73, 74.02, 75.03, 78.04 ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST Lee Ann Russ
LEE ANN RUSS, CTA

BLOCK 224, Lots 68.01, 73, 74.02, 75.03, 78.04 CAPE MAY COUNTY
PLANNING BOARD

DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

STATE OF NJ-DOT
CN-600 1035 PARKWAY AVE
TRENTON, NJ 08625-0600

Block / Lot / Qual	Property Location / Additional Lot / Additional Lot	Property Class	Owner / Address / City, State	Zip Code
222 / 8	107 LONG BRIDGE RD 0B441L7	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
223 / 1.01 / C-A	521 WOODBINE-OCEANVIEW RD	4A	HUDSON, S T ENGINEERS INC 900 DUDLEY AVE CHERRY HILL, NJ	080024426
223 / 1.01 / C-B1	521 WOODBINE-OCEANVIEW RD	4A	CHIST HIGH LLC 120 CROSSPOINTE DR WEST CHESTER, PA	193804166
223 / 1.01 / C-B2	521 WOODBINE OCEANVIEW RD	4A	WHILDEN, JOSEPH & KELLY A PO BOX 303 MARMORA, NJ	082230303
223 / 1.01 / C-C1	521 WOODBINE-OCEANVIEW RD	4A	RAFFA, GERALD F & JANET 20 89TH ST SEA ISLE CITY, NJ	082431014
223 / 1.01 / C-C2	521 WOODBINE-OCEANVIEW RD	4A	VBS FAMILY LLC 15 SPRUCE RD OCEAN CITY, NJ	082262628
223 / 1.01 / C-D	521 WOODBINE-OCEANVIEW RD	4A	FOX, L R LLC PO BOX 581 BUCKINGHAM, PA	189120581
223 / 1.02	547 WOODBINE-OCEANVIEW RD	4A	547 OCEAN VIEW ROAD PARTNERS LLC 1300 CONSHOHOCKEN RD #100 CONSHOHOCKEN, PA	194281035
224 / 54	576 WOODBINE-OCEANVIEW RD 0B444L94	1	MORROW, JAMES, ROBERT & DAVID PO BOX 64 VILLAS, NJ	082510564
224 / 55	536 WOODBINE-OCEANVIEW RD 0B444L93	15C	CAPE MAY COUNTY 4 MOORE RD CAPE MAY COURT HOUSE, NJ	082101654
224 / 56	592 WOODBINE-OCEANVIEW RD 0B444L51	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 57	WOODBINE-OCEANVIEW-REAR 0B444L58	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 63	WOODBINE-OCEANVIEW-REAR 0B444L68	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 66	WOODBINE-OCEANVIEW-REAR 0B444L69	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 67	WOODBINE-OCEANVIEW-REAR 0B444L70	1	GERMANIO, JOHN J 366 HANDS MILL RD WOODBINE, NJ	082708905
224 / 68.02	WOODBINE-OCEANVIEW-REAR	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 69	WOODBINE-OCEANVIEW-REAR 0B444L72	15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	010359587
224 / 72	CORSON TAVERN RD-REAR 0B444L73,74	1	MHC LAKE & SHORE LLC C/O KROLL PO BOX 2629 ADDISON, TX	750012629
224 / 74.01	458 WOODBINE-OCEANVIEW RD 0B444L91	4A	COACH OCEAN VIEW LLC 458 WOODBINE-OCEANVIEW RD OCEAN VIEW, NJ	082301065
224 / 74.03	438 WOODBINE-OCEANVIEW RD	4A	WALTERS MARINE CONSTRUCTION INC 414 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082301079
224 / 74.04 / C1	428 WOODBINE OCVW RD #1	4A	428 OCEANVIEW INVESTMENT GROUP LLC 23 ELIZABETH LA CAPE MAY COURT HOUSE, NJ	082101151
224 / 74.04 / C2	428 WOODBINE OCVW RD #2	4A	OCEANVIEW PARTNERS LLC %J LOUGHRAN 3557 PROGRESS DRIVE BENSALEM, PA	190305807
224 / 75.01	414 WOODBINE-OCEANVIEW RD	4A	WALTERS MARINE CONSTRUCTION INC 414 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082301079
224 / 75.02	398 WOODBINE-OCEANVIEW RD	1	B & R LAND LLC 414 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082302007
224 / 76	350 WOODBINE-OCEANVIEW RD 0B444L88	4A	ATLANTIC CITY ELECTRIC CO R/E DEPT 5100 HARDING HWY MAYS LANDING, NJ	083302260
224 / 78.02	487 CORSON TAVERN RD	2	LEPOR, THOMAS J & DONNA E 487 CORSON TAVERN RD OCEAN VIEW, NJ	082301670
224 / 78.03	495 CORSON TAVERN RD	2	MORALES, CARLOS & ASHLEY 477 CORSON TAVERN RD OCEAN VIEW, NJ	082301670
224 / 78.04	471 CORSON TAVERN RD 0B444L87	4A	PIERSON PLEASANTVILLE LLC 426 SWEDESBORO RD PILESGROVE, NJ	080982534
224 / 79	515 CORSON TAVERN RD 0B444L86	4A	MHC LAKE & SHORE LLC C/O KROLL PO BOX 2629 ADDISON, TX	750012629
225.01 / 7.01	475 WOODBINE OCEANVIEW RD	1	TURNER-D'ABUNDO/MCCREESH ASSOCIATES PO BOX 607 OCEAN VIEW, NJ	082300607
225.01 / 7.02	425 WOODBINE OCEANVIEW RD	1	TURNER-D'ABUNDO/MCCREESH ASSOCIATES PO BOX 607 OCEAN VIEW, NJ	082300607
225.01 / 7.03	WOODBINE-OCEANVIEW RD 0B466L2	1	TURNER-D'ABUNDO/MCCREESH ASSOCIATES PO BOX 607 OCEAN VIEW, NJ	082300607
225.01 / 8.01	375 WOODBINE-OCEANVIEW RD	4A	PLITNICK, MICHAEL R 22 BROOKRIDGE RD CAPE MAY COURT HOUSE, NJ	082101428
225.01 / 8.02 / C-1	369 WOODBINE-OCVW RD #1	4A	HERMAN FEHRLE & SONS INC PO BOX 507 SEA ISLE CITY, NJ	082430507
225.01 / 8.02 / C-2	369 WOODBINE-OCVW RD #2	4A	HERMAN FEHRLE & SONS INC PO BOX 507 SEA ISLE CITY, NJ	082430507
225.01 / 8.02 / C-3	369 WOODBINE-OCVW RD #3	4A	NJC RENTALS LLC PO BOX 613 SOUTH SEAVILL, NJ	082460613
225.01 / 8.02 / C-4	369 WOODBINE-OCVW RD #4	4A	JPF INVESTMENTS LLC 229 59TH ST SEA ISLE CITY, NJ	082431536
225.01 / 8.02 / C-5	369 WOODBINE-OCVW RD #5	4A	HERMAN FEHRLE & SONS INC PO BOX 507 SEA ISLE CITY, NJ	082430507
225.01 / 8.02 / C-6	369 WOODBINE-OCVW RD #6	4A	HERMAN FEHRLE & SONS INC PO BOX 507 SEA ISLE CITY, NJ	082430507
225.01 / 8.02 / C-7	369 WOODBINE-OCVW RD #7	4A	JPF INVESTMENTS LLC 229 59TH ST SEA ISLE CITY, NJ	082431536
225.01 / 8.02 / C-8	369 WOODBINE-OCVW RD #8	4A	JPF INVESTMENTS LLC 329 59TH ST SEA ISLE CITY, NJ	082431526
225.01 / 8.03	363 WOODBINE-OCEANVIEW RD	4A	SWANSON, ANDREW SR 7 GREATE BAY DR SOMERS POINT, NJ	082441756
225.01 / 8.04	357 WOODBINE-OCEANVIEW RD	1	LINDEMON, MATTHEW 440 RTE 47 N CAPE MAY COURT HOLSE, NJ	082101322
225.01 / 8.05	351 WOODBINE-OCEANVIEW RD	4A	CROWN ATLANTIC CO LLC #807140 PO BOX353,4017 WASHINGTON MCMURRAY, PA	153172520
226 / 12.01	444 CORSON TAVERN RD	15F	ASHER, STEPHEN F & DEBRA A 444 CORSONS TAVERN RD OCEAN VIEW, NJ	082301064
226 / 12.02	452 CORSON TAVERN RD	2	MURPHY, SEAN M & CHERIE 452 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 13	458 CORSON TAVERN RD 0B445L1.11	2	FENIMORE, LAWRENCE F & MELLIE A 458 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 14	462 CORSON TAVERN RD 0B445L1.08	2	LEAHY, PATRICK F SR & MARY K ETAL 462 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 15	468 CORSON TAVERN RD 0B445L1.07	2	MAY, PAUL W JR & JUDITH A 468 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 19.01	476 CORSON TAVERN RD	2	FRY, WILLIAM S III 476 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 19.02	483 CORSON TAVERN RD	2	FRY, MICHAEL & SISR, DEANNE 483 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 24.02	486 CORSON TAVERN RD	2	DEVAUL, CHARLES W 486 CORSONS TAVERN RD OCEAN VIEW, NJ	082301064
226 / 24.03	492 CORSON TAVERN RD	2	ROTHNIE, DAVID C & PATRICIA A 492 CORSON TAVERN RD OCEAN VIEW, NJ	082301064
226 / 24.04	490 CORSON TAVERN RD	2	WALSH, MARIA J 5075 ROBINSONG RD SARASOTA, FL	342322249

