



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
James Mangan
Lighthouse Pointe Marina
Condominium Association

Published: June 3, 2025
Expires: July 3, 2025

Philadelphia District
File number: NAP-2015-00332-87

TO WHOM IT MAY CONCERN: The Philadelphia District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: James Mangan
Lighthouse Pointe Marina Condominium Association
5101 Shawcrest Road
Wildwood, NJ 08260

AGENT: Michael Lucey
Water's Edge Environmental, LLC
P.O. Box 118
Ocean City, NJ 08226

WATERWAY AND LOCATION: The project would affect waters of the United States and navigable waters of the United States associated with Grassy Sound Channel. The project/review area is located on the east side of Shawcrest Avenue, appx. 200 feet south of Wildwood Blvd. on the west bank of Grassy Sound. The street address is 5100 Shawcrest Road, Wildwood, NJ 08260 (38.989346° N; 74.836298° W).

EXISTING CONDITIONS: The project is located at an existing marina.

PROJECT PURPOSE: The stated purpose of the project is to maintain sufficient water depths for safe navigation and docking at Lighthouse Pointe Marina.

PROPOSED WORK: The applicant requests authorization to complete 10-year maintenance dredging in Grassy Sound Channel at 5100 Shawcrest Road in Lower Township, NJ 08260. Dredging would be completed using a mechanical dredge to a depth of -6 feet MLW in a 5.55 acre area, with 1:5 side slopes along the face of the bulkhead and 1:3 side slopes elsewhere. A turbidity curtain will be used around all dredging activities. The first dredging iteration would entail removal of approximately 28,484 cubic yards of material. Three subsequent dredging events would occur during the 10-year permit period (approximately every other year), each entailing removal of

5,000 CY of sediment. Therefore, the total quantity of sediment to be removed under this 10-year maintenance dredging permit would be 43,484 CY.

The dredged material will be loaded onto a barge and then loaded into trucks with mudlocks and transported by truck to one or both of the following locations: 1. An existing approved confined disposal facility located on Shaw Island (Block 819, Lot 1.02, in Lower Township, Cape May County); and 2. Surran's Soil Replenishment, LLC (Block 301, Lot 17, Corbin City, Atlantic County, NJ) for re-use within the existing nursery facility.

Each dredging event is anticipated to be approximately 45 days in duration, including mobilization/demobilization, dredging, and material placement activities. The first maintenance dredging cycle is proposed to begin September 15th of 2025.

For additional project details, see the attached plans identified as:

"USACOE Permit Plan, Lighthouse Pointe Marina, Shawcrest Road, Lot 4.01 in Block 806, Lower Township, Cape May County, New Jersey, Applicant: Lighthouse Pointe Marina", Sheets 1-3 of 3, by R.D. Green Engineering, dated July 2, 2021, revised July 24, 2022.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The project entails normal maintenance within an existing marina. In order to minimize temporary impacts during construction the applicant plans to install a turbidity curtain around the work area during construction.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: The applicant has stated that the proposed project has been designed to avoid and minimize adverse effects on the aquatic environment to the maximum extent practicable. Information provided in the application and on plans indicates that there will be no discharge of dredged or fill material in waters of the United States and as such, compensatory mitigation for the proposed structure(s) and/or work is not proposed.

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

ENDANGERED SPECIES: The Corps has performed an initial review of the application and utilized the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) GARFO Section 7

Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and/or critical habitat listed in Table 1. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Atlantic sturgeon	<i>Acipenser oxyrinchus oxyrinchus</i>	Endangered
Green Sea Turtle	<i>Chelonia mydas</i>	Threatened
Kemp's ridley sea turtle	<i>Lepidochelys kempii</i>	Endangered
Loggerhead sea turtle	<i>Caretta caretta</i>	Threatened
Leatherback sea turtle	<i>Dermochelys coriacea</i>	Endangered

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information. The Corps intends to initiate Essential Fish Habitat (EFH) consultation separately from this public notice. A separate EFH consultation package will be sent to the National Marine Fisheries Service (NMFS). The Corps will not make a permit decision until the consultation process is complete.

NAVIGATION: Based on the coordinates provided by the applicant, the waterward edge of the proposed structure is 197 feet away from the edge of Grassy Sound Channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: In accordance with Section 401 of the Clean Water Act, a Water Quality Certificate (WQC) is required from the State government in which the work is located. The applicant has received a WQC from the State for the subject project under NJDEP 0505-06-0015.1 LUP210001.

