Stream Encroachment

Images courtesy of NJDEP
Stream Encroachment

• What is stream encroachment?

  – Stream encroachment in the Land Use Program is a term that refers to development or construction within the flood plain.
Flood Plain Regulations

• New Jersey regulates construction in the flood plain under the Flood Hazard Control Act (N.J.S.A. 58:16A-50 et seq) and the implementing rules at N.J.A.C. 7:13
Flood Plain Regulations

FLOOD HAZARD AREAS
58:16A-50. Short title; declaration of policy
a. This act shall be known and may be cited as the "Flood Hazard Area Control Act."
b. It is in the interest of the safety, health, and general welfare of the people of the State that legislative action be taken to empower the Department of Environmental Protection to delineate and mark flood hazard areas, to authorize the Department of Environmental Protection to adopt land use regulations for the flood hazard area, to control stream encroachments, to coordinate effectively the development, dissemination, and use of information on floods and flood damages that may be available, to authorize the delegation of certain administrative and enforcement functions to county governing bodies and to integrate the flood control activities of the municipal, county, State and Federal Governments.
So what is the Flood Plain?

- The flood plain is the area next to a body of water, such as a stream, lake, or pond, that floods when it rains. The extent of the flood plain is determined by the area that would flood in a 100 year storm.
  - A 100 year storm is a storm that has a 1 in 100 chance of occurring during any particular year. It does not mean that these storms occur one every 100 years, but that each year there is a 1% chance of a storm of this magnitude occurring.
Why does the Flood Plain matter?

- There are two main reasons the state regulates work in the flood plain.
  1. To minimize losses due to the estimated $3 billion dollars in flooding damage that occurs in the US each year.
  2. To minimize the effects of the planned waterfront development on other buildings within the floodplain. If your building displaces flood waters, those waters will result in a higher flood for the surrounding areas.
Definitions

- **The floodway** - The area of the flood plain that includes the stream bed, and usually extends to the banks or beyond. It is the area where water moves fast and is deep.

- **The flood fringe** - The area where waters are slow and still
Construction

- Building in the floodway blocks flowing water. This can back up water upstream and worsen flooding.
Construction

- Building in the flood fringe prevents the spreading out of water. This makes flow faster and increases downstream flooding.
How to Determine if a Property is in the Flood Plain

• Every body of water has a flood plain.
  – If there is a stream, lake, pond, or river on or near the property, it is likely in a flood plain.
  – If the land near the water body is flat it is more likely to be in the flood plain.
  – If there are steep slopes around the water bodies, the flood plain may be smaller and more restricted.
Mapping the Flood Plain

• Many of the flood plains for large streams and rivers have already been mapped. These maps are part of the Flood Insurance Program, and are called Federal Flood Insurance Maps.
Obtaining Flood Plain Maps

– These maps are available at municipal offices. Some of them are also available from the website of the Federal Emergency Management Agency (FEMA) at:
  
  www.msc.fema.gov

– You can search for maps by address on the site by clicking on the FEMA Flood Map Store icon.
Mapping the Flood Plain

- Many of the flood plains of smaller streams, lakes, and ponds are not included on the Flood Insurance maps.

- If it is not already mapped, a determination is free through the DEP. A jurisdictional determination, or JD, can be obtained by contacting the NJ DEP representative in your county.
Contacts for JD’s at NJ DEP

– Contacts for stream encroachment activities in the following counties:

- (609) 984-0162
  - Ocean
  - Camden
  - Monmouth
  - Gloucester
  - Burlington
  - Salem
  - Atlantic
  - Cumberland
  - Cape May

- (609) 984-0194
  - Hunterdon
  - Mercer
  - Middlesex
  - Union
  - Sussex
  - Warren
  - Bergen
  - Passaic
  - Morris
  - Union
  - Essex
  - Hudson
Does being in the Flood Plain mean nothing can be built?

- Building in the Flood Plain requires a permit. There are two types, major and minor.
Does being in the Flood Plain mean nothing can be built?

