APPENDIX J

Wetland Delineations

J.1 | SIGNATURE EAST

J.2 | SIGNATURE SOUTH

APPENDIX J.1

Signature East

DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

June 11, 2024

SUBJECT: Approved Jurisdictional Determination Request NAN-2024-00175-EMI
By Signature Flight Support, LLC - Signature East Expansion Project

Signature Flight Support, LLC
Attn: Jim Hopkins
13485 Veterans Way, #600
Orlando, Florida 32827

Dear Mr. Hopkins:

On February 13, 2024, the New York District of the U.S. Army Corps of Engineers received a request for a Department of the Army jurisdictional determination for the above referenced project. This request was made by Princeton Hydro, as consultant for Signature Flight Support, LLC. The site consists of approximately 7.987 acres, in the Hackensack River watershed, within a portion of Teterboro Airport in the Borough of Teterboro and the Borough of Moonachie, Bergen County, New Jersey.

In the letter received on February 13, 2024, your office submitted a proposed delineation of the extent of waters of the United States within the project boundary. A site inspection was conducted by representatives of this office on May 1, 2024 in which it was determined that USACE concurred with the delineation report prepared by Prinecton Hydro dated February 12, 2024.

Based on the material submitted and the observations of the representatives of this office during the site visit, this site has been determined to contain jurisdictional waters of the United States based on: the presence of wetlands determined by the occurrence of hydrophytic vegetation, hydric soils and wetland hydrology according to criteria established in the 1987 "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1 that are either adjacent to or part of a tributary system; the presence of a defined water body (e.g. stream channel, lake, pond, river, etc.) which is part of a tributary system; and the fact that the location includes property below the ordinary high water mark, high tide line or mean high water mark of a water body as determined by known gage data or by the presence of physical markings including, but not limited to, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris or other characteristics of the surrounding area.

These jurisdictional waters of the United States are shown on the drawing entitled "Signature East Expansion Project", prepared by Langan Engineering, dated March 17, 2023. This drawing indicates that there are four (4) principal wetland areas and one (1) ditch on the project site which are part of a tributary system, and are

considered to be waters of the United States. Wetland A is approximately 5.336 acres, Wetland O is approximately 0.001 acres, Wetland OA is approximately 0.001 acres, and Wetland OB is approximately 0,.008 acres. These wetlands abut East Riser Ditch which is a tidal tributary of Berry's Creek which is a tidal tributary of the Hackensack River. Approximately 237 linear feet of the East Riser Ditch is located within the project site boundary.

This determination regarding the delineation shall be considered valid for a period of five years from the date of this letter unless new information warrants revision of the determination before the expiration date.

This delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed is a combined Notification of Appeal Process (NAP) and Request For Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

Andrew Dangler, Regulatory Appeals Review Officer
U.S. Army Corps of Engineers
North Atlantic Division, Fort Hamilton
301 John Warren Avenue, First Floor
Brooklyn, New York 11252-6700

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Park 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by August 9, 2024. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is strongly recommended that the development of the site be carried out in such a manner as to avoid as much as possible the discharge of dredged or fill material into the delineated waters of the United States. If the activities proposed for the site involve such discharges, authorization from this office may be necessary prior to the initiation of the proposed work. The extent of such discharge of fill will determine the level of authorization that would be required.