LOCATION, SOILS, WETLANDS, TAX, TOPOGRAPHY, ZONING MAPS & NOTES

⚠ Additional Notes

1. **Survey:**
   Survey was prepared by Gibson Associates, PA dated 10-26-17, Revised 6/25/2025. It is the intention of this plan to carry forward all of the information from the Gibson plan in its entirety.

2. **Elevations:**
   Topographic information provided on the plan is from aerial photography from July 29, 2020, compiled by Promaps. Coordinate data has been provided by Gibson Associates, PA
   All elevations are based on NAVD 1988.

3. **Soundings:**
   There are no new soundings contained within this plan. The dredge currently operating within this pit is unable to excavate material in a water depth equal or greater than 65 feet. The applicant requests a waiver from proving the sounding information as part of this current license renewal.

4. This map is for the purpose of site plan only and is not intended to represent a land survey as defined by N.J.S.A. 45:8-28(e). This map is based on deeds of record, tax map, survey, field measurements and other information.

5. Before excavating in project area, the contractor is to verify the location of any underground utility facilities (gas, mains, electric lines, telephone lines, water or sewer mains, etc.). Should underground structures or facilities interfere with project construction, the engineer shall be notified before proceeding with work.

MINING EXCAVATION PERMIT PLAN
FOR
PIERSON PLEASANTVILLE, LLC
TAX BLOCK 224
LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET.AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230

REVISIONS
7/25/2025 ⚠2 Updated Survey from Mark Gibson
9/24/2020 ⚠1 Updated Survey from Mark Gibson, Additional Notes
REVISIONS

M · V · ENGINEERING, LLC
Consulting, Municipal, Environmental Engineers & Planners
Certificate of Authorization #24GA28195100
102 N. MAIN STREET • PO BOX 484 • CAPE MAY COURT HOUSE, NJ. 08210
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Professional Engineer, CT License No. 32235

CYNTHIA S. CHEMERYS
Professional Engineer, NJ License No. 33816
Professional Planner, NJ License No. 4179

SCALE: AS NOTED
DW'G BY: CHILDS
CK'D BY: BJM
DATE: 11/06/17
PROJECT NO: 118-14
SHEET: SP-2

0' 200' 400' 600' 800' 1000' 1200' 1400' 1600' 1800' 2000'
SCALE: 1" = 200'

⚠2 ⚠1 OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.

MINING EXCAVATION PERMIT PLAN

MINING EXCAVATION PERMIT PLAN
FOR
PIERSON PLEASANTVILLE, LLC
TAX BLOCK 224
LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET.AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230

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Professional Engineer, NJ License No. 33816
Professional Planner, NJ License No. 4179

REVISIONS
1 7/25/2025 Updated Survey from Mark Gibson
2 9/24/2020 Updated Survey from Mark Gibson
REVISIONS

SCALE: AS NOTED
DW'G BY: CHILDS
CK'D BY: BJM
DATE: 11/06/17
PROJECT NO: 118-14
SHEET: SP-3

SHEET 3
SHEET 4

Freshwater Wetlands As Delineated In The Field By Gibson Associates, P.A. On August 01, 2013 (Same Freshwater Wetlands/Waters Boundary Line As Verified By NJDEP On May 15, 2003, File No. 0504-03-0002.1-FWW 030001, See Note 9)

Freshwater Wetlands As Delineated In The Field By Gibson Associates, P.A. On August 01, 2013 (Same Freshwater Wetlands/Waters Boundary Line As Verified By NJDEP On May 15, 2003, File No. 0504-03-0002.1-FWW 030001, See Note 9)