- **Minor Permits** - a minor permit is required if the flooding impacts are easy to determine, or if the impacts will be minor.
  
  • Examples:
    - Utility Lines
    - Single Family Homes

- **Major Permits** - a major permit is required if the flooding impacts or project are complex or difficult to determine without substantial calculations
  
  • Examples
    - Roads over streams
    - Complex projects
Applying for a permit

• If you need to apply for a permit, you may do so by obtaining a form from the NJ DEP website at http://www.state.nj.us/dep/landuse/forms/index.html#SE

• In addition, you will most likely have to hire an engineer to do drawings of the proposed work and, in the case of a major permit, do the calculations of upstream and downstream effects.
Stream Buffers

• Some streams have additional buffers that with extra protections
  – Category One Waters - 300 foot if stormwater management applies
  – 50 foot if sw management does not apply
  • C1 designation "targets waterbodies that provide drinking water, habitat for Endangered and Threatened species, and popular recreational and/or commercial species, such as trout or shellfish. Waterways can be designated Category One because of exceptional ecological significance, exceptional water supply significance, exceptional recreational significance, exceptional shellfish resource, or exceptional fisheries resource. " (NJDEP)
  – Trout waters - 50 foot
  – Threaten or Endangered Species - 50 foot
  – Acid Producing Soils - 50 foot
  – Other waters - 25 foot

http://www.nj.gov/dep/cleanwater/c1.html
Stream Buffers

• The Stream Encroachment Administrative Checklist, found at http://www.state.nj.us/dep/landuse/forms/chkstream.doc is required for permits and guides you through the requirements for obtaining one.
• This is the end of the Stream Encroachment section of module 4. The rest of module 4 will focus on Tidelands.
TIDELANDS REGULATIONS

TIDELANDS ARE LANDS NOW OR FORMERLY FLOWED BY THE MEAN HIGH TIDE

(Mean High Tide = The level to which the water rose on an average day over a previous period of time - i.e. years or decades).

TIDELANDS IN NEW JERSEY ARE FOUND IN ALL COUNTIES EXCEPT WARREN, HUNTERDON, SUSSEX AND MORRIS
Riparian

Definition: Riparian means located by the banks of a river, stream, or other body of water.
Tideland Areas

• The state owns all Tide Flowed lands as Public Trusts Lands.

• Use of these areas is granted through a tidelands grant, license or lease

• These areas are not private property – i.e. A homeowner’s dock may be private property, but the tideflowed land it sits on may be state owned.

• Property ownership in riparian areas may be regulated by the Bureau of Tidelands Management.
The following eight basic questions and answers are a start to understanding tidelands. Much more detailed information is available from the Tidelands Literature that can be downloaded at the end of this page or by contacting:

Jo Ann Caccavelli, C.P. (ASPRS), Manager
Bureau of Tidelands Management
(609) 292-2573

BASIC QUESTIONS & ANSWERS

1. What are tidelands?
2. Who owns the tidelands?
3. What are riparian rights?
4. What is a Tidelands grant?
5. What is a Tidelands license?
6. What is a Tidelands lease?
7. What is a Statement of No Interest?
8. What do I need to obtain a Grant, Lease, license or Statement of No Interest?

1. What are tidelands?

Tidelands, also known as spanian lands, are all those lands now or formerly flowed by the mean high tide of a natural waterway. Generally, the State does not own artificial waterways, such as lagoons. However, the State does claim those lands within a lagoon that were flowed by the mean high tide of a natural waterway which existed prior to the alteration.
The Riparian Laws

• New Jersey Statute 12:3-1 to 28
• New Jersey Statute 13:1B-13.1 to 13.14
These statutes can be found online at: http://www.njleg.state.nj.us

Click on statutes
Click on Title 12
12:2-22. Preservation of Barnegat lighthouse

The board may acquire from the federal government, lease, grant, purchase or in any other lawful manner, the Barnegat lighthouse and outfall, situate near Barnegat City, and provide for the preservation of the same.

12:3-1. Commissioners to make survey and report as to riparian lands, etc.

