



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Thomas Heist V
HudBod, LLC

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

Philadelphia District
File number: NAP-2023-00048-87

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 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: Thomas Heist V
HudBod, LLC
741 West Avenue
Ocean City, NJ 08226

AGENT: Nicole Hyde
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 Bass Harbor. The project/review area is located on the east bank of Bass Harbor its intersection with Longport Somers Point Blvd. at 101 Longport Blvd., Somers Point, NJ 08244 (39.316157°, -74.585510°).

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

PROJECT PURPOSE: The stated purpose of the project is to maintain mooring structures and maintain sufficient water depths for safe navigation and docking at the marina.

PROPOSED WORK: Application on behalf of Thomas Heist V of HudBod, LLC to undertake the following in-water work in Bass Harbor at 101 Longport Boulevard in Egg Harbor Township, Atlantic County, NJ (formerly Graef Boat Yard):

- 1) Removal of all existing fixed piers, ramps, floating docks, anchor piles and mooring piles.
- 2) Relocation of existing travel lift with 5' x 42.5' and 5' x 45' sections supported by twenty-eight (28) piles and installation of four (4) associated mooring piles.

- 3) Installation of “L” shaped fixed pier with 4’ x 39.4’ and 4’ x 38.25’ sections supported by eighteen (18) piles; 4’ x 36.5’ fixed pier supported by eight (8) piles; 4’ x 37’ fixed pier supported by eight (8) piles; and fixed pier with 4’ x 8.5’ – 14’ and 4’ x 31.7’ – 33.25’ sections supported by ten (10) piles.
- 4) Installation of six (6) open boat lifts, each 15.67’ x 13.5’ and supported by four (4) piles (twenty-four (24) support piles total) with 24,000 – 30,000 lb. capacity.
- 5) Installation of 3’ x 22’ ramp leading to 6’ x 40’ service float anchored by three (3) piles.
- 6) Installation of 6’ x 12’ fixed pier with one (1) support pile below the high tide line, with a 3’ x 18’ ramp leading to docking facility including:
 - a. 6’ x 40’ float section anchored by two (2) piles.
 - b. 6’ x 467’ float section anchored by fourteen (14) piles, with thirteen (13) finger piers each measuring 4’ x 30’ and thirteen (13) mooring piles.
 - c. 6’ x 24’ float section.
 - d. 6’ x 243.3’ float section anchored by eight (8) piles, with eight (8) finger piers each measuring 4’ x 25 and nine (9) mooring piles.
- 7) Proposed 10-year mechanical maintenance dredging of approx. 5,154 cubic yards of material to a maximum depth of -5.00 mean low water datum. The area to be dredged is approximately 47,560 S.F. (1.09 acres). The dredged material will be placed within a hopper barge, moved to, and offloaded on-site, and then trucked to Surran's Soil Replenishment, LLC: 216 Route 50, Corbin City, NJ 08270 for beneficial re-use within the nursery facility. The sediment to be dredged is silt. On average, 15 c.y. will be loaded into each truck. Based on the proposed total dredge quantity of 5,154 c.y., it's anticipated 344 truckloads will be needed to remove the material. Maintenance dredging is anticipated to occur every other year as needed, each cycle removing approximately 5,154 c.y.

The total surface area of dock structures to be removed below HTL is approximately 7,107 S.F. +/- and the total surface area of proposed dock structures below HTL is approximately 8,088 S.F. +/- . All proposed piles will be vinyl/composite wrapped timber piles measuring up to 12” in diameter. 156 piles will be removed, and 150 piles will be installed utilizing vibratory hammer. This will be a reduction in total piles.

In-water vessels are anticipated to consist of barge mounted equipment including two (2) hopper barges for dredge material transportation, a push boat, one barge with an excavator, and a work boat. Turbidity curtains would be utilized around the dredging operation while loading the sediment. Additionally, dredge material will be removed and placed into the barges with a barge-mounted excavator with a closed bucket. An excavator with a closed bucket will also be used to place material from the hopper barges to the trucks, minimizing any possibility of excavated dredge material re-entering the water/generating turbidity.