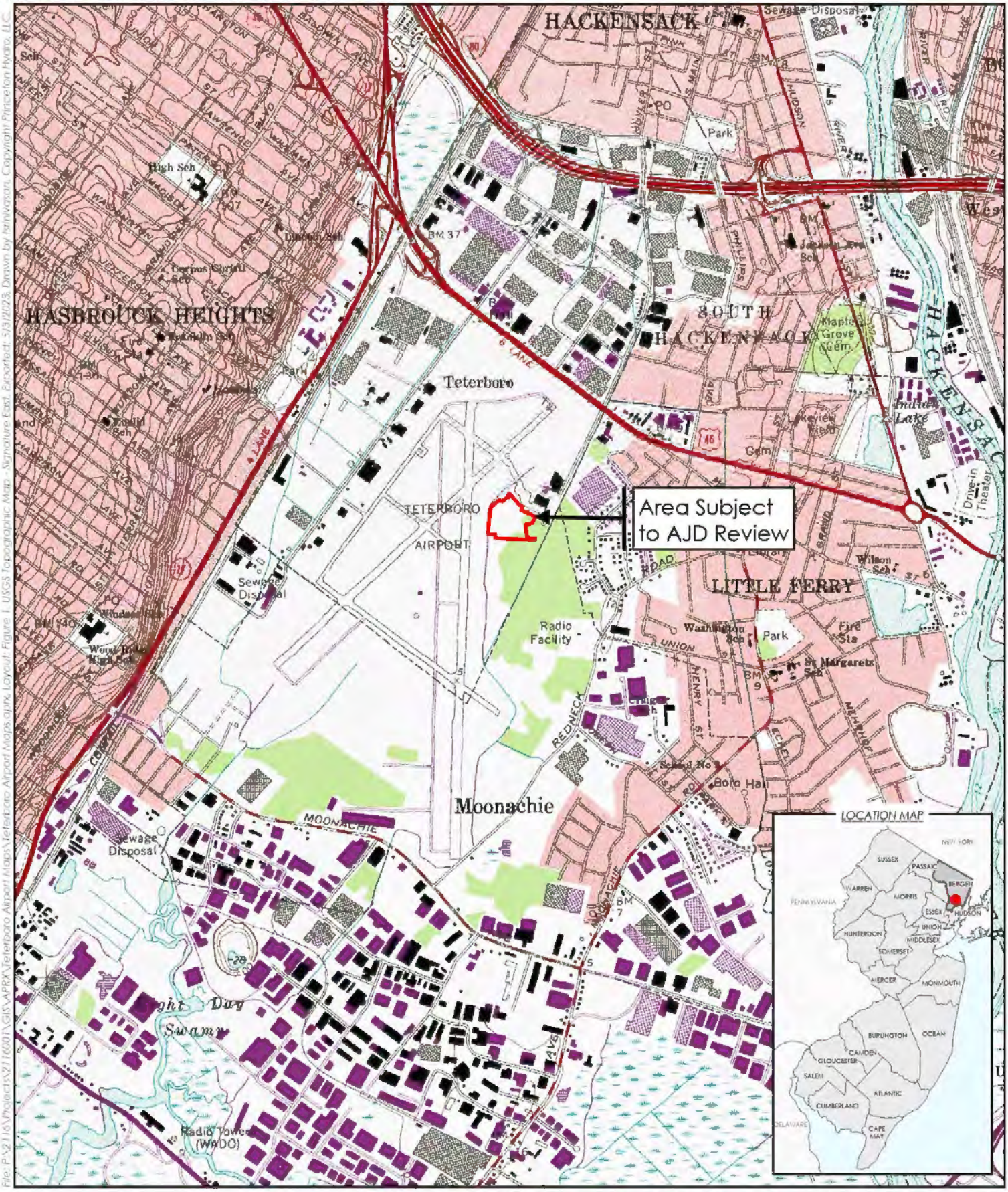
In order for us to better serve you, please complete our Customer Service Survey located at http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx.

If any questions should arise concerning this matter, please contact Christopher Minck, of my staff, at Christopher.W.Minck@usace.army.mil.

Sincerely,

Rosita Miranda
Chief, Metro NY/NJ Section

Enclosures



NOTES:
1. Area Subject to AJD Review provided by Signature Flight Support.
2. USGS topographic map obtained from the New Jersey Geographic Information Network, Weehawken, NJ quadrangle.

