APPENDIX R

Flood Hazard Area Verification and Flood Hazard Area Individual Permit

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED & LAND MANAGEMENT
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420
Telephone: (609) 777-0454 or Fax: (609) 777-3656
dep.nj.gov/wlm/

PERMIT

In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.

Approval Date
July 16, 2026

Expiration Date
July 15, 2031

Permit Number:	**Type of Approvals:**	**Governing Rule:**
0262-06-0001.1 LUP260001	Flood Hazard Area Verification - Method 2 (Partial) Flood Hazard Area Individual Permit Meadowlands District Water Quality Certificate	N.J.A.C. 7:13-1.1(b)

Permittee:

Jim Hopkins
Signature Flight Support, LLC
3821 North Liberty Street
Winston Salem, NC 27105

Site Location:

Blocks & Lots: [76, 1.02] [203, 1]
Municipality: Teterboro Borough
County: Bergen

Description of Authorized Activities:

This document verifies the flood hazard area elevation on the Signature Aviation East and Signature Aviation South sites situated within the portions of the parcels referenced above as shown on the approved plans. Also, this document verifies that the said sites are not situated within the floodway and riparian zone of any regulated water. In addition, this document authorizes implementation of the Signature Aviation South and East Airport Expansion Project in association with a future Teterboro Airport improvement project that consists of:

(a) the construction of a single 40,500 square foot hangar, an asphalt parking apron for airplane parking and repositioning, office space, associated paved parking that would accommodate 29 vehicles, sidewalk, drives, landscaped areas, and stormwater management facilities at Signature Aviation East site and

(b) the construction of two (2) 40,000 square foot hangars, adjoining parking apron areas for airplane parking and repositioning, 22,500 square feet of office space, associated paved parking lot that would accommodate 91 vehicles, driveway to access the hangars, and stormwater management facilities at Signature Aviation South site.

This approval includes a Water Quality Certification (WQC).

The Department has determined that the herein approved activities meet the requirements of the FHACA rules. This approval does not obviate the local Floodplain Administrator's responsibility to ensure all development occurring within their community's Special Flood Hazard Area is compliant with the local Flood Damage Prevention Ordinance, and minimum NFIP standards, regardless of any state-issued permits. FEMA requires communities to review and permit all proposed construction or other development within their SFHA in order to participate in the NFIP.

Prepared by:

Ashleigh Windawi

Received and/or Recorded by County Clerk:

If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.

This permit is not valid unless authorizing signature appears on the last page.

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described below. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:13-2.18.

Meadowlands Water Quality Certificate Impacts	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)
Freshwater wetlands	10.99	0
State open waters	0	0

Riparian Zone Vegetation	Area of riparian zone (Acres)
Permanent Disturbed	0
Temporary Disturbed	0

PRE-CONSTRUCTION CONDITIONS:

1. On or before January 31, 2027, the permittee must complete the required number of soil borings/soil profile pits in accordance with Chapter 12 of the NJ Stormwater Best Management Plan (BMP) Manual (2023) in order to determine the seasonal high-water table at the locations of the proposed pervious pavement systems that are to be constructed in place of existing regular pavement parking areas as shown on the approved plans. On or before March 15, 2027, the permittee must submit a revised Stormwater Management Report and a revised Soil Investigation Report demonstrating that the said pervious pavement systems will function appropriately, as designed for Department review and approval prior to any site preparation.

2. Prior to the commencement of site clearing, grading, or construction onsite, the permittee shall install a sediment barrier at the limits of disturbance authorized herein, which is sufficient to prevent the sedimentation of the remaining regulated areas or waters on and/or adjacent to the site and shall serve as a physical barrier protecting these areas from encroachment by construction vehicles or other soil-disturbing activities. All sediment barriers and soil erosion control measures shall be kept in place and maintained throughout the duration of construction, until such time that the site is stabilized.

3. Prior to the start of any construction onsite, the permittee/owner shall record a deed notice for all stormwater management measures authorized under this permit which shall be recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the development, project, project site, or mitigation area containing the stormwater management measure is located. A form of deed notice shall be submitted to the Watershed and Land Management Program (Program) for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at N.J.A.C. 7:8-5.3, 5.4, 5.5, and 5.6 and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also

reference the maintenance plan required to be recorded upon the deed pursuant to N.J.A.C. 7:8-5.8(d). Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the Program. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the Program is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the Program within 180 calendar days of the authorization granted by the Program.