The applicant proposes to dredge late winter/early spring season, beginning around March 1, depending on seasonal work restrictions. In-water work is expected to take approximately 30 days.

The project will result in a net decrease of 17 slips. The marina docks will allow for mooring of up to fifty (50) private pleasure vessels. Vessels are anticipated to range from 15' – 35' long with 1.5' – 3' drafts.

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

“101 Longport Boulevard Block 9604 - Lots 1 and 2 Egg Harbor Township, Atlantic County, NJ”, and entitled “NJDEP PERMIT PLAN,” sheets 1-3 of 3, prepared by R.D. Green Engineering, dated November 13, 2024, last revised December 10, 2024

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. Furthermore, a vibratory hammer will be utilized for pile installation in order to minimize the effects of noise. Work will be completed in such a way as to avoid any disturbance to adjacent wetlands.

As a result of the maintenance dredging, an approximately 13,686 S.F. +/- intertidal area will be converted to subtidal. Due to the current mean low water line location, it is not a feasible alternative to extend/reconstruct the docks farther offshore without unreasonably encroaching on free flow of navigation through Bass Harbor as the subject site and the sites immediately across this approximately 250' wide waterway are lined with marina/condominium docking facilities. It is also not feasible to avoid dredging within this area, due to the current water depths. Not dredging would prevent the marina docking facility from properly functioning, as it has since prior to the 1970's. Dredging of the side slopes will not be steeper than three vertical to one horizontal adjacent to the wetlands/within the intertidal area to prevent undermining and/or sloughing of the wetlands. As a result, an approximate 3' – 6' wide area immediately offshore of the wetland fringe shall remain intertidal, situated above elevation 0 MLWD. Therefore, impacts to intertidal flats have been minimized to maximum extent practicable.

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 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: The proposed structure or activity is not located in the vicinity of a federal navigation 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.

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.

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.

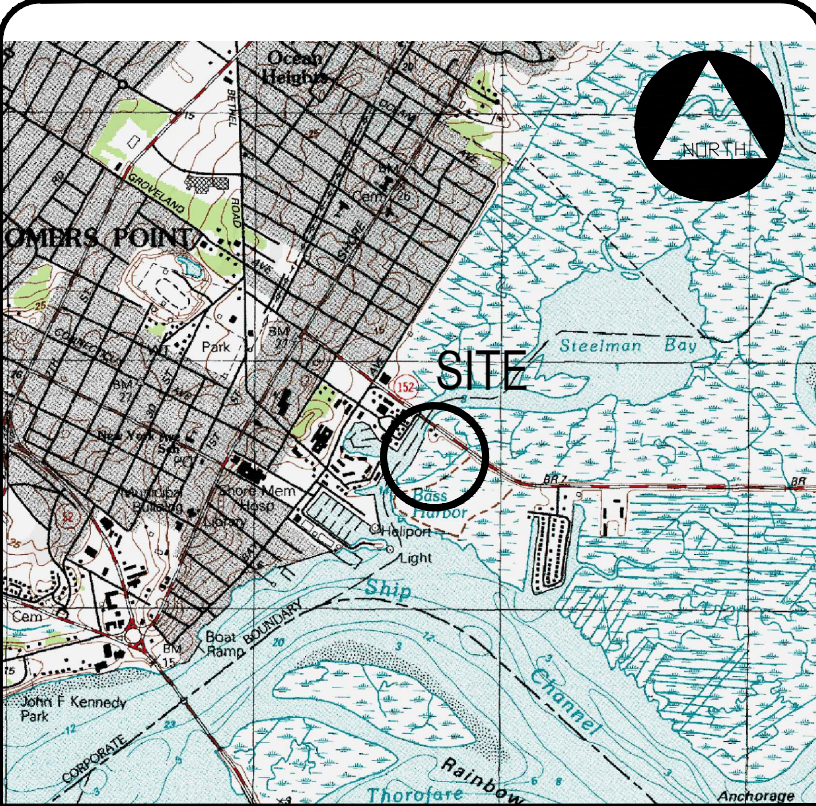
COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether 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.