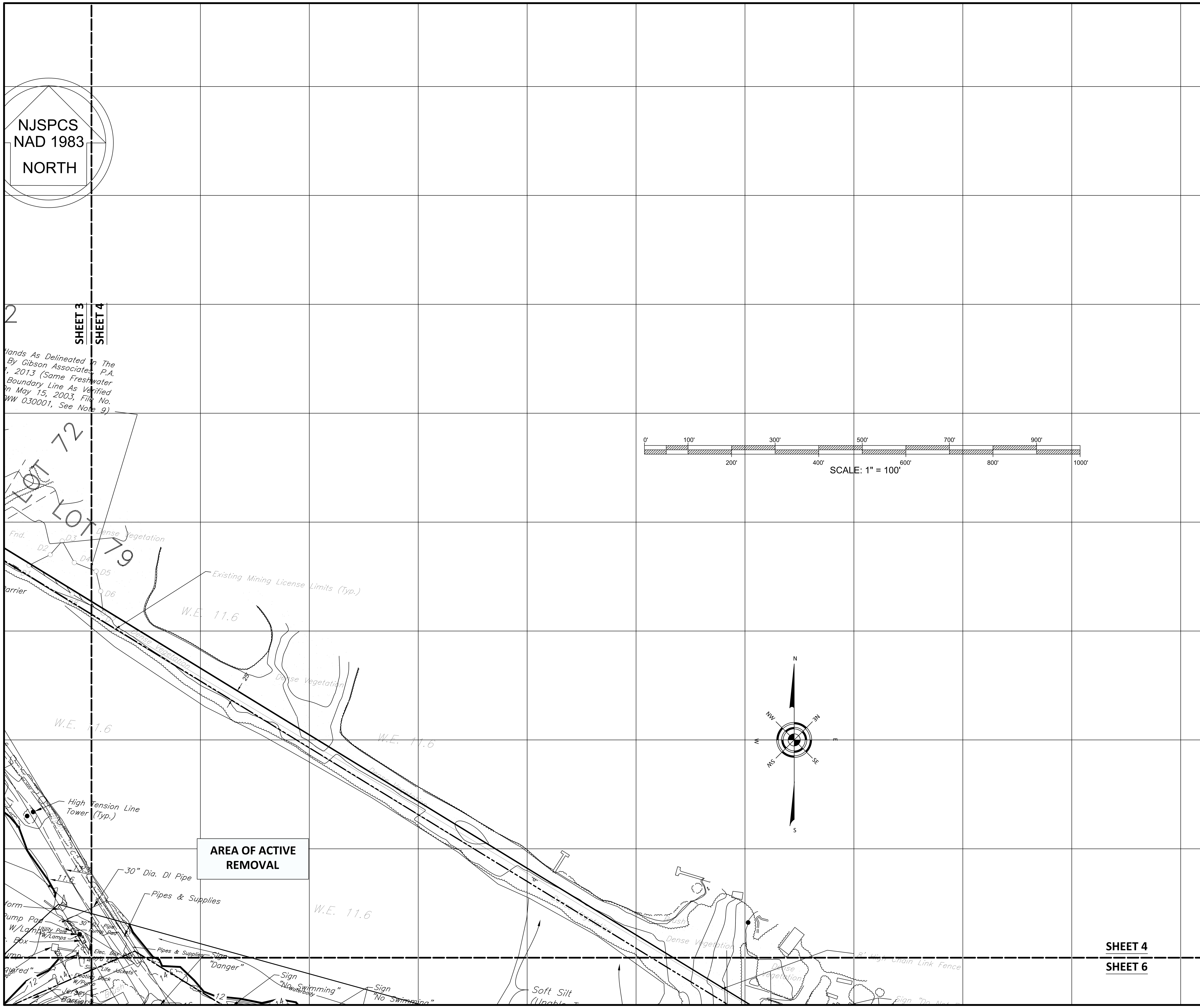
SCALE: 1" = 100'

LOT 68.01
LOT 68.02
LOT 78.04
LOT 74.02
165.70± ACRES TOTAL
(EXCLUSIVE OF LOT 75.03)
BLOCK 224
LOT 73
LOT 56
LOT 54
LOT 55
LOT 79

WETLANDS BUFFER LINE
150' BUFFER
AREA OF ACTIVE REMOVAL
AREA OF ACTIVE REMOVAL
TOP SOIL STOCK PILE AREA
KINGS HIGHWAY

SHEET 3
SHEET 5

MINING EXCAVATION PERMIT PLAN



⚠1 ⚠2 OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.

MINING EXCAVATION PERMIT PLAN
FOR
PIERSON PLEASANTVILLE, LLC
TAX BLOCK 224
LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET.AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230

REVISIONS

Rev.	Date	Description
1	9/24/2020	Updated Survey from Mark Gibson
2	7/25/2025	Updated Survey from Mark Gibson

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Consulting, Municipal, Environmental Engineers & Planners
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CYNTHIA S. CHEMERYS
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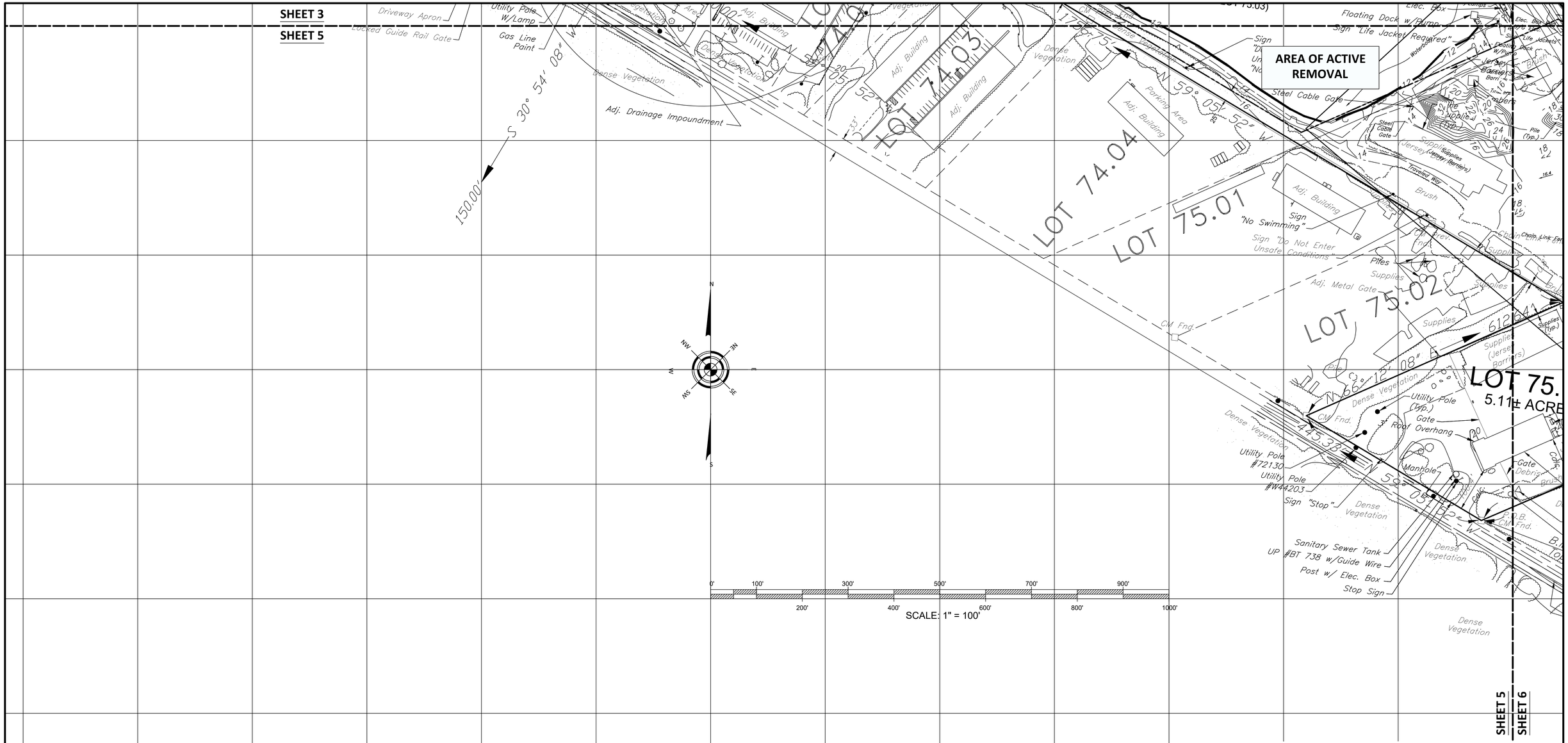
SCALE: AS NOTED
DW'G BY: CHILDS
CK'D BY: BJM
DATE: 11/06/17
PROJECT NO: 118-14
SHEET: SP-4