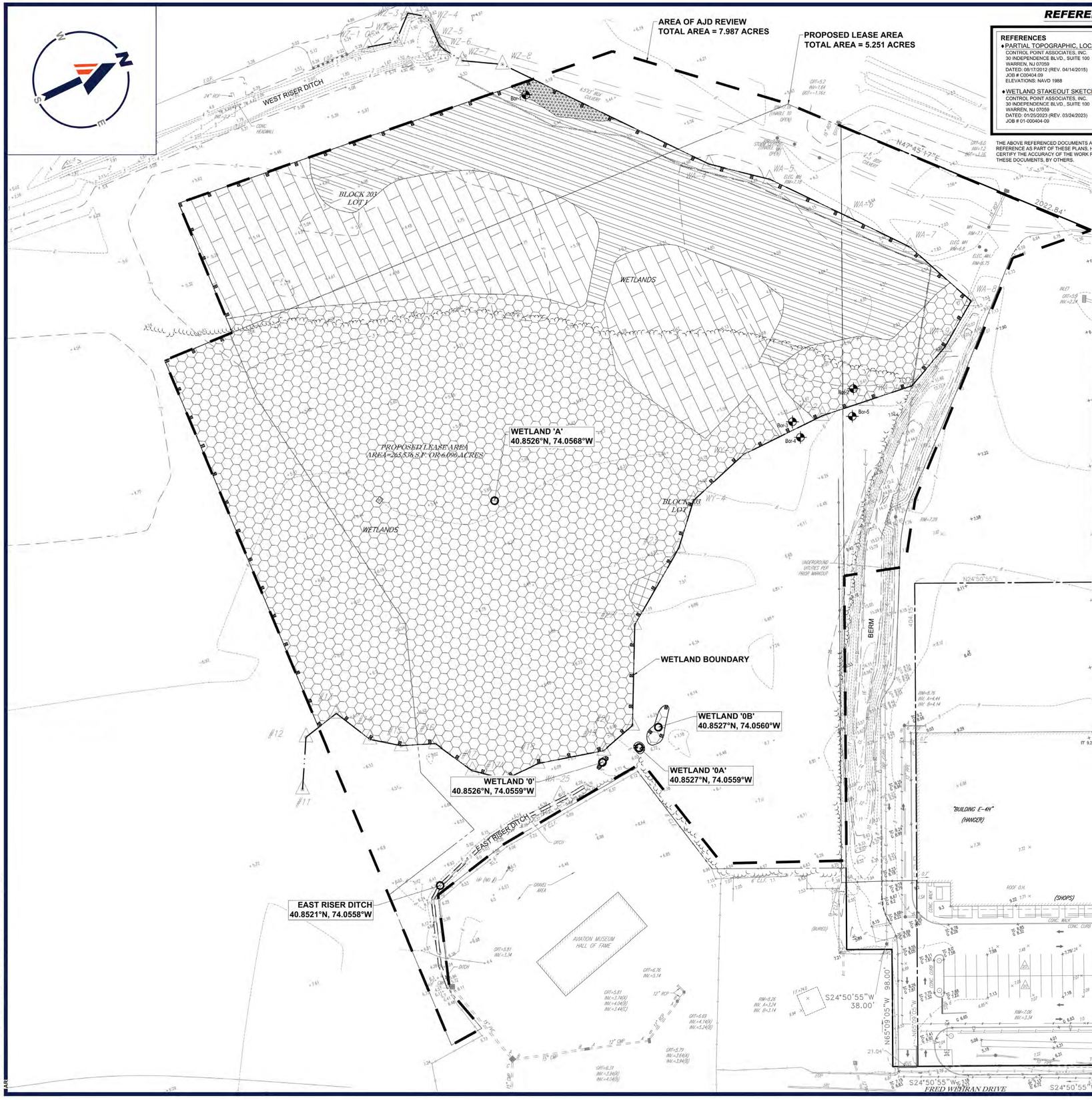
0 1,000 2,000 Feet

Spatial Reference: NAD 1983 2011 StatePlane New Jersey FIPS 2900 Ft US

FIGURE 1. USGS TOPOGRAPHIC MAP SIGNATURE EAST

SIGNATURE FLIGHT SUPPORT - TETERBORO AIRPORT
TETERBORO AND MOONACHIE BOROUGHS
BERGEN COUNTY, NEW JERSEY

PRINCETON HYDRO
SCIENCE DESIGN ENGINEERING
www.PrincetonHydro.com



REFERENCES

REFERENCES

- PARTIAL TOPOGRAPHIC, LOCATION & UTILITY SURVEY:
  CONTROL POINT ASSOCIATES, INC.
  30 INDEPENDENCE BLVD., SUITE 100
  WARREN, NJ 07059
  DATED: 08/17/2012 (REV. 04/14/2015)
  JOB # C00404.09
  ELEVATIONS: NAVD 1988
- WETLAND STAKEOUT SKETCH:
  CONTROL POINT ASSOCIATES, INC.
  30 INDEPENDENCE BLVD., SUITE 100
  WARREN, NJ 07059
  DATED: 01/25/2023 (REV. 03/24/2023)
  JOB # 01-000404-09

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

NOTES

1. PROPERTY KNOWN AS BLOCK 203, PORTION OF LOT 1, AS SHOWN ON THE OFFICIAL TAX MAP OF TETERBORO, BERGEN COUNTY, NEW JERSEY.
2. WETLANDS WERE DELINEATED BY BOHLER WETLAND SCIENTISTS ON 03/20/2015. ON SEPTEMBER 29, 2017, THE USACE-NYD ISSUED AN APPROVED JURISDICTIONAL DETERMINATION FOR THAT SITE WHICH DETERMINED THAT THE WETLAND DELINEATION ACCURATELY REFLECTED THE EXTENT OF WATERS OF THE UNITED STATES PRESENT. ON FEBRUARY 6, 2023, PRINCETON HYDRO, LLC. REASSESSED THE EXTENT OF WATERS OF THE UNITED STATES ON-SITE AND MADE MINOR CHANGES TO THE LIMITS PREVIOUSLY APPROVED BY USACE.
3. THE MERIDIAN OF THIS PLAN IS REFERENCED TO NEW JERSEY STATE PLAN COORDINATE SYSTEM OF 1983 (NAD83)