P.L. 1864, c. 391, p. 681 (Rev 1877, pp. 981, 982, s. 1 to 6, C.S. pp. 3833, 3834, s. 1 to 7), entitled "An Act to ascertain the rights of the state and of the riparian owners in the lands lying under the waters of the bay of New York, and elsewhere in the state," approved April eleventh, one thousand eight hundred and sixty-four, saved from repeal. [This act provides for the appointment of a board of commissioners to cause to be made surveys of the lands lying under the waters of the bay of New York, of the Hudson river and the lands adjacent thereto, the Kill van Kull, Newark bay, Arthur Kill, Raritan bay and the Delaware river opposite to the county of Philadelphia, not theretofore granted by the state, to ascertain the state's rights in the same and the value thereof, to fix the exterior line beyond which no permanent obstruction should be permitted and to report to the legislature and recommend a plan for the improvement, use, renting or leasing of said lands with maps of said lands showing the said exterior line, the lines of existing piers, etc., and any grants of such lands not then occupied, with other appropriate information.]

12:3-2. Establishment of exterior bulkhead and pier lines in tidewaters of Hudson river, New York bay and Kill von Kull

The bulkhead line or lines of solid filling and pier lines in the tidewaters of the Hudson river, New York bay and Kill von Kull, lying between Englehard's dock, on the Kill von Kull, and the New York state line, so far as they have been recommended and reported to the legislature by the commissioners appointed under the act entitled "An act to ascertain the rights of the state and of the riparian owners in the lands lying under the waters of the bay of New York, and elsewhere in the state," approved April eleventh, one thousand eight hundred and sixty-four, and sixty-five (L.1864, c. 391, p. 681), by report bearing date February first, one thousand eight hundred and sixty-five, are hereby adopted and declared to be fixed and established as the exterior bulkhead and pier lines between the points above named, as such exterior bulkhead and pier lines so fixed, established and adopted are shown upon the manuscript maps, accompanying said report, and filed in the office of the secretary of state, except as said lines have been or may hereafter be changed pursuant to section 12:3-13 of this title, and except said lines drawn on said maps over or upon lands within the boundaries of the grant made to the Morris Canal and Banking Company by the act entitled "A further supplement to the act entitled "An act to incorporate a company to form an artificial navigation between the Passaic and Delaware rivers" passed December twenty-fourth, one thousand and twenty-four," approved March fourteen, one thousand eight hundred and sixty-seven, one thousand eight hundred and sixty-seven (L.1867, c. 133, p. 231).
Navigate also to 13:1B - 13.1 to 13.14 for further riparian statute language.
The Tidelands Act: Online
http://www.state.nj.us/dep/landuse/12_3.pdf

TITLE 12. COMMERCE AND NAVIGATION
CHAPTER 3. RIPARIAN LANDS
ARTICLE 1. LEASES, GRANTS AND CONVEYANCES
A. IN GENERAL

Current through L.1998 c. 153

12:3-1. Commissioners to make survey and report as to riparian lands, etc. .................. 1
12:3-2. Establishment of exterior bulkhead and pier lines in tidewaters of Hudson river, New
York bay and Kill von Kull ................................................................. 2
12:3-3. Filling in beyond bulkhead lines; erection of piers .............................................. 2
12:3-4. Repeal of Wharf Act of 1851; reclaiming or building upon lands under tidewaters;
consent of department; prior grants and licenses ............................................... 3
12:3-5. Conveyances or leases to grantee or licensee under legislative act: amount of rental or
purchase price; conversion of lease into conveyance; rights of grantee or licensee .......... 4
12:3-6. Payment on security for purchase money or rentals for lands below high-water mark 5
12:3-7. Grant of riparian land not improved; notice to riparian owner .............................. 6
12:3-7.1. Inability to give required notice; notification by publication; effect ................... 6
12:3-8. Trespass on lands of state under water; proceedings by attorney general; expenses 7
12:3-9. Grant to person other than riparian owner; procedure ..................................... 7
12:3-10. Lease or conveyance to riparian owner on application to board ....................... 8
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12:3-12. Covenants, clauses and conditions in grants or leases whether land under water or not 9
................................................................. 8
12:3-12.1. Tidelands management; policy availability; legislative findings and declarations 9
12:3-12.2. Tidelands Resource Council informational guide ........................................ 9
12:3-12.3. Tidelands Resource Council; adoption of rules and regulations ........................ 10
Tideland Instruments
(All must be approved by the Tidelands Resource Council)