MINING EXCAVATION PERMIT PLAN

SHEET 3
SHEET 5



SHEET 5
SHEET 6

MINING EXCAVATION PERMIT PLAN
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⚠1 ⚠2 OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.

REVISIONS
⚠1 7/25/2025 Updated Survey from Mark Gibson
⚠2 8/24/2020 Updated Survey from Mark Gibson
REVISIONS

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SHEET: SP-5

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BRIAN J. MURPHY
CYNTHIA S. CHEMERYS
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SHEET: SP-6
SHEET 4
SHEET 6
SHEET 5
AREA OF ACTIVE REMOVAL
SAND PLANT
SIGN(S) "DO NOT ENTER UNSAFE CONDITIONS"
AREA OF FUTURE REMOVAL
BLOCK 224
LOT 78.04
LOT 75.03
5.11± ACRES
LOT 76
100' ATLANTIC ELECTRIC EASEMENT
100' ATLANTIC CITY ELECTRIC EASEMENT
200' ATLANTIC ELECTRIC EASEMENT
SIGN "DO NOT ENTER UNSAFE CONDITIONS AND NO SWIMMING"
SIGN "UNSAFE CONDITIONS AND NO SWIMMING"
SIGN "NO TRESPASSING"
SEE "ENLARGEMENT"
(SURVEY)
NONEXCLUSIVE INGRESS AND EGRESS EASEMENT TO THE BENEFIT OF LOT 78.01
Nonexclusive Ingress And Egress Easement To The Benefit Of Lot 78.01 (See Detail "A" & Note 1)
SEE DETAIL "B"
SEE DETAIL "C"
Jersey Barriers Blocking Road
Existing Mining License Limits (Typ.)
6' Chain Link Fence Gate
Paved Ingress/Egress Road
N 58°-27'-39" W 2600.56'
WOODBINE-OCEANVIEW ROAD
(County Route No. 550, 66' Wide)
CORSONS TAVERN
SCALE: 1" = 100'
PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET.AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230
OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.
MINING EXCAVATION PERMIT PLAN

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REVISIONS

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SHEET: SP-7

⚠1 ⚠2 **OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.**

NJSPCS
NAD 1983
NORTH

EXISTING MINING LICENSE LIMITS (TYPICAL)

PHASE 2 RESTORATION

PHASE 1 RESTORATION

LOT 54
LOT 55
LOT 56
LOT 68.01
LOT 68.02
LOT 72
LOT 79
LOT 74.01
LOT 74.03
LOT 74.04
LOT 75.01
LOT 75.02
LOT 75.03
5.11± ACRES
LOT 76
LOT 78.01
LOT 78.02
LOT 78.03

KINGS HIGHWAY

℄ WOODBINE-OCEANVIEW ROAD
(County Route No. 550, 66' Wide)

CORSONS TAVERN RD.
(County Route No. 628)