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. DELINEATION OF VEGETATIVE COMMUNITIES WAS PRESENTED TO BOHLER BY PRINCETON HYDRO, LLC ON 04/10/2023.

LEGEND

- PROPOSED LEASE AREA
- AREA OF AJD REVIEW
- Bor-1 — DATA POINT
- JURISDICTIONAL WETLANDS WITHIN PROJECT AREA - 5.346 ACRES
- SCRUB SHRUB WETLAND
- GRAY BIRCH / RED MAPLE SUCCESSIONAL FORESTED WETLANDS
- COMMON REED EMERGENT WETLAND
- JAPANESE KNOTWEED WETLAND
- MAINTAINED LAWN WETLAND

JURISDICTIONAL WATERS OF THE UNITED STATES WITHIN THE PROJECT AREA

IDENTIFIED FEATURE	COORDINATED (CENTERPOINT)	WETLAND TYPE (COWARDIN CLASSIFICATION)	VEGETATIVE COMMUNITIES	WATER OF U.S. CLASSIFICATION	AREA (ACRES)
WETLAND 'A'	40.8526° N 74.0568° W	PFO1E	GREY BIRCH / RED MAPLE SUCCESSIONAL FORESTED WETLANDS	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	3.177
		PSS1E	SCRUB SHRUB WETLANDS	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	1.168
		PEM5E	COMMON REED EMERGENT WETLAND	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.952
		PEM1E	JAPANESE KNOTWEED WETLAND	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.013
		PEM1E	MAINTAINED LAWN WETLAND	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.026
WETLAND '0'	40.8526° N 74.0559° W	PFO1E	GREY BIRCH / RED MAPLE SUCCESSIONAL FORESTED WETLANDS	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.001
WETLAND '0A'	40.8527° N 74.0559° W	PFO1E	GREY BIRCH / RED MAPLE SUCCESSIONAL FORESTED WETLANDS	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.001
WETLAND '0B'	40.8527° N 74.0560° W	PFO1E	GREY BIRCH / RED MAPLE SUCCESSIONAL FORESTED WETLANDS	WETLAND ADJACENT TO A RPW (BARRY'S CREEK UNT)	0.008