COASTAL ZONE MANAGEMENT ACT: In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management (CZM) Program. The applicant has received a CZM consistency concurrence from the State for the subject project under NJDEP 0505-06-0015.1 LUP210001.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

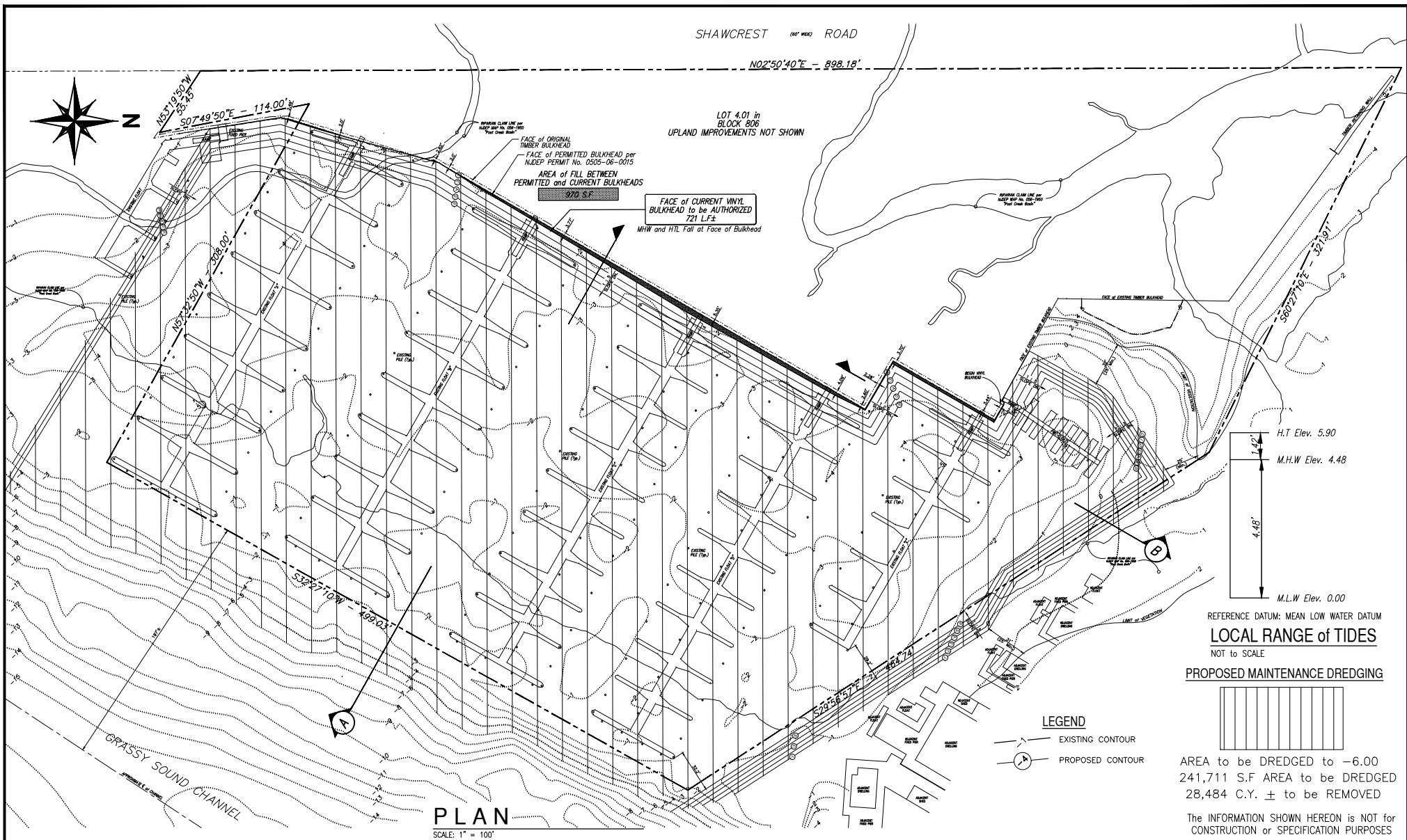
COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Philadelphia District will receive written comments on the proposed work, as outlined above, until July 3, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Rachel Ward at

Rachel.J.Ward@USACE.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Philadelphia District, Attention: Rachel Ward, 1650 Arch Street, Philadelphia, PA 19103-2004. Please refer to NAP-2015-00332-87 in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

FOR: Todd A. Schaible
Chief, Regulatory Branch



USACOE PERMIT PLAN

LIGHTHOUSE POINTE MARINA
SHAWCREST ROAD
LOT 4.01 in BLOCK 806
LOWER TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY
APPLICANT: Lighthouse Pointe Marina

REVISIONS

1. PER USACE COMMENTS 6-24-2022


DATE: 6/24/2022

Robert Douglas Green, P.E.