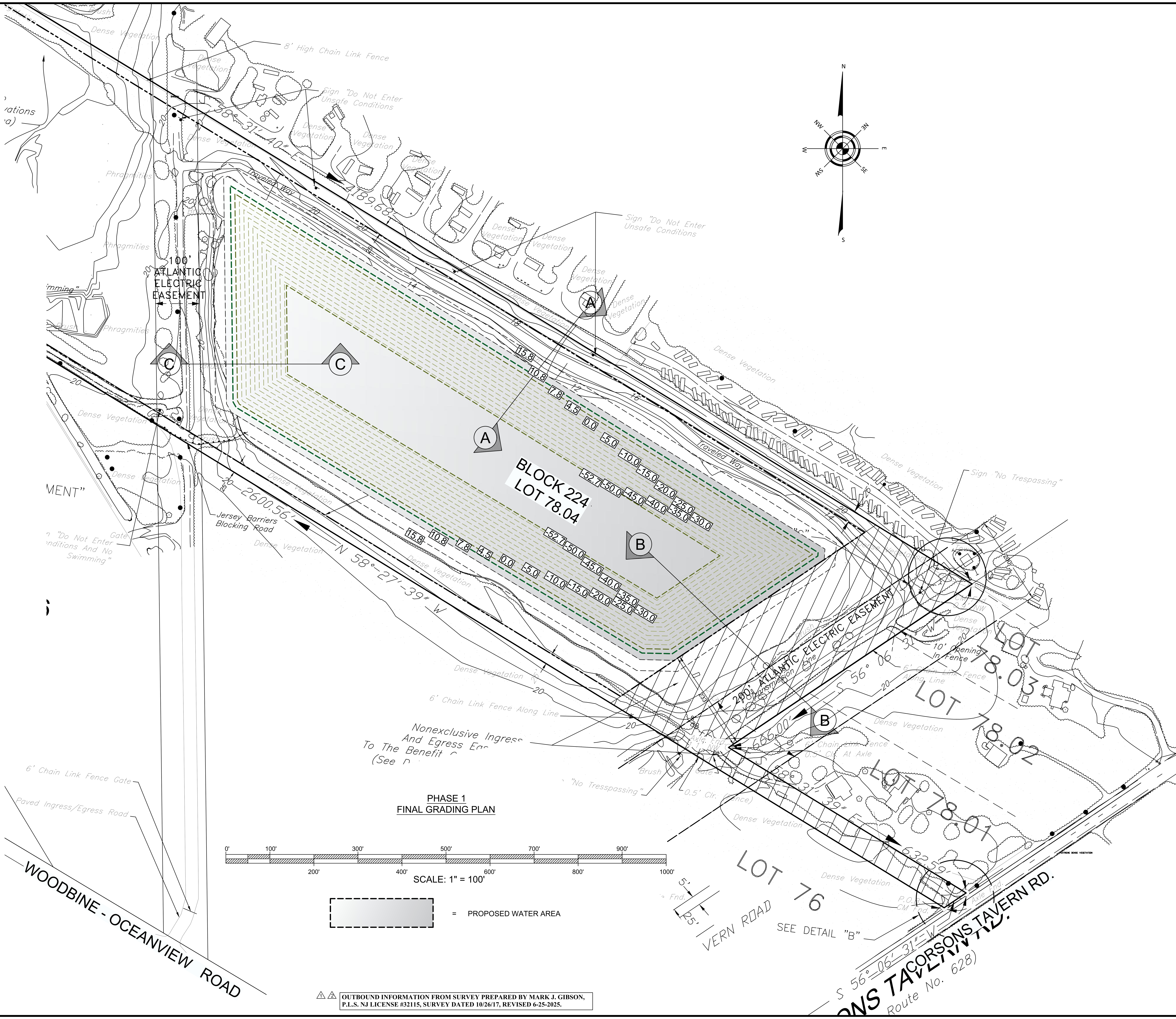
100' ATLANTIC ELECTRIC EASEMENT

MINING LICENSE PLAN

= EXISTING MINING LICENSE LIMITS

0' 200' 400' 600' 800' 1000' 1200' 1400' 1600' 1800' 2000'
SCALE: 1" = 200'

MINING EXCAVATION PERMIT PLAN



PHASE 1
FINAL GRADING PLAN

0' 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

SCALE: 1" = 100'

= PROPOSED WATER AREA

⚠ ⚠ **OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.**

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DATE: 11/06/17
PROJECT NO: 118-14
SHEET: SP-8

MINING EXCAVATION PERMIT PLAN

PHASE 2
FINAL GRADING PLAN

0' 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

SCALE: 1" = 100'

▨ = PROPOSED WATER AREA

△1 △2 **OUTBOUND INFORMATION FROM SURVEY PREPARED BY MARK J. GIBSON, P.L.S. NJ LICENSE #32115, SURVEY DATED 10/26/17, REVISED 6-25-2025.**

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SHEET: SP-9

MINING EXCAVATION PERMIT PLAN

GENERAL NOTES:

1. ANY DISTURBANCE WITHIN FRESHWATER WETLANDS TRANSITION AREA SUBJECT TO APPROVAL OF A TRANSITION AREA WAIVER.

REVISIONS
7/23/2025 Updated Survey from Mark Gibson
9/24/2020 Updated Survey from Mark Gibson
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SHEET: SP-10

PHASE 2
FINAL GRADING PLAN

0' 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'
SCALE: 1" = 100'

= PROPOSED WATER AREA

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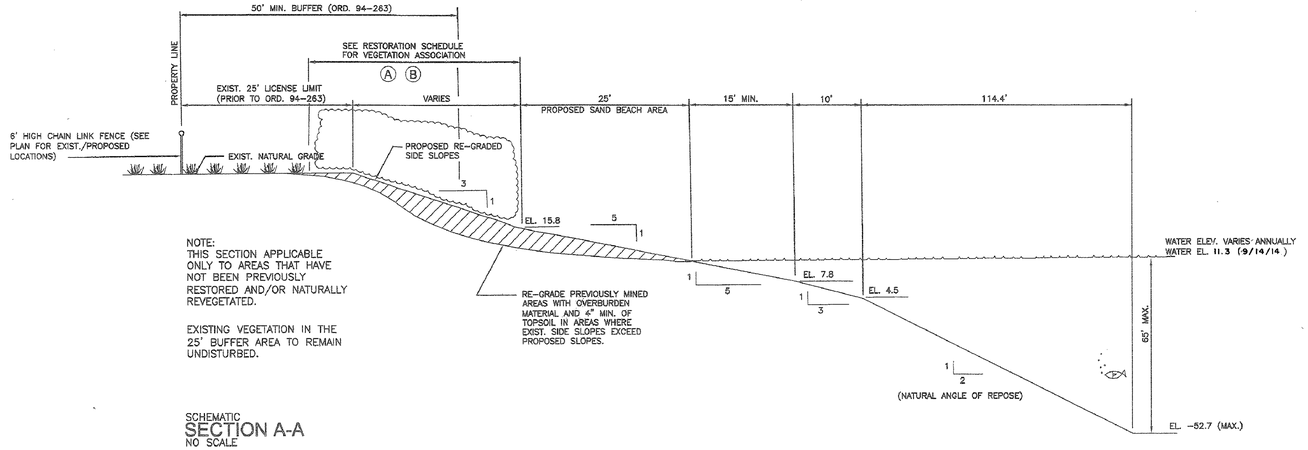
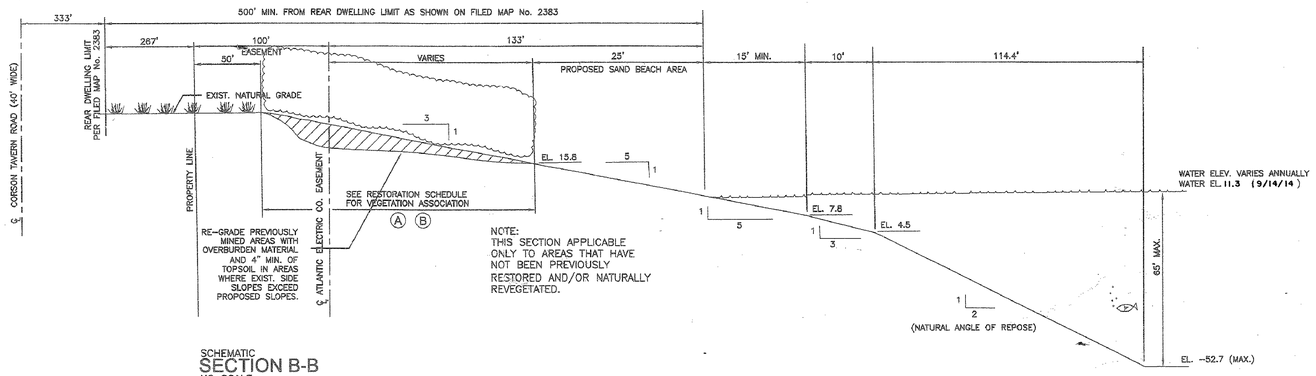
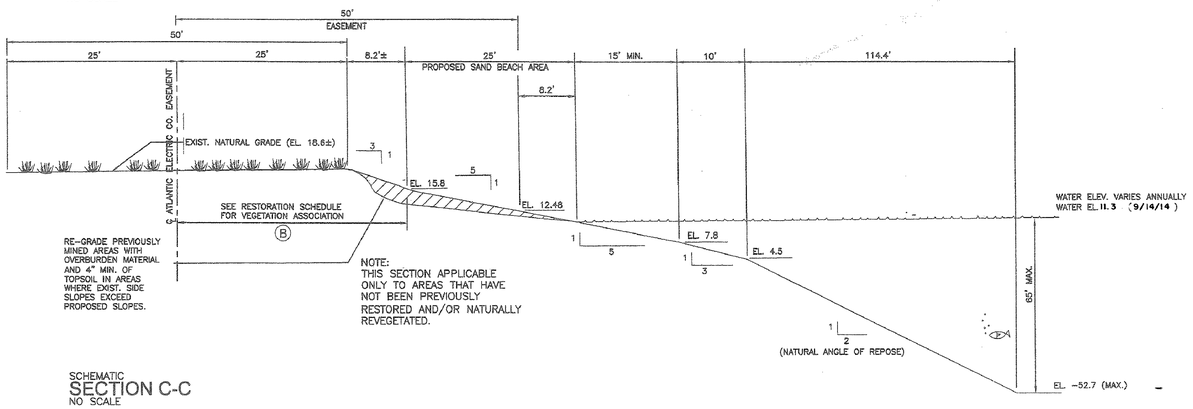
MINING EXCAVATION PERMIT PLAN