• **GRANTS**: Sale of the state title interest of generally formerly tide-flowed areas

• **LICENSES**: Rental agreement for presently tide-flowed areas

• **LEASES**: Long term rental agreement – i.e. homes over the water
Tideland Agreements
(All must be approved by the Tidelands Resource Council)

• **STATEMENTS OF NO INTEREST**: A document stating that the State of New Jersey agrees that it has no tidelands ownership interest in your property.

• **NOTICES OF TITLE ACTION (LIENS)**: Serves as notice in any search there is a problem. A notice will be filed if payments are delinquent or if there is no response to a violation.
This GIS image shows the Tidelands grid along the coast of the state.

Note: The continuation of the grid up into the river systems of the state.
Download GIS Coverage

http://www.state.nj.us/dep/gis/tidelandsshp.html

Tidelands:

The Tidelands claims line depicts areas now or formerly flooded at or below mean high tide. Since the mean high water line may change because of rises in sea level, the line does not represent the current mean high water line. Rather, it depicts the mean high water line at the time of mapping and the historic mean high water line predating artificial alterations. The Tidelands claims line was originally mapped and processed on 1638 individual maps produced at a scale of 1:2400. The individual maps were subsequently merged together to produce the tidelands region shapefiles presented here. These region files were created to be used only as resource data sets to more easily identify those areas claimed under the tidelands program. They are not to be considered the official tidelands claim lines. Only the actual processed tidelands maps, at the production scale of 1:2400, can be used to locate the legally valid tidelands riparian claim line. For questions concerning possible tidelands claims, contact the Bureau of Tidelands as indicated in the accompanying metadata.
FAQ’s about Tidelands:

What are riparian rights?

• Riparian rights are the rights of owners adjacent to tidelands to be the first person to request to use those areas. These lands are owned by the people of the State of New Jersey. You must first get permission from the State to use these lands, in the form of a tidelands license, lease or grant, and you must pay for this use.
What is a tidelands grant?

• A tidelands grant is a deed from the State of New Jersey selling its tidelands. Tidelands grants are generally only issued for lands already filled in and no longer flowed by the tide.

What is a tidelands license?

• A tidelands license is a short term revocable rental document to use tidelands, generally for structures such as docks, mooring piles and other temporary structures, as well as dredging projects. Licenses have a specific term, presently seven years.
What is a tidelands lease?

• A tidelands lease is a long term rental document to use tidelands, generally issued to marinas or homes over water. The term of a tidelands lease is generally 20 years.

What is a Statement of No Interest?

• A recordable document in which the State of New Jersey agrees that it has no tidelands ownership interest in your property. The reason may be that the State sold its tidelands, or that there is no ownership claim on your property.
FAQ’s Online
http://www.state.nj.us/dep/landuse/pamphlet.pdf

* This is a very valuable document to download!
Here is a typical Tidelands map showing Newark-Liberty Airport and Port Newark area...formerly flowed tidelands are indicated as red lines.
Note again Tidelines map showing areas that are currently developed, but were once previously flowed by the tide. This is a very good example why many property owners do not know they are regulated under Tidelands.
Determining a Tidelands Claim

• Ask yourself, does the State have a Tidelands Title or have Tidelands interest on a property?

• To assist you in determining the status of Tidelands ownership – Send a fax or mail a request to the BUREAU OF TIDELANDS MANAGEMENT and ask for a “DETERMINATION OF TIDELANDS OWNERSHIP INTEREST”

(Must include tax lot and block numbers, municipality, county, nearest waterway, and a locator map (tax map, topo, survey, etc.) with the site clearly marked.)