4. The deed for each lot on which the aprons, parking areas and access drive are constructed is modified to:

   a. Explain that the aprons, parking areas and access drive are likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and

   b. Disclose the depth of flooding that the aprons, parking areas and access drive would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and

   c. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the site is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:

      (i) The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or

      (ii) 90 calendar days after the issuance of the permit.

SPECIAL CONDITIONS:

1. The Department has determined that no riparian zone encroaches within the project area(s).

2. The portion of the wetlands to remain shall be left undisturbed and not be maintained as a lawn or landscaped area.

3. The permittee shall take all measures necessary to ensure the authorized activities do not alter or interfere with the natural hydrology of the area.

4. The permittee shall ensure that all regulated activities and disturbances are the minimum necessary to accomplish the project/obtain the desired information, including disturbance to vegetation necessary for equipment access.

5. The authorized activities shall not drain, or remove from jurisdiction, any additional or adjacent freshwater wetlands other than the 10.99 acres directly impacted by the activities.

6. In order to protect anadromous fish spawning activity within West and East Riser Ditches and their tributaries, as well as Berrys Creek and its tributaries, from sediment generating activities, special caution shall be taken for any grading, excavation, or construction activities conducted near the banks of the waterbody between April 1 through June 30 of each year. In addition, any activity within the flood hazard area or riparian zone of this water which does not minimize the introduction of sediment into the water(s), or which would cause more than a minimum increase in the natural level of turbidity, is also prohibited anytime but especially during this period. The Department

reserves the right to require additional soil conservation measures if it becomes evident that additional measures are required to protect State-regulated resources, or the right to suspend all regulated activities onsite should it be determined that the permittee has not taken proper precautions to ensure continuous compliance with this condition.

7. To reduce the risk of harm to State-listed bat species, such as Tricolored Bat, and consistent with the intent of the NJ Endangered and Nongame Species Conservation Act (N.J.S.A. 23:2a-1-13), the Permittee shall adhere to a seasonal restriction on the clearing of all woody vegetation from April 1 through September 30 of each calendar year.

8. This portion of the permit verifies the flood hazard area design flood elevation of 8.0' NAVD'88 within the Signature Aviation South and East and it also verifies that there is no floodway or riparian zone on these sites. This permit shall be recorded in its entirety in the office of the County Clerk or the Registrar of Deeds and Mortgages for each county where this project is located. Verified notice of this action shall be forwarded to the Division immediately thereafter. NOTE: The following information is to be submitted to the clerk for all Flood Hazard Area Verifications:

    a. The Department file number for the verification;

    b. The approval and expiration dates of the verification;

    c. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;

    d. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification; and

    e. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact the Watershed and Land Management Program at (609) 777-0454 for more information prior to any construction onsite."

9. Any new, reconstructed, enlarged, or elevated structure within a flood hazard area shall be secured to resist flotation, collapse, and displacement due to hydrostatic and hydrodynamic forces from floodwaters.

10. All sediment barriers and other soil erosion control measures shall be installed prior to commencing any clearing, grading or construction onsite, and shall be maintained in proper working condition throughout the entire duration of the project.

11. The applicant must adhere to the operations and maintenance plan for the stormwater management measures incorporated into the design of this major development in accordance with N.J.A.C. 7:8-5.8. Guidance set forth in the New Jersey Stormwater Best Management Practices Manual should be followed to the maximum extent practicable.

12. Any future expansion or alteration of the approved stormwater management system, which would affect water quality, increase the rate or volume of stormwater leaving the site, affect the infiltration capacity on the site, or alter the approved green infrastructure best management practices, shall be reviewed and approved by the Department by obtaining a modification or new permit as appropriate prior to construction. This includes any proposed changes to the discharge characteristics of any

basin, the construction of new inlets or pipes that tie into the storm sewer network and/or the replacement of existing inlets or pipes with structures of different capacity.