SCHEMATIC
SECTION A-A
NO SCALE



SCHEMATIC
SECTION B-B
NO SCALE



SCHEMATIC
SECTION C-C
NO SCALE

DETAILS
NO SCALE

RESTORATION SCHEDULE (VEGETATION ASSOCIATION)

SYMBOL	DESCRIPTION	QUANTITY/RATE
(A)	ONE YEAR OLD PITCH PINE SEEDLINGS	1000/ACRE
(B)	PERENNIAL RYEGRASS TALL FESCUE SPREADING FESCUE	60 LBS./ACRE 90 LBS./ACRE 90 LBS./ACRE

30" X 30" SIGN TO BE LOCATED AS SHOWN
(WHITE LETTERING/GRAPHICS OVER RED BACKGROUND).

30" X 30" SIGN TO BE LOCATED AS SHOWN
(BLACK LETTERING OVER HIGH VISIBILITY YELLOW BACKGROUND).

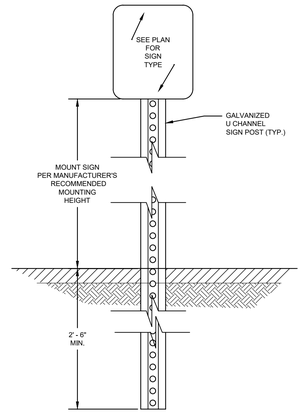
12" X 18" SIGN TO BE LOCATED AS SHOWN
(BLACK LETTERING AND RED SYMBOL OVER WHITE BACKGROUND).

NO TRESPASSING

12" X 18" SIGN TO BE LOCATED AS SHOWN
(BLACK LETTERING OVER WHITE BACKGROUND).

WARNING SIGN DETAIL
NOT TO SCALE

NUMBER AND PLACEMENT LOCATIONS FOR ALL SIGNS ARE AS APPROVED BY TOWNSHIP ENGINEER



SIGN POST DETAIL
NOT TO SCALE

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REVISIONS

MINING EXCAVATION PERMIT PLAN

VEGETATIVE STABILIZATION:

SPECIFICATIONS
FOR
VEGETATIVE STABILIZATION

STRIPPING AND STOCKPILING

A. Stripping should be confined to the immediate construction area.
B. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
C. Stockpiles should be vegetated in accordance with specifications for temporary vegetative cover. Weeds should not be allowed to grow on stockpiles.

TEMPORARY VEGETATIVE COVER

Established and maintained on all perimeter side slopes, worked areas, topsoil stockpiles, graded shorelines and all exposed land designated for subsequent development.

Fertilizer:	10-20-10 at 500 lb/acre
Lime:	Pulverized dolomitic limestone at 2-3 tons/acre
Mulch:	Unrotted hay or straw at 2.0-2.5 tons/acre or pine bark mulch
Seed:	R-31 tall fescue at 25-30 lbs/acre Perennial ryegrass 25-30 lbs/acre

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation

A. Apply limestone and fertilizer according to specified rates.
B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc., springtooth harrow or other suitable equipment. The final harrowing or discing poeration should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
C. Inspect seedbed just before seeding. If traffic has left ehsoil compacted, the area must be re-tilled as above.

Seeding

A. Seed mixture previously specified will be used.
B. Apply seed uniformly by hand, cyclone seeder, drill cultipaker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseeding which is mulched may be left on soil surface.
C. Where feasible except when a cultipacker type seeder or hydroseeder is used, the seedbed should be firmed following seeding operations with a roller, or light drag. Seeding operations should be on the contour.

Mulching

Required on sites difficult to vegetate (sands, slopes, hydroseeding and off-season operations).

A. Mulch materials and rate of application will be as previously specified.
B. Spread uniformly by hand or mechanically so that approximately 75 percent to 95 percent of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.
C. Mulch anchoring shold be accomplished immediately after placement to minimize loss by wind or water. This will be accomplished using the following procedure:
   Peg and Twine - Dirve 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil survace every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.

PERMANENT VEGETATIVE COVER

Established and maintained on all exposed land not designated for subsequent development after completion.

Topsoil: Previously stripped an stockpiled soil will be restored according to the following procedure:
Materials - Topsoil should be friable and loamy, free of debris, objectionable weeds, and stones and contain no toxic substance that may be harmful to plant growth. A pH range of 5.0 - 7.5 is acceptable. Soluble salts should not be excessive (conductivity less than 0.5 millions per centimeter).

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, planting seedlings, mulch application and anchoring and maintenance.
B. Subsoil should be tested for lime requirements and limestone, if needed, should be applied to bring soil pH to 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
C. Immediately prior to topsoil distribution, the surface should be scarified to provided a good bond with the topsoil.

Applying Topsoil

A. Topsoil should be handled only when it is dry enough to work without damaging soil structures.
B. A uniform application to a depth of 5 inches (unsettled) is recommended.

Fertilizer:	10-20-10 at 500 lb/acre
Lime:	Pulverized dolomitic limestone at 2 tons/acre
Mulch:	Unrolled hay or small grain straw at 1 ½ to 2 tons/acre or pinebark mulch
Plantings:	a.) (from table on Sheet SP-11) 1-yr-old pitch pine - 1000 seedlings per acre, planted in a staggered grid pattern or b.) Cluster plantings of deciduous trees and shrubs, at a rate of three (3) clusters per acre, and three (3) plantings per cluster, of the following recommended or other varieties: Trees - Norway Maple, Sugar Maple, Sweet Gum, Red Oak, Pin Oak, Dogwood and White Birch. Shrubs - Mountain Laurel, Sheep Laurel, Swamp Azalea, Blueberry and Winterberry.
Seed:	(from table on Sheet SP-11) Perennial Ryegrass 60 LBS/ACRE Tall Fescue 90 LBS/ACRE Spreading Fescue 90 LBS/ACRE Apply seed uniformly by hand, cyclone seeder, drill cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseedings which are mulched may be left on soil surface.