IDENTIFIED FEATURE	COORDINATED (CENTERPOINT)	WATER TYPE	WATER OF THE U.S. CLASSIFICATION	LENGTH (FEET)	AREA (ACRES)
EAST RISER DITCH	40.8521° N 74.0558° W	DITCH	RPW (BARRY'S CREEK UNT)	237	0.014

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	J110616
DRAWN BY:	DD/APR
CHECKED BY:	KBC/BE
DATE:	04/26/2023
CAD I.D.:	J110616-WETE-0D

PROJECT:

WETLAND DELINEATION PLAN

FOR

Signature FLIGHT SUPPORT
BBA Aviation

PROPOSED EAST SIDE RAMP EXPANSION & HANGAR

SIGNATURE EAST
TETERBORO AIRPORT
FRED WEHRAN DRIVE
BOROUGH OF TETERBORO
BERGEN COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MP0000122

K.B. CAHILL
STATE OF NEW JERSEY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24004

SHEET TITLE:

WETLAND DELINEATION PLAN

SHEET NUMBER:

C-01

ORG. DATE - 04/26/2023

G:\2011\J110616\CADD\ARW\GIS\EXHIBITS\WETLAND\J110616-WETE-0D---LAYOUT C-01 WETE

February 12, 2024

U.S. Army Corps of Engineers, New York District
Attn: Regulatory Branch
26 Federal Plaza, Room 1937
New York, NY 10278-0090
Submitted Electronically to: CENAN-R-Permit-App@USACE.ARMY.MIL

Re: Approved Jurisdictional Determination Request
Teterboro Airport – Signature East
Block 203, Lots 1 and 1.02 (Portion)
Borough of Teterboro, Bergen County, New Jersey

Dear Sir/Madam:

On behalf of Signature Flight Support, LLC (Applicant) and the Port Authority of New York and New Jersey (PANYNJ) (Property Owner), Princeton Hydro, LLC (Agent) hereby requests an Approved Jurisdictional Determination (AJD) from the U.S. Army Corps of Engineers (USACE) – New York District (NYD) to confirm the extent of federally-regulated waters of the United States on 7.987 acres situated within a portion of Teterboro Airport in the Borough of Teterboro, Bergen County, New Jersey. The Applicant requests that the USACE review the entire 7.987-acre area as it applies to the jurisdictional limits of waters of the United States (Site).

The property is owned by the PANYNJ and will be leased by First Aviation Services. The Signature East Expansion Project (Project) is proposed within a 5.251-acre portion of the Site. This Project area is generally defined by the anticipated limit of disturbance for the future expansion of the existing Signature Flight hangar and apron area. The Project area is bound to the north by the existing Signature Flight hangars and tarmac, to the east by the Aviation Hall of Fame, to the south by freshwater wetlands, and to the west by maintained lawns and taxiways of the airport.

Wetlands and waterbodies on-Site were originally delineated by Langan Engineering and Environmental Services, Inc. (Langan) in 2016. On September 29, 2017, the USACE-NYD issued an Approved Jurisdictional Determination (AJD) for the Site, which confirmed that Langan's wetland delineation accurately reflected the extent of waters of the United States present (Permit Application No. NAN-2015-01327-WCA). On February 6, 2023, Princeton Hydro conducted a Site visit and identified the following changes to the prior limits of jurisdictional waters of the United States:

- **Change #1:** The prior AJD's wetland flags #26 through #28 were moved downslope to the bottom of the berm (redelineated as wetland flags WA-8 through WA-10). The previous location of these flags was near the top of the berm where there was no wetland hydrology, hydrophytic vegetation, or hydric soils present.
- **Change #2:** The prior AJD's wetland flags #24 and #25 were redelineated with a new WY-Line. The WY-Line (wetland flags WY-1 through WY-4) represents the new limit of this portion of the wetland. This change to the wetland line was made to reflect the extent of hydric soils, which were not present within the former line limits.
- **Change #3:** Princeton Hydro delineated the WZ-Line to the north of the Site. This line represents the limits of the West Riser Ditch within the vicinity of the Site, which was not delineated in the prior AJD.