13. Any future expansion or alteration of the approved site layout and/or land cover which would affect water quality, increase the rate or volume of stormwater leaving the site, or affect the infiltration capacity on the site, shall be reviewed and approved by the Department prior to construction.

14. In accordance with N.J.A.C.7:13-12.6(g)4, the permittee must provide signs in the proposed roadways and parking areas indicating that the lot will be subject to inundation during flood events.

15. The floor elevation labeled on the approved drawing(s) is the elevation of the lowest finished floor of the proposed building(s). The construction of any habitable area below this elevation, such as a basement, is prohibited.

16. All foundations, slabs, footings and walls of the proposed structure/s shall be designed to resist uplift, flotation, collapse and displacement due to hydrostatic and hydrodynamic forces resulting from flooding up to an elevation of one foot above the flood hazard area design flood elevation. Furthermore, all structural components shall be designed to resist the same forces.

17. The decision to grant this permit did not include a structural review of the proposed activities with regard to the International Building Code; nor did it include a comparative review of any local flood ordinances which may apply. As such, the proposed structure/s may not fully comply with the provisions of the International Building Code or meet the requirements of the appropriate local flood ordinances. Consequently, the construction official for the municipality in which this project is located may reserve the right to modify the design of, or deny the erection of those structures which do not meet the appropriate flood ordinances or construction codes which are within local jurisdiction.

18. All excavated material must be disposed of in a lawful manner outside of any flood hazard area, riparian zone, open water, freshwater wetland, and adjacent transition area, and in such a way as to not interfere with the positive drainage of the receiving area.

MEADOWLANDS DISTRICT WATER QUALITY CERTIFICATE MITIGATION CONDITIONS:

1. The permittee shall mitigate for the authorized disturbance of *3.421 acres of forested wetlands, 0.673 acres of scrub/shrub wetlands, and 6.896 acres of emergent wetlands pursuant to N.J.A.C. 7:7A-11 et seq.*

2. The permittee shall conduct mitigation in accordance with the mitigation hierarchy for the given protected resource through an on-site or off-site restoration project, creation project, enhancement project, upland preservation, credit purchase from a mitigation bank serving the appropriate watershed management area, monetary contribution to the In-lieu Fee Program, or land donation. Information can be found within the Mitigation Technical Manual posted: https://dep.nj.gov/wp-content/uploads/wlm/downloads/mit/mit_054.pdf.

    a. Mitigation may be conducted through creation, restoration or enhancement pursuant to N.J.A.C. 7:7A-11.12 et seq.; N.J.A.C. 7:13-13.10-13.12 et seq., and/or, N.J.A.C. 7:7-17.14 (b) et seq.

i. **Prior to the initiation of regulated activities authorized by this permit,** the permittee shall submit to the Division of Watershed Protection and Restoration Mitigation Unit ("Unit") a final design of the mitigation project for conceptual review and approval. The design packet shall include all items listed on the appropriate checklist posted at the following website: https://dep.nj.gov/wlm/forms/#mit
The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

ii. Pursuant to N.J.A.C. 7:7A-11.21 et seq., N.J.A.C. 7:13-13.19 et seq., and N.J.A.C. 7:7-17.21 et seq., the permittee shall obtain a secured bond or other financial surety acceptable to the Unit from a firm licensed to provide such services in the State of New Jersey.

iii. The permittee shall notify the Unit in writing **no less than 30 days prior to the start of construction of the mitigation project** to arrange an on-site pre-construction meeting among all interested parties (i.e. the permittee, the contractor, the mitigation project designer, and the Unit).

iv. To ensure the intent of the mitigation design is realized in the landscape, the mitigation project designer shall be present on-site during all critical stages of mitigation project construction and during the restoration of any temporarily impacted areas. Critical stages of construction include, but are not limited to, herbicide applications, earthmoving activities, planting, and inspections.

v. The permittee shall be responsible for ensuring that best management practices are used throughout construction to control the spread and colonization of highly invasive plants as discussed within the Mitigation Technical Manual. All equipment, especially tracks and tires, must be thoroughly cleaned every time equipment or vehicles move from an area containing invasive plants, or from off-site to the mitigation area. Soil containing root fragments and above-ground vegetative material from invasive plants shall be carefully managed during earthmoving activities and disposed of at a suitable off-site location rather than mulched and reused or stockpiled elsewhere on the site.