Seedbed Preparation

A. Apply limestone and fertilizer according to specified rates.
B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc,. springtooth harrow or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonable uniform, fine seedbed is prepared All but clay or silty solids and coarse sands should be rolled to firm the seedbed when ever feasible.
C. Remove from the surface all stones two inches or larger in any dimension, remove all other debris, such as wire, cable tree roots, pieces of concrete, clods, lumps or other unsuitable material.

Mulching

Required on sites difficult to vegetate (sands, slopes or hydroseedings and off-season operations).

A. Mulch materials and rate of application will be as previously specified.
B. Spread uniformly by hand or mechanically, so that approximately 75 percent to 95 percent of the soil surface will be covered. For uniform distribution of hand spread mulch, divide areas into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.
C. Mulch anchoring should be accomplished immediately after placement to minimize loss by wind or water. This will be accomplished using eh following procedure:
   Peg and Twine - Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and square pattern. Secure twine around each peg with two or more round turns.
   Mulch Nettings - Staple paper, cotton or plastic nettings over hay or straw mulch. Use degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and up to 300 feet long.
   Mulch Anchoring Tool - A tractor -drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Tool penetration should be done about 3 to 4 inches. On sloping land, the operation should be done on the contour.

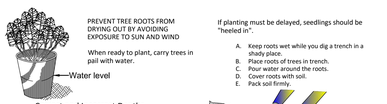
MAINTENANCE OF VEGETATION

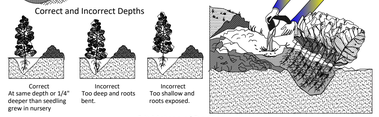
All areas ultimately planted with evergreen vegetation will be maintained in an unimproved state to permit natural succession. On grassed areas, an adequate vegetation cover will be maintained to stabilize soils from erosion.
Specific practices will include:

1. Periodic inspection of vegetation to ensure adequate growth and maintenance of suitable ground cover for erosion control.
2. Supplemental watering and fertilizer applications as necessary.
3. Lime requirements determined by soil testing every 2 to 3 years.

CARE OF SEEDLINGS

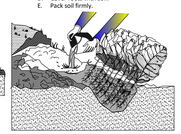
1. Seedlings should be inspected an watered immediately after pick-up.
2. If seedlings are to be planted in 3-5 days they may be stored in a cool, shaded place
3. During planting seedling roots should be kept moist at all times. Carry seedlings in a pail of water and remove one at a time.

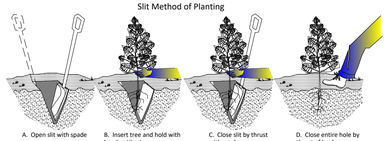




If planting must be delayed, seedlings should be "heeled in".

A. Keep roots wet while you dig a trench in a shady place.
B. Place roots of trees in trench.
C. Pour water around the roots.
D. Cover roots with soil.
E. Pack soil firmly.





SPECIFICATIONS FOR STABILIZATION OF CONSTRUCTION ENTRANCE
(IF REQUIRED)

1. Stabilized pad consisting of a six-inch layer of crushed stones (ASTM C-33 size no 2-3) underlain by a filter fabric material.
2. Width of stabilized pad will equal width of existing access road (30 feet)
3. Length of stabilized pad will be 100 feet
4. Entrance will be maintained by periodic applications of additional stone when necessary. All sediment spilled, dropped, washed or tracked onto public rights-of-way will be removed immediately.

HEELING-IN TREES & SHRUBS
Temporary Planting

Heel-in your trees in a place where they will have protection from the sun and wind, and their development will be retarded. All packing material and grass that might harbor mice should be removed. Spread out roots and fill in with pulverized earth rather firmly over them. Keep earth moist.

AFTER PLANTING:

1. Watering - keep soil moist particularly during periods of dry weather in July and August.
2. Mulching - several inches of leaves, peat moss or wood chips will conserve moisture and reduce weeds.
3. Fertilizer - lightly spread on top of ground - once planted - 5-10-5.

Young trees growing normally should put on 6"-10" of new growth on the terminal shoot each year; their color should be dark green. If less growth is put on than stated above and needles are yellowish, then a handful of a 10-10-10 fertilizer should be spread around each tree, in late March and again in October.

PRUNING: Spruce, fir, should be pruned in winter (Oct. to March). Pines in June.

INSECTS: The major problems are mites and European Pine Shoot Moth. Mites will attach all conifers. Use Malathion or Kethane. Pine Shoot Moths attack only Japanese Black Pine and Scotch Pines. Use Sevin, plus Malathion in mid-April, late June and mid-July.

RECLAMATION NOTES:

RECLAMATION

RECLAMATION NOTES

1. Estimated final depth of excavation: ELEV. -52.7
2. All permanent structures, buildings and appurtenances to remain after completion or termination of mining operations unless otherwise noted.
3. Phasing of reclamation shall be as indicated on the plan.
4. Methods to be used to stabilize slopes or excavated areas are defined on the plan.
5. All filled area shall be properly stabilized to prevent quicksand or caving conditions.
6. All ponds and lakes shall be restored to prevent stagnation and pollution.
7. Methods used to prevent soil erosion and sedimentation runoff are detailed on the plan.
8. Analysis of existing and cover soil and methods used to establish vegetation (i.e., fertilization, planting period, etc.) are detailed on the plan.
9. There shall be a degree of flexibility considered to be needed in the execution of the reclamation plan.
10. Vegetative cover, establishment of proper growth and steps to be taken to remedy unsuccessful plantings are defined on the plan.
11. Any permanent ponds, lakes or other bodies of water created during wet pit or mining operations below groundwater elevations shall be designed to be self-contained and shall require minimum maintenance.
12. Adequate measures shall be employed to ensure security and safety on the tract upon completion of the mining operation.

RECLAMATION PROCEDURE

1. Removal and storage of the topsoil.
2. Terracing or sloping the pit or face walls during the extraction period.
3. Restoration to occur concurrently with new mining area operations. Active mining areas shall be limited to five acres, with previous mining areas being restored with mining operations. Restoration work, in accordance with the approved reclamation plan, shall be actively ongoing at all times.
4. Final grading and shaping of the worked-out area.
5. Replacing and contouring the topsoil.
6. Replanting.

TIMING OF RECLAMATION

1. Reclamation shall commence immediately and be current with mining operations and shall be in accordance with the operation plan and proper land reclamation and forestry practices.
2. Reclamation of a permit area shall be completed in accordance with the approved reclamation plan; within six months of the expiration date of the permit.