FAX 609-633-6493
TO INVESTIGATE TIDELANDS CLAIMS

COPIES OF TIDELANDS MAPS ARE AVAILABLE IN COUNTY AND MUNICIPAL OFFICES, THE SECRETARY OF STATE, BUREAU OF TIDELANDS MANAGEMENT AND COASTAL ENFORCEMENT OFFICE IN TOMS RIVER

Tidelands: (609) 292-2573
Coastal Enforcement (Toms River): (732- 255-0787)
INDEX
LANDS SUBJECT TO INVESTIGATION FOR AREAS NOW OR FORMERLY BELOW MEAN HIGH WATER

PREPARED FOR THE TIDELANDS RESOURCE COUNCIL BY
STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Or – Consult this document Available through the Bureau of Tidelands Management
Use the key within the Index to locate your specific area (i.e. Area 75 – Asbury Park)
From the Key you can go to a larger image of the area you are interested in.
To Request copies of Tidelands Maps or the Tidelands Map Index:

Write to:

The Division of Land Use Regulation
Bureau of Tidelands Management
PO Box 439
Trenton, NJ 0862

- Or -

Call: 609-292-2573
In the case of erosion, the title to lands that slowly erode, shifts to the state.
In the case of accretion, the title to lands that slowly builds up, shifts to the upland owner.
Tidelands License

• A short term revocable rental document to use tidelands, generally for structures such as docks, mooring piles and other temporary structures, as well as dredging projects.

• Licenses have a specific term, presently seven, with an annual fee – minimum fee is $100.00

• In lagoon areas, licenses are required for areas intersected by former tidal streams
These are lagoons with former tidal streams
APPLICATION Instructions for all Tidelands Conveyances
http://www.state.nj.us/dep/landuse/appinst.pdf

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND USE REGULATION PROGRAM
OFFICE OF TIDELANDS MANAGEMENT
P.O. BOX 499
TRENTON, NEW JERSEY 08625-0499

INSTRUCTIONS FOR ALL APPLICATIONS
FOR TIDELANDS CONVEYANCES

GENERAL INFORMATION:

1. Notice is hereby given to all applicants that the State is under NO obligation to make a grant, lease or license of any type of conveyance.

2. No work of any kind may be performed on the State’s lands unless and until a grant, lease or license is delivered.

3. A waterfront development or other type of Land Use permit may be required to perform said work. If a permit is required, permits must also be obtained before commencing work.

4. Current practice is to issue grants only where there is a historical tidelands claim on the subject property. The Tidelands Resource Council may decide to grant presently flooded tidelands when the area is now part of an artificial waterway and within the record title of the applicant. Long term leases may be issued in cases where there is a house over tidelands or a marina or other commercial structure occupies presently flooded lands. For structures extending into tidelands (piers, floating docks, pilings etc.), a riparian (tidelands) license is the appropriate instrument. MARINA license applications have additional filing requirements. For pipelines, cable, electrical transmission lines (submerged and aerial) and communication cables (submerged and aerial) a one-of license or easement may be obtained. Applicants for marina licenses or use-of licenses should contact the Bureau for specific application packages.

5. The Tidelands Resource Council requires that applicants provide a Certified Shorthand Reporter (CSR) for the Council meeting if the application is contested. A contested application is one where objections indicate an intention of attending the Council meeting. A transcript of only that portion of the meeting for the individual application will be required to complete the file. Staff will inform applicants when a CSR is required.

6. If you have any questions regarding these application instructions or completing the forms, please call this office at (609) 292-2373.
Tidelands License Application

http://www.state.nj.us/dep/landuse/licform.pdf

STATE OF NEW JERSEY
DEPARTMENT OF ENVIROMENTAL PROTECTION
LAND USE REGULATION PROGRAM
BUREAU OF TIDELANDS MANAGEMENT
P.O. Box 625
TRENTON, NEW JERSEY 08625-0625

APPLICATION FOR LICENSE OR EASEMENT

DATE
FILE 

Application is hereby made in accordance with N.J.S.A. 13:15-10 and N.J.S.A. 12-3-10 for a
retractable license to use and occupy State tidal mud deposits, subject to such terms and conditions
contained herein as may be imposed by law.