vi. If changes to the mitigation design are necessary to ensure success of the project as a result of on-site conditions, the mitigation project designer shall immediately notify the Unit in writing and submit an alternative plan, which achieves the proposed conditions, for review and approval. All modifications that have been approved by the Unit shall be shown on a signed and sealed revised site plan. An As-Built plan, which is required as a part of the Construction Completion Report, may serve as the signed and sealed revised plan required to be submitted as part of the construction modification process described above if time constraints warrant such action, and have been approved by the Unit in writing.

vii. **Within 60 days following the final planting of the mitigation project**, the permittee shall submit a Construction Completion Report to the Unit detailing As-Built conditions (see below) and any changes to the approved mitigation plan that were made during construction. The Construction Completion Report shall contain:

1. A completed Wetland Mitigation Project Completion of Construction Form: https://dep.nj.gov/wp-content/uploads/wlm/downloads/mit/mit_014.pdf
2. Certification that the mitigation project has been constructed as designed and that the proposed area of wetland creation, restoration or enhancement has been accomplished;

3. As-Built plans that depict final grade elevations at one-foot contours and include a table of the species and quantities of vegetation planted, including any grasses that may have been used for soil stabilization purposes; and,
4. Photos of the constructed mitigation project with a photo location map as well as the global positioning system (GPS) waypoints using the NJ State Plane Coordinate System NAD 1983.

viii. **Within 30 days following final planting of the mitigation project,** the permittee shall post the mitigation area with permanent signs which identify the site as a mitigation project. The signs shall notify the reader that all-terrain vehicle use, motorbike use, mowing, dumping, draining, cutting and/or removal of plant material is prohibited and that violators will be fined and prosecuted to the fullest extent of the law. The signs must include the permittee's contact information and the permit authorization number.

ix. **Pursuant to N.J.A.C. 7:7A-11.2(f), N.J.A.C. 7:13-13.12(c), N.J.A.C. 7:7-17.13(e),** the permittee shall monitor all mitigation projects for a minimum of 5 years, beginning the first full growing season after the mitigation project has been completed. The permittee shall submit monitoring reports to the Unit no later than December 31st of each full monitoring year. All monitoring reports must include the standard items identified under **N.J.A.C. 7:7A-11.12(g) et seq., N.J.A.C. 7:13-13.12(d), and N.J.A.C. 7:7-17.13(f)** as well as within the checklist entitled, "Mitigation Monitoring Checklist" which is posted at the following website: https://dep.nj.gov/wlm/forms/#mit .

x. Once the required monitoring period has expired and the permittee has submitted the final monitoring report, the Unit will make the finding that the mitigation project is either a success or a failure pursuant to **N.J.A.C. 7:7A-11.12(h) et seq., N.J.A.C. 7:13-13.12(e) et seq., and or N.J.A.C. 7:7-17.13(g)** and:

1. The site has an 85 percent survival and 85 percent area coverage of the mitigation plantings and species to this geographic region or similar to ones identified on the mitigation planting plan.
2. All plant species in the mitigation area must be healthy and thriving and all trees must be at least five feet in height;
3. The site has less than 10 percent coverage by invasive species; and,
4. The site has less than 10 percent coverage by noxious species.

xi. The permittee is responsible for assuming all liability for all corrective work necessary to meet the success criteria established above. The Unit will notify the permittee in writing if the mitigation project is considered a failure. Within 30 days of notification, the permittee shall submit a revised mitigation plan to meet the success criteria identified above for Unit review and approval. The financial surety, if required, will not be released by the Unit until such time that the permittee satisfies the success criteria as stipulated above.

b. Mitigation may be conducted through upland preservation pursuant to **N.J.A.C. 7:7A-11.13 et seq., N.J.A.C. 7:13-13.13 et seq. and/or N.J.A.C. 7:7-17.14(c) et seq**.