With the exception of these changes, the remaining extent of the waters of the United States on-Site remain unchanged from those previously approved by the USACE in 2017.

In addition to changes to Langan's original wetland delineation, the vegetative communities described in this AJD differ from those in the described in the prior AJD. This was done in order to outline the vegetative communities of the Site more accurately and in greater detail, and also to highlight that low quality habitat comprises a majority of the vegetative communities on-Site.

The enclosed materials complete the requirements of the USACE's "*Checklist of Information Included with Requests for Jurisdictional Determinations (JD)*". Specifically, the enclosed package includes a site access consent letter, a project contact list, site location maps, a wetland delineation report, a wetland delineation plan, and the prior AJD issued by the USACE in 2017. Please refer to the table of contents for the location of specific information.

Due to Site access procedures, notification is required prior to entry onto the Site. We request that you contact Princeton Hydro prior to your Site inspection so that we may arrange Site access and accompany you. A letter from the property owner granting the USACE access to the property is provided in Section 1 of this package. If you have any questions or require further information, please do not hesitate to contact me at (570) 239-4155 or via email at ezawatski@princetonhydro.com.

Sincerely,
Princeton Hydro, LLC

Eric Zawatski

Eric Zawatski
Staff Scientist

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SECTION 1

JURISDICTIONAL DETERMINATION CHECKLIST
SITE ACCESS CONSENT LETTER
PROJECT CONTACT LIST

CHECKLIST OF INFORMATION INCLUDED WITH REQUESTS FOR JURISDICTIONAL DETERMINATIONS (JD)*

1. Names (including POC if a corporation or other entity), complete mailing addresses and phone numbers of the following:
   - CURRENT PROPERTY OWNER (include a letter granting ACOE access to review the parcel)
   - APPLICANT (Project Sponsor)
   - WETLAND DELINEATOR (Consultant)

2. 8 ½-inch x 11-inch Size Location Map (preferably a copy of the USGS Quad or DEC Wetlands Map with site identified on it), coordinates of the approximate center point of site AND of each potentially jurisdictional waters of the U.S. feature on the site (either Latitude/Longitude or UTM Grid Coordinate), showing the stream orders of all streams in the vicinity of the site AND the location of each stream reach associated with the project review area. Please provide the coordinates of the start and end points of these reaches, and identify them as traditionally navigable waters [TNWs], non-navigable perennial relatively permanent waters [perennial RPWs], non-navigable seasonal relatively permanent waters [seasonal RPWs], or non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally [non-RPWs]

3. Cover letter describing the purpose of the request, a general description of the proposed project, the size (acres) of the parcel, and the size of the limits of the project site or review area (if smaller than the parcel)**

4. Delineation report, including the following supporting information:
   - Description of any current and/or historic land uses on the site
   - DEC Wetlands Maps, NWI Maps, Soil Survey Maps
   - Watershed size, drainage area size (for each stream reach), average annual rainfall/snowfall
   - Discussion of whether tributaries (streams) on the site are TNWs, perennial RPWs, seasonal RPWs, or non-RPWs. Include a description of general flow patterns, volume and frequency ***
   - Description of whether each wetland on the site either abuts or is adjacent to a tributary, identify which tributary (e.g. Wetland A directly abuts an unnamed tributary to Kayaderosseras Creek), and provide a discussion of the justification for this determination
   - Description of tributary connections to a TNW for each aquatic resource on the site, including a discussion of wetland and/or other connections (e.g. Wetland B connects to Wetland A via a culvert under Elm St. Wetland B abuts an unnamed tributary to Kayaderosseras Creek, which is a TNW)
   - River miles to a TNW; aerial (straight) miles to a TNW
   - Description of tributary substrate composition (e.g. silts, sands, gravel, etc.)
   - Identify potential pollutants
   - Identify potential habitat for species
   - Justification for proposed "isolated" (SWANCC) or non-jurisdictional determinations on any wetlands or streams
   - Description of vegetative cover types on the site
   - Wetland Delineation Forms for each cover type
   - Color photographs of all representative areas of the site (taken during the growing season), including any connections between tributaries or between tributaries and wetlands