Miscellaneous reclamation notes

1. Dry pit rehabilitation. The dry pit may be backfilled with sand, gravel, overburden, topsoil or other nonnoxious, nonflammable, noncombustible solids. All other rehabilitation activities for dry pits shall conform to all other applicable standards of this chapter.
2. Wet pit rehabilitation. Like dry pit rehabilitation, the wet pit may be filled. In the alternative, the wet pit may be converted into a lake in accordance with the rehabilitation plan and all other applicable standards of this chapter.
3. Site clearance. All stumps, boulders and other debris resulting from the excavation or related activities shall be disposed of by approved methods. Such debris may not be disposed of on the site.
4. Removal of topsoil. When topsoil is removed, sufficient arable soil, as required in this chapter, shall be set aside on the site for respreading over the reclamation area. These stockpiles of topsoil should be used to minimize the effects of erosion of wind or water upon public roads, streams or adjacent land uses.
5. Slopes. All banks shall be left in accordance with topography established in reclamation plans and shall be sloped at a slope not exceeding three feet horizontal to one foot vertical.
6. Drainage. Reclamation should proceed in such a way that natural waterways and storm drainage, where they enter and leave the premises, shall be altered only to the least degree necessary to carry out excavation and related activities. Any alteration of natural waterways and storm drainage should not adversely affect public roads or neighboring uses.
7. Grading.
   A. When the extraction operation has been terminated, the area shall be graded as close to the natural contour of the land as possible to facilitate planting.
   B. All regrading and reclamation shall be undertaken with the minimum amount of disturbance in order to minimize the amount of compaction of the soil.
8. Landscaping.
   A. A planting plan shall be approved by a landscape architect showing the areas to be planted, the type and quantity of plant material to be used and all specifications necessary for implementation.
   B. Planting shall not be performed later than May 15 or earlier than September 15 of the year. It is preferable and recommended that planting be performed in the spring of each year.
   C. All planting and plant scheduling shall be in accordance with the approved planting plan.
   D. In all critical areas of potential soil erosion, a mulch shall be required such as cut grass, weeds, leaves, etc., or low shrubs and herbaceous materials, such as weeping love grass. In excessively weedy areas the ground shall be prepared prior to planting.

GENERAL RECLAMATION NOTES:

1. The site shall be reclaimed as a lake as shown on the Reclamation Plan. Reclamation shall take place concurrent with the excavation of this site. Reclamation shall apply to all areas that have been excavated to the permitted limit. There will be no reclamation of any areas which are currently wet. Sequencing shall be consistent with the Operation Plan. Shore areas and disturbed buffer areas will be stabilized with grass or landscaped with evergreen seedlings or other plantings, as outlined in the Reclamation Notes and Specifications for Vegetative Stabilization.

2. Slopes shall be stabilized by:
   a. Mechanical or hydraulic grading of slopes as defined on this plan. All quick areas shall be immediately stabilized or excavated.
   b. Implementation of Temporary Vegetative Cover as defined within the Specifications For Vegetative Cover.
   c. Once slopes have been stabilized and the potential for future disturbance has been eliminated, Permanent Vegetative Cover shall be implemented as defined within the Specifications For Vegetative Cover. In addition to the permanent vegetative cover, all requirements defined within the General Reclamation Notes shall be implemented.

3. All excavations shall be performed to ensure a minimum depth of water of at least six feet (6'). If depth of water cannot be maintained or established within one year, shallow water areas shall be filled with sand, gravel, overburden, topsoil or other non-noxious, non-inflammable, non-combustible solids.

4. Soil erosion and sediment runoff shall be controlled via the implementation of the slope stabilization techniques defined above.

5. All equipment and structures shall be removed from this facility prior to the closing and final certification. Any structure that is to remain shall be designated on the plan and inspected by the appropriate township officials to ensure the conformity to zoning and construction regulations. Any equipment unsuitable for re-use shall be removed and disposed of in accordance with current environmental regulations.

6. Flexibility is provided in the definition of excavation areas. Specific excavation locations and volumes are contract specific and may vary according to the end user requirements. Restoration sequencing may vary to allow for restoration near existing residences to have a higher priority over restoration adjacent to areas near idle lands.

7. Vegetative cover is per Cape Atlantic Soil Conservation Service Standards. The vegetative cover should be self-sustaining. All plantings shall survive a minimum of one year or shall be replaced. A one-year maintenance bond to ensure the survival of the plantings shall accompany the final restoration.

8. Any final lake created as part of the excavation process shall be a minimum of one acre in size and shall have a minimum of six feet of water in all seasons.

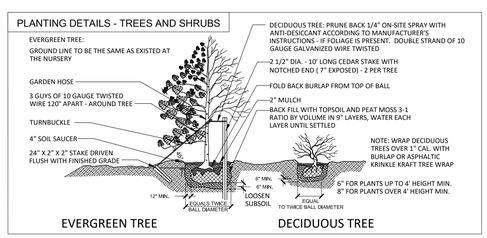
9. Security and safety of the tract subsequent to completion of all excavation shall be in conformance with the safety and security standards in place by any regulatory agency having jurisdiction over lakes or excavated areas.

10. Reclamation shall be implemented concurrently with the resource extraction, considering the ultimate use of the area as stated in reclamation plan. The following steps shall be taken:
   a. Removal and storage of the topsoil. Topsoil shall be stockpiled to minimize the effects of erosion of public roads, streams or adjacent land uses.
   b. Terracing or sloping the pit or face walls during the extraction period. The maximum slope of dry land shall be three feet horizontal to one foot vertical (3:1).
   c. Restoration to occur concurrently with the new mining area operations. Active mining areas shall be limited to five (5) acres, with previous mining areas being restored concurrent with mining operations. Restoration work, in accordance with the reclamation plan, shall be actively ongoing at all times.
   d. Final grading and shaping of the worked out area.
   e. Replacing and contouring the topsoil.
   f. Replanting.

11. Reclamation of a permit area shall be completed in accordance with the reclamation plan, within six (6) months of the expiration date of the permit.

12. All regrading and reclamation shall be undertaken with the minimum amount of disturbance in order to minimize the amount of compaction of the soil.

PLANTING DETAILS - TREES AND SHRUBS



STANDARD
FOR
DUST CONTROL

Definition

The control of dust on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduced on-site and off-site damage and health hazards, and improve traffic safety.

Condition Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement where on-site and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

Water Quality Enhancement

Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

Planning Criteria

The following methods should be considered for controlling dust:

Mulches - See Standard of Stabilization with Mulches Only, pg. 5-1

Vegetative Cover - See Standard for: Temporary Vegetative Cover, Pg. 7-1, Permanent Vegetative Cover for Soil Stabilization pg. 4-1, and Permanent Stabilization with Sod, pg. 6-1

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on Polyacrylamide (PAM) - dry spread	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard, p. 26-1		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

Tillage - To roughen surface and bring clods to the surface. This temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment with may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride - Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

MINING EXCAVATION PERMIT PLAN
FOR
PIERSON PLEASANTVILLE, LLC
TAX BLOCK 224
LOT(S) 68.01, 73, 74.02, 75.03 & 78.04
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT SITE: PIERSON PLEASANTVILLE, LLC
471 (ET.AL) CORSONS TAVERN RD.
OCEANVIEW, NJ 08230

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SCALE: AS NOTED
DW'G BY: CHILDS
CK'D BY: BJM
DATE: 10/27/2020
PROJECT NO: 118-14
SHEET: SE-1

REVISIONS

MINING EXCAVATION PERMIT PLAN