i. Prior to the initiation of regulated activities authorized by this permit, and, prior to acquisition of land and placement of a conservation restriction over the

proposed mitigation site, the permittee shall submit to the Unit a mitigation proposal for conceptual review and written approval. The proposal shall demonstrate that the applicant has progressed through the mitigation hierarchy outlined within the Mitigation Technical Manual, shall include a narrative which identifies the land area in question, and, shall verify compliance with the rules listed under 2(b) above. **The Permittee shall not execute land acquisition or placement of a conservation restriction over the proposed mitigation site until the Unit has issued written approval of the upland preservation mitigation proposal.**

ii. The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

c. Mitigation may be conducted through the purchase of credits from an established mitigation bank that serves the appropriate watershed management area pursuant to N.J.A.C. 7:7A-11.14 et seq., N.J.A.C. 7:13-13.14 et seq., and/or N.J.A.C. 7:7-17.15 et seq.

i. Prior to the initiation of regulated activities authorized by this permit, and, prior to purchase of credits from a mitigation bank, the permittee shall submit to the Unit a mitigation proposal for review and written approval. The proposal shall demonstrate that the applicant has progressed through the mitigation hierarchy outlined within the Mitigation Technical Manual, and, shall identify the mitigation bank through which the permittee anticipates purchase of credits. The proposal shall demonstrate that the chosen bank services the appropriate watershed management area, can supply the correct amount and type of credits to satisfy the mitigation need, and confirms that credits are available for purchase through submittal of a copy of a reservation agreement. **The Permittee shall not execute credit purchase until the Unit has issued written approval of the proposed credit purchase.**

ii. The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

iii. Mitigation bank information can be found at the following web address: https://dep.nj.gov/wlm/mitigation/.

iv. Mitigation bank information is also available through the NJDEP NJ-GeoWeb: "Planning Areas" mapping.

v. The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

d. Mitigation may be conducted through a monetary contribution to the In-lieu Fee Program pursuant to **N.J.A.C. 7:7A-11.16 et seq. and/or N.J.A.C. 7:7-17.16 et seq.**

i. Prior to the initiation of regulated activities authorized by this permit, the permittee shall submit to the Unit a mitigation proposal for conceptual review. The proposal shall demonstrate that the applicant has progressed through the mitigation hierarchy outlined within the Mitigation Technical Manual, shall include a narrative which demonstrates that the proposed monetary contribution is sufficient and would satisfy the mitigation need, and, shall verify compliance with the rules listed under Item 2(d), above.

ii. The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

iii. If the Unit determines that a monetary contribution to the In-Lieu Fee Program is the appropriate mitigation alternative, the permittee shall apply to the Wetlands Mitigation Council for approval of proposed monetary contribution.

iv. Mitigation through a monetary contribution to the In-Lieu Fee Program cannot be completed until approval has been granted by the Wetlands Mitigation Council.

e. Mitigation may be conducted through the donation of land pursuant to N.J.A.C. 7:7A-11.15 et seq. and/or N.J.A.C. 7:7-17.17 et seq.

i. Prior to the initiation of regulated activities authorized by this permit, and prior to acquisition of land and placement of a conservation restriction over the proposed mitigation site, the permittee shall submit to the Unit a mitigation proposal for conceptual review. The proposal shall demonstrate that the applicant has progressed through the mitigation hierarchy outlined within the Mitigation Technical Manual, shall include a narrative which identifies the land area in question, and, shall verify compliance with the rules listed under Item 2(e), above.

ii. The mitigation proposal shall be submitted to the Unit inbox at mitigationunit@dep.nj.gov.

iii. If the Unit determines that a land donation is the appropriate mitigation alternative, the permittee shall apply to the Wetlands Mitigation Council for approval of the parcel(s) of land to be donated.

iv. The Permittee shall not execute land acquisition or placement of a conservation restriction over the proposed mitigation site until approval has been granted by the Wetlands Mitigation Council.

3. **All mitigation shall be conducted prior to or concurrent with the construction of the approved project**: at any given time, mitigation project progress must correspond with completion of the regulated activities authorized herein at the same or a greater percentage.

4. If the permittee fails to perform mitigation within the time-period outlined under N.J.A.C. 7:7A-11.3(a), the acreage of required mitigation shall be increased by 20 percent each year after the date mitigation was to begin.