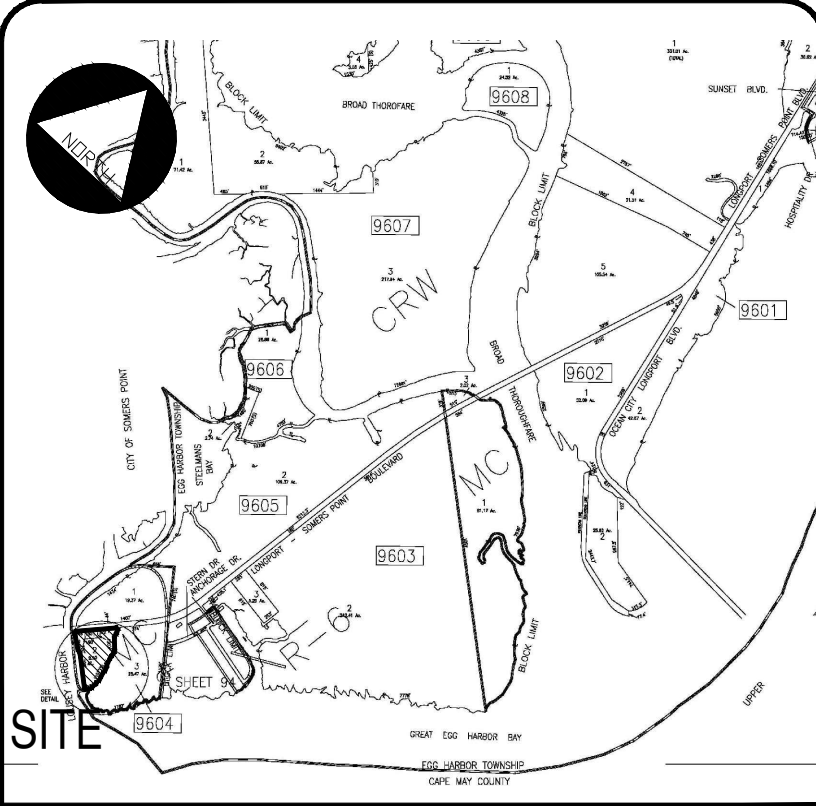
The Philadelphia District will receive written comments on the proposed work, as outlined above, until July 3, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Rachel Ward at Rachel.J.Ward@USACE.army.mil. Alternatively, 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-2023-00048-87 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



U.S.G.S QUAD MAP
SOMERS POINT, NJ QUADRANGLE
SCALE: 1" = 2000'



EGG HARBOR TWP. TAX MAP
SHEET 96
SCALE: 1" = 600'

CONSTRUCTION NOTES. (Recreational Docks and Piers)

Space between horizontal planking is maximized and width of horizontal planking is minimized to the maximum extent practicable. Under normal circumstances, a minimum of 3/8 inch, 1/2 inch, 3/4 inch or one inch space is to be provided for four inch, six inch, eight to ten inch, or twelve inch plus wide planks.

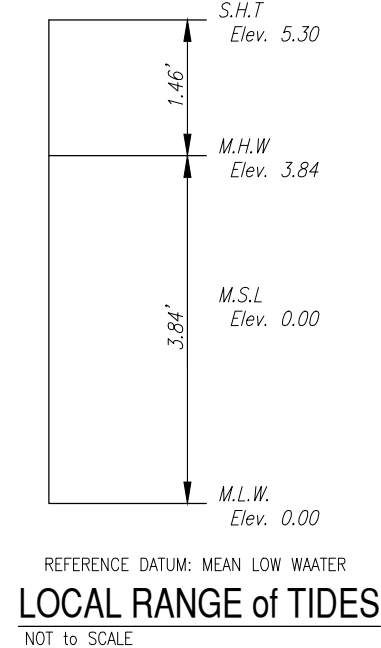
The width of the structure shall not exceed twice the clearance between the structure and the surface of the ground below, or the water surface at mean high tide (measured from the bottom of the stringer), except for floating docks whose width shall not exceed eight feet. Under typical circumstances, the maximum width of the structure shall be eight feet over water and six feet over wetlands and intertidal flats.