APPLICANT
1. NAME (Mr./Mrs./Ms.)
2. ADDRESS
3. BUSINESS
4. PHONE 

WHERE LICENSE IS LOCATED
5. CITY OR MUNICIPALITY
6. COUNTY
7. NAME OF WATERWAY
8. LOT & BLOCK

INTENDED USE
9.

NAME AND ADDRESS OF THE UPLAND AND ADJOINING OWNERS
10.
License Application Requirements

1. Application Form
2. Recorded Deed
3. Affidavit of Title
4. Agent’s Authorization Form
5. Survey copies
6. LURP #1 form or issued permit and approved plan

(The LURP #1 is proof of a permit application, but license application will not go to the Tidelands Resource Council until an actual permit is issued or a signed statement a permit is not required is received.)
Tidelands License Assignments

When property ownership changes, the current license can be re-assigned.....

Unless:
1. A license is delinquent
2. If a license is about to expire or renew
Tidelands Licenses and Marinas

• The fee for the license is based on the potential income from affected slips in Tidelands areas.

• Marinas pay their license fee in 2-payments a year: the 1st in June and the 2nd in September.

• With the 2nd payment, the marina must submit a certified report stating actual income.
MARINA OWNERS'/RENTAL SLIP PROPERTY OWNERS’ CERTIFICATION

http://www.state.nj.us/dep/landuse/mipform.pdf
Tidelands Grants

• Grants are issued by the State of NJ to sell the formerly tidally flowed lands.

• It is required that the state must receive the current fair market value for the property.

• In the case of Tidelands Grants, there is no grandfathering.
Tidelands Grant Application

http://www.state.nj.us/dep/landuse/grntform.pdf

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND USE REGULATION PROGRAM
BUREAU OF TIDELANDS MANAGEMENT
P.O. BOX 159
TRENTON, NEW JERSEY 08625-0159

APPLICATION OF UPLAND OWNER ON TIDAL WATER
FOR A LEASE OR GRANT OF RIPARIAN LAND

To the Bureau of Tidelands Management of the Land Use Regulation Program of the Department of Environmental Protection:

THE APPLICATION OF _____________________________________________(1)

Mnrs. Ms. ________________________________________________

Address: _________________________________________________(2)

in the State of ______________________________________(3) respectfully shows the said applicant is the owner in fee simple and in possession of lands adjoining but above the high water line of the tidal waters of _____________________________________________(4) as shown on the accompanying survey map dated _________________________(5).

The applicant also certifies the above described lands are under tidelands (Tidelands) herein applied for and further shows that said applicant is desirous of obtaining a grant lease of such lands now or formerly under the tidelands of _____________________________________________(7) lying adjacent to and in front of the premises shown on the survey map above described.

Applicant recognizes that the State is under no obligation to make the grant or lease desired and the issuance of same is within the sole and absolute discretion of the State.

Applicant recognizes that the approval of the Tidelands Resource Council is subject to the approval of the Commissioner of the Department of Environmental Protection, the Attorney General, and Governor, and that no grant is valid unless and until actually delivered.
Tidelands Grant Application
Requirements

The Grant recipient must be the upland property owner

There must be an accompanying narrative appraisal, survey, recorded deed and agent’s authorization form.
Agent’s Authorization Form

http://www.state.nj.us/dep/landuse/agntform.pdf

[Form text]

AGENT’S AUTHORIZATION TO ACT FOR APPLICANT

I hereby authorize:

NAME: _______________________________

ADDRESS: __________________________

_____________________

TELEPHONE NUMBER: __________________

...to act as my agent or representative in all matters pertaining to any application for a grant, lease, license or other conveyance of State lands, now or formerly below mean high water. I further understand that the Bureau of Title and Management will correspond directly with the above named agent and not myself.