5. Surveyed delineation drawing, including the following:
   - Title block, including drawing date, scale, revision dates, north arrow, existing topographic contours (if available), benchmarks, and the stamp of a licensed surveyor or a narrative describing how the GPS data were obtained
   - Boundary lines of the parcel, AND of the project site, clearly marked with the acres shown on the drawing
   - Delineation flags shown as points that are connected by straight lines (or extend off-site at parcel boundaries), and are identified on the drawing with the corresponding number and/or letter that is written on the flag in the field ****
   - Appropriate hatching and/or shading to identify the extent of waters of the US, including jurisdictional wetlands, and any "isolated" or non-jurisdictional waterbodies or wetlands
   - All defined tributaries on the site, identified either via flagging or a standard tributary symbol that is in the legend, and locations of any other connections between waters (e.g. culverts, ditches and/or swales)
   - Table outlining the acres of the waters of the US, and "isolated" or non-jurisdictional waters, in addition to the linear feet of all tributaries within the boundaries of the project site or parcel

*** A JD is a determination of the extent of jurisdictional waterbodies and/or wetlands within the boundaries of a parcel of land *or a project site***

**** A project site is the limits of all lands expected to be disturbed for a single and complete project, or the initial phases of a phased project such as a subdivision**

***** For seasonal RPWs, non-RPWs and wetlands adjacent to RPWs and non-RPWs that require a significant nexus determination, please also provide information regarding whether the stream and/or wetland has more than an insubstantial or speculative effect on the chemical, physical and/or biological integrity of TNWs, such as a functional assessment of the aquatic resource functions that the stream and its adjacent wetlands provides**

****** Delineation flags may need to be replaced on a site prior to scheduling a site inspection with the ACOE**

PORT AUTHORITY NY NJ
AIR LAND RAIL SEA

January 31, 2024

U.S. Army Corps of Engineers, New York District
Attn: Regulatory Branch
26 Federal Plaza, Room 1937
New York, NY 10278-0090

Re: Site Access Consent Letter
Approved Jurisdictional Determination Request
Teterboro Airport – Signature East
Block 203, Lots 1 and 1.02 (Portion)
Borough of Teterboro, Bergen County, New Jersey

Dear Sir/Madam:

As the owner of the above-referenced property, I hereby grant permission for representatives of the U.S. Army Corps of Engineers to access the property to review the jurisdictional limits of waters of the United States under USACE authority. Due to site access procedures, notification is required prior to entry onto the site. We request that you contact Princeton Hydro prior to your site inspection so that we may arrange site access and accompany you.

Any questions you may have regarding this matter should be directed to Princeton Hydro, LLC. Please contact Eric Zawatski at Princeton Hydro at (570) 239-4155 or via email at ezawatski@princetonhydro.com when a site nspection has been scheduled. Thank you for your attention to this matter.

Sincerely,

Scott Marsh, C.M., ACE
Interim Airport Manager
Teterboro Airport Manager's Office
90 Moonachie Avenue
Teterboro, NJ 07608
Smarsh@panynj.gov
T: 201-807-4018

PROJECT CONTACT LIST

for

Approved Jurisdictional Determination Request
Block 203, Lots 1 and 1.02
Borough of Teterboro, Bergen County, New Jersey

Project Role	Agency/Address	Contact
Applicant	Signature Flight Support, LLC 13485 Veterans Way #600 Orlando, FL 32827	Jim Hopkins Ph: (336) 776-6006 Cell: (336) 403-9186 Email: jim.hopkins@signatureflight.com
Property Owner	Port Authority of NY & NJ 4 World Trade Center 150 Greenwich St, 18th Floor New York, NY 10007	Huntley Lawrence Ph: (212) 435-3720 Email: hlawrence@panynj.gov
Agent	Princeton Hydro, LLC 35 Clark Street, Suite 200 Trenton, New Jersey 08551	Eric Zawatski Staff Scientist Ph: (570) 239-4155 Email: ezawatski@princetonhydro.com