- A minimum of eight feet of open water shall be provided between any docks, if the combined width of the docks over the water exceeds eight feet;
- Construction and placement of the dock shall be a minimum of four feet from all property lines, for docks which are perpendicular to the adjacent bulkhead or shoreline; and
- In man-made lagoons only, the maximum width of the structure shall be eight feet over water and six feet over wetlands; the height of the structure over wetlands shall be a minimum of four feet.

The proposed structure and associated mooring piles do not hinder navigation or access to adjacent water areas. A hazard to navigation will apply to all potential impediments to navigation, including access to adjacent moorings, water areas and docks and piers.

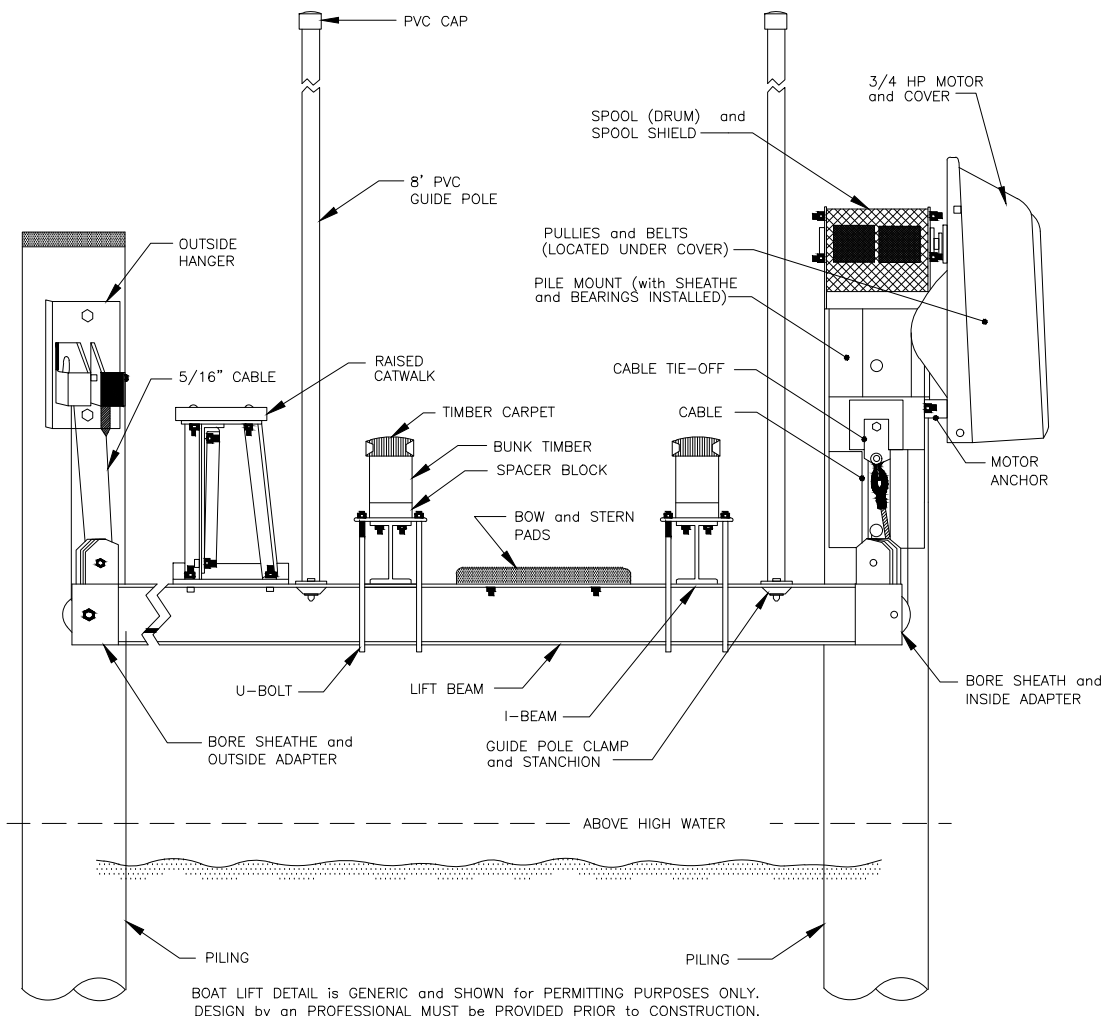
Any wetlands disturbed during construction shall be restored to pre-project conditions.