R.D. Green Engineering
1512 Atkinson Avenue, Somers Point NJ, 08244
Phone 609-926-5182 Fax 609-926-5185
NJ PROFESSIONAL ENGINEER
License No. 24GE026637

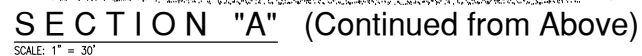
ELEVATIONS are in FEET and REFER to MEAN LOW WATER DATUM

DWN BY: WEE

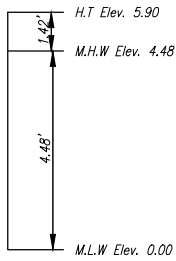
DATE: JULY 02, 2021

DWG. NO. 1753-2-20

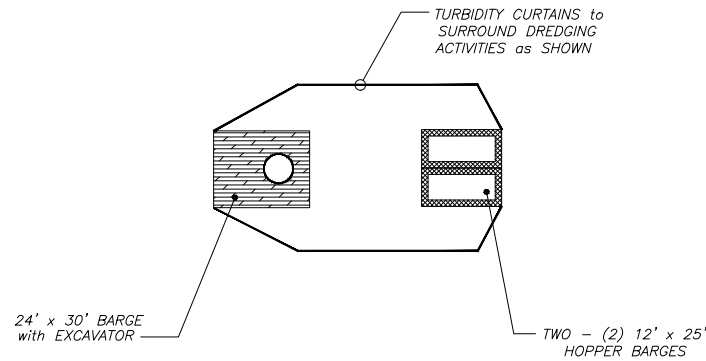
SHT. 1 of 3



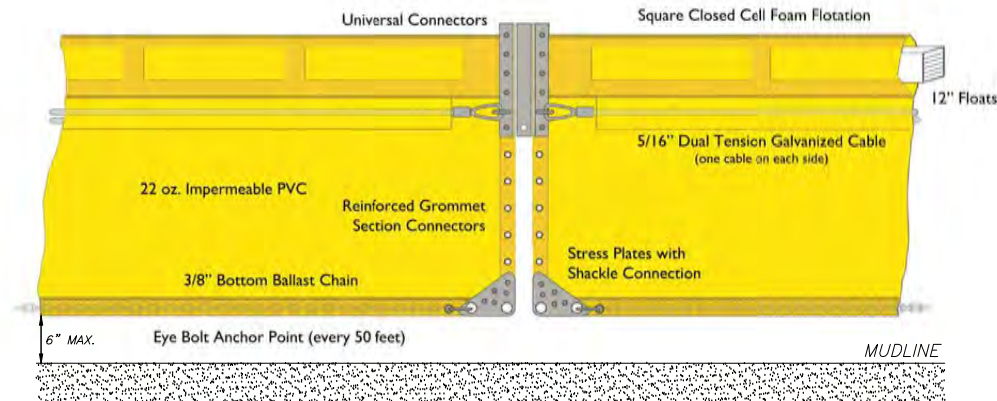
SHT. 2 of 3



REFERENCE DATUM: MEAN LOW WATER DATUM
LOCAL RANGE of TIDES
 NOT to SCALE



TURBIDITY CURTAIN PLAN
 NOT to SCALE



TURBIDITY CURTAIN DETAIL
 NOT to SCALE

The INFORMATION SHOWN HEREON is NOT for
 CONSTRUCTION or SPECIFICATION PURPOSES

USACOE PERMIT PLAN

LIGHTHOUSE POINTE MARINA
 SHAWCREST ROAD
 LOT 4.01 in BLOCK 806
 LOWER TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY
 APPLICANT: Lighthouse Pointe Marina

REVISIONS					
1. PER USACE COMMENTS	6-24-2022				

 DATE: 6/24/2022
 Robert Douglas Green, P.E.
R.D. Green Engineering
 1512 Atkinson Avenue, Somers Point NJ, 08244
 Phone 609-926-5182 Fax 609-926-5185
 NJ PROFESSIONAL ENGINEER
 License No. 24GE026637

ELEVATIONS are in FEET and REFER to MEAN LOW WATER DATUM

DWN BY: WEE

DATE: JULY 02, 2021

DWG. NO. 1753-2-20

SHT. 3 of 3