Applicant’s Signature

Applicant’s Signature

Address

DATE: ____________________________
Statement of No Interest

- This statement is a formal, recordable state declaration that there are no Tidelands claims on a property in question.

- There is a $250.00 fee associated with this statement.
Statement of No Interest
Application

http://www.state.nj.us/dep/landuse/sniinst.pdf
Additional Forms:
Affidavit of Title

http://www.state.nj.us/dep/landuse/afftform.pdf
Certificate of Title

http://www.state.nj.us/dep/landuse/certform.pdf

_____________
署名

地址

（此表格必须由新泽西州的律师或代表保证公司签署。）
Tidelands Resource Council Questionnaire
http://www.state.nj.us/dep/landuse/gfquform.pdf

Tidelands Resource Council Questionnaire

This form must be completed by the seller or the person(s) who will be paying for the grant. In the
space below, indicate if a title insurance company is paying for the grant, and name the company. If a
title company is paying, this form should be completed by an attorney. Please type or print clearly.
Attach a clear copy of any documents which support your answers. For information concerning this
form, contact the Bureau of Tidelands Management, P.O. Box 461, Trenton, NJ, (609) 292-2773.

TITLE COMPANY: ________________________________

YOUR NAME:____________________________________

TAX LOT AND BLOCK NUMBER(S) IDENTIFYING THE PROPERTY AND NAME
OF MUNICIPALITY: ________________________________

1. Why are you applying for a tidelands grant?

2. Do you know of any changes in the location of the mean high water line on the property? If so, what
   happened, when and why?
Corporate Data Form

http://www.state.nj.us/dep/landuse/corpform.pdf
For Existing Applications

http://www.state.nj.us/dep/landuse/acptform.pdf
WHEREAS, the State of New Jersey owns the tidelands hereinbefore described; and

WHEREAS, the Bureau of Tidelands Management is the Department of Environmental Protection having succeeded to the powers of the Division of Navigation in the Department of Conservation; and

WHEREAS, the State of New Jersey, acting by and through the Tidelands Resource Council in said Department, issued a 7-year license for use of certain tidelands in outlots of Lot 1/2, Block 284 situated in the Township of Brick, County of Ocean, New Jersey, to Renton Enterprises, by license dated ____________ for the period ____________ to ____________ Said license is recorded in file number ____________ in the office of the Bureau of Tidelands Management; and

WHEREAS, said license stipulates or requires that it may not be assigned or otherwise transferred to any other person or persons except upon the written consent of said Division or its successors in office; and

WHEREAS, said lessee(s) desire(s) to assign said license to ____________________________, the present record title holder of the adjoining lands hereunder of the license, as evidenced by deed dated ______________ from ______________ to ______________ and recorded in the office of the clerk (or recorder of deeds) of the County of ______________ in deed book ______________ at page ______________, etc. (A copy of which is attached.)

NOW THEREFORE, the undersigned, being said licensee(s) in consideration of the sum of one dollar ($1.00) and other good and valuable consideration (declared by said lessee) hereby sell, assign, transfer and set over said license unto ____________________________, to have and to hold same unto ____________________________, for the balance of the period specified in said license.

This assignment is made with the understanding that the assignee(s) will assume the diligent payment of the rental, which is $___________ per year and will diligently keep and/or perform all of the other terms, covenants, conditions and limitations specified in said license. The assignee(s) by the acceptance of this assignment agree(s) thereto.

This assignment is made specifically subject to the assignee(s) obtaining written consent to this
Tidelands and other
Division of Land Use
Regulation Permits

NOTE: WHEN APPLYING FOR ANY
CAFRA OR WATERFRONT
DEVELOPMENT RELATED PERMIT,
MAKE SURE TO INCLUDE EVIDENCE
OF STATE TIDELANDS OWNERSHIP
INTEREST.
Please take the time to fill out our online evaluation of our training course. Click below to begin:

http://www.surveymonkey.com/s.asp?u=904992848250