DOCK/PIER COMPLIANCE NOTES

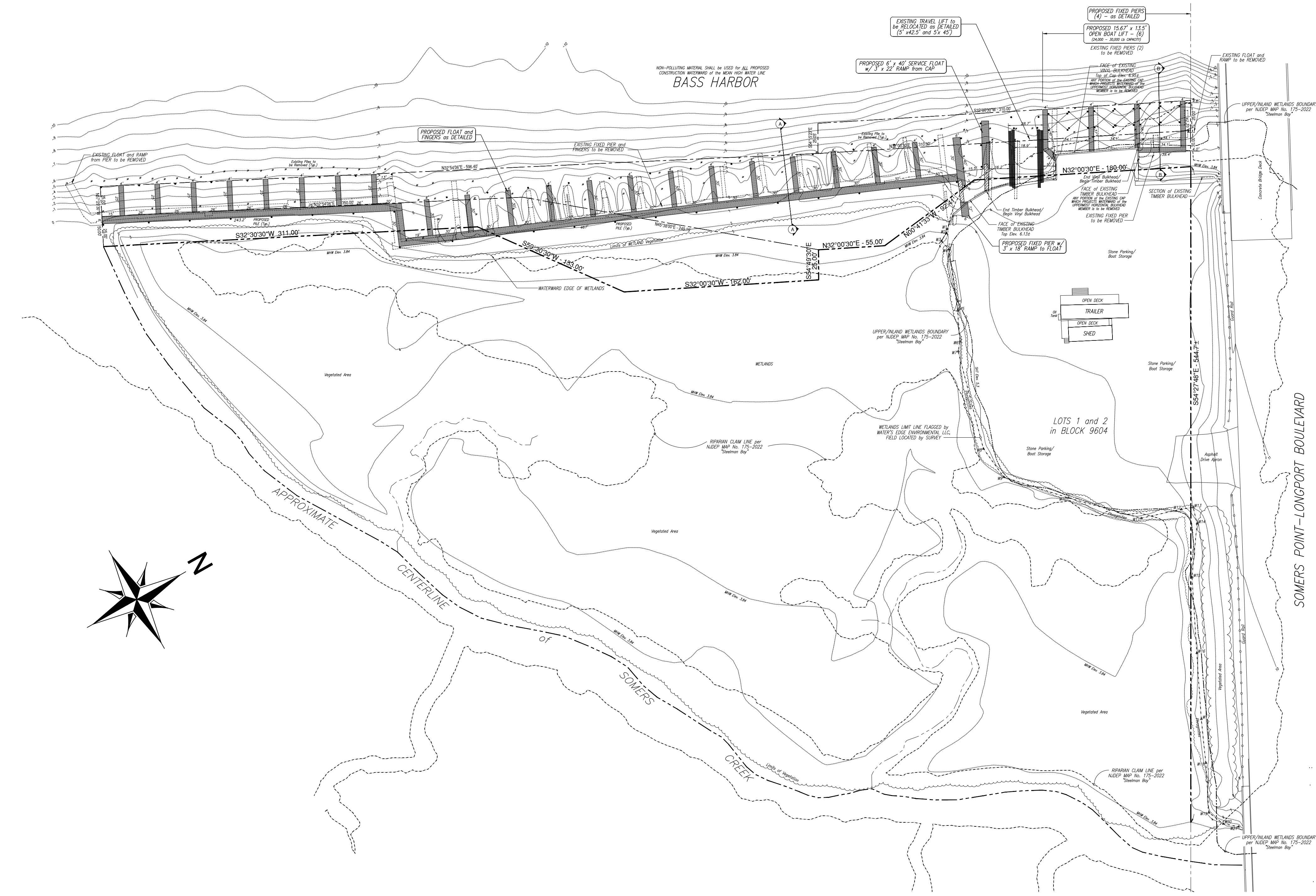


- This PLAN is for the **SOLE PURPOSE** of **SECURING NJDEP PERMITS** for **WORK** as **DELINEATED** at **LOTS 1 and 2** in **BLOCK 9604** in **EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NJ**
- APPLICANT:** *HudBod, LLC*
- ELEVATIONS** are in **FEET** and **REFER** to **MEAN LOW WATER**
- EXISTING CONDITIONS** SHOWN HEREON are per **"TOPOGRAPHIC SURVEY"** PREPARED by **CAPE LAND SURVEYING LLC, DATED 4/01/2024**
- BATHYMETRIC DATA** was **COLLECTED** USING **STANDARD SURVEY METHODS** DURING **HIGH TIDE** VIA **BOAT** on **3/29/2024**

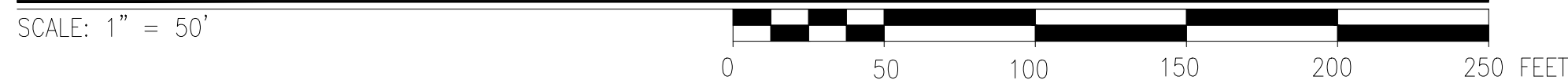
GENERAL NOTES



DETAIL: OPEN BOAT LIFT
NOT to SCALE



WATERFRONT DEVELOPMENT PERMIT PLAN



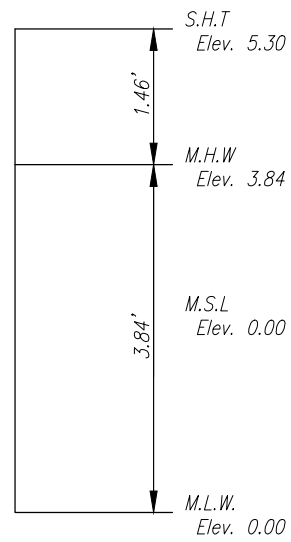
Robert Douglas Green, P.E.
R.D. Green Engineering
1512 Atkinson Avenue,
Somers Point NJ, 08244
Phone 609-926-5182 Fax 609-926-5185
NJ PROFESSIONAL ENGINEER
License No. 24GE026637

PROJECT
101 LONGPORT BOULEVARD
BLOCK 9604 - LOTS 1 and 2
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NJ
DWG. TITLE
NJDEP PERMIT PLAN

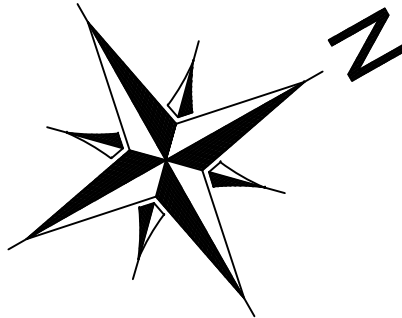
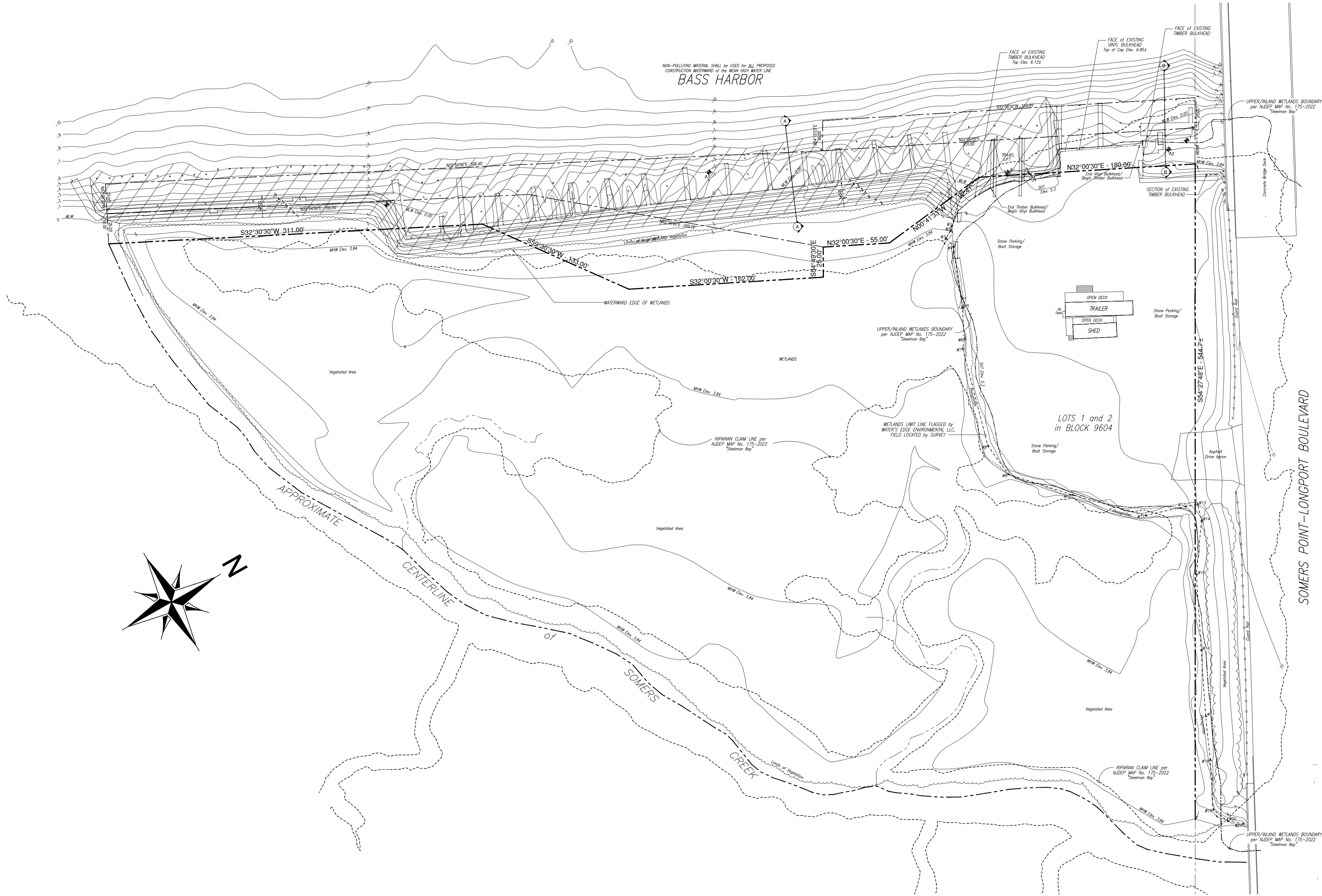
NO.	REVISION	DATE	BY	CHK
1	TRAVEL LIFT NOTES, WETLAND NOTES	12.10.24	WE	BD

DRAWN BY: WE/JS		CHECKED BY: ACS		SCALE: AS NOTED	
DATE: 11-13-2024		SHEET No.: 1 of 3			

DWG. NO. 2310-1-24



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

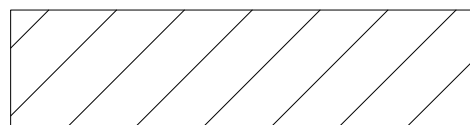


WATERFRONT DEVELOPMENT PERMIT PLAN (Dredging)

SCALE: 1" = 50'



PROPOSED DREDGING



47,560 S.F AREA to be
DREDGED to -5.00
5,154 C.Y.± to be REMOVED

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CORE LOCATION and NUMBER

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

PROJECT 101 LONGPORT BOULEVARD
BLOCK 9604 - LOTS 1 and 2
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NJ
DWG. TITLE NJDEP PERMIT PLAN

NO.	REVISION	DATE	BY	CHKD
1	TRAVEL LIFT NOTES/WETLAND NOTES	12.10.24	WE	BDS

DWG. NO. 2310-1-23			
DRAWN BY: WE/JUS	CHECKED BY: ACS	SCALE: AS NOTED	SHEET No.: 2 of 3
DATE: 11-13-2024			



101 LONGPORT BOULEVARD
BLOCK 9604 - LOTS 1 and 2
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NJ

NJDEP PERMIT PLAN

[illegible]

DWG. NO. 2310-1-23

DRAWN BY: WE/JS	CHECKED BY: ACS	SCALE: AS NOTED
DATE: 11-13-2024		SHEET No.: 3 of 3