5. **Prior to the initiation of regulated activities authorized by this permit, and within 90 calendar days after the issuance of mitigation project approval, and prior to the completion of the mitigation project**, the permittee shall complete, sign and file with the County Clerk or the Registrar of Deeds and Mortgages, a conservation restriction that meets the requirements of **N.J.A.C. 7:7A-12.1, N.J.A.C. 7:13-14.1 et seq., and/or N.J.A.C. 7:7-18.1 et seq.** of the county in which the mitigation project area is located. The conservation restriction shall protect the full extent of the mitigation project area, or areas, and conform to the format and content of the of the appropriate model deed restriction posted on the following website: https://dep.nj.gov/wlm/forms/#mdr. The recorded conservation restriction shall include the metes and bounds description shown on a map. **Within 180 days of the issuance of the mitigation approval**, the recorded conservation restriction shall be provided to the Unit for verification.

6. If the approved mitigation project has not been constructed in conformance within the mitigation approved by the Unit, the permittee shall be notified in writing and shall be granted 60 days in which to submit a project proposal to demonstrate that the mitigation project will be corrected.

STANDARD CONDITIONS:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither

the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.

2. The issuance of a permit does not convey any property rights or any exclusive privilege.

3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.

4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.

5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.

6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.

7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Watershed & Land Management by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:

    i. A description of the noncompliance and its cause;

    ii. The period of noncompliance, including exact dates and times;

    iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and

    iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.

8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.

9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.

10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.

11. The issuance of a permit does not relinquish the State’s tidelands ownership or claim to any portion of the subject property or adjacent properties.

12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.

13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:

    i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;

    ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit;

    iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action; and

    iv. Sample or monitor at reasonable times, for the purposes of assuring compliance or as otherwise authorized by the Federal Act, by the Freshwater Wetlands Protection Act, or by any rule or order issued pursuant thereto, any substances or parameters at any location.

14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.

15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.

16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.

17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.

18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.

19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.

20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.

21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.

22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.

23. A permit can be modified, suspended, or terminated by the Department for cause.

24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.

25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.

26. The permittee shall submit email notification to the Bureau of Coastal & Land Use Compliance & Enforcement at CLU_tomsriver@dep.nj.gov at least 3 days prior to commencement of site preparation and/or regulated activities, whichever comes first. The notification shall include proof of completion of all pre-construction conditions, including proof of recording of permits, approved plans and/or conservation easements, if required. The permittee shall allow an authorized Bureau representative on the site to inspect to ensure compliance with this permit.

27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to Watershed & Land Management through the DEP Online service. The uploaded documents will go directly into the Department's database, and staff will be notified that information has been received. The service can be found at: https://dep.nj.gov/wlm/eservices/lrp-eservices/.

APPROVED PLANS:

The drawings hereby approved consist of twenty-nine (29) sheets among them,

fifteen (15) sheets were prepared by Langan Engineering and Environmental Services, LLC., dated January 12, 2026, unless otherwise noted, unrevised, unless otherwise noted and entitled:

> "**SIGNATURE SOUTH EXPANSION, TETERBORO AIRPORT, BOROUGH OF MOONACHIE, BLOCK 76, LOT 1.02, BOROUGH OF TETERBORO, BLOCK 203, LOT 1, BERGEN COUNTY, NEW JERSEY**",
>
> > "**FLOOD HAZARD AREA VERIFICATION PLAN – EXISTING CONDITIONS**", sheet no. WF-101, dated July 30, 2025,
> >
> > "**FLOOD HAZARD AREA VERIFICATION PLAN – PROPOSED CONDITIONS**", sheet no. WF-102, dated July 30, 2025,
> >
> > "**WETLAND IMPACT PLAN**", sheet no. WC-101, dated November 4, 2025,

"**SITE PLAN**", sheet no. CS101,

"**GRADING AND DRAINAGE PLAN**", sheet no. CG101,

"**UTILITY PLAN**", sheet no. CU101,

"**DETAILS I**", sheet no. CS501,

"**DETAILS II**", sheet no. CS502,

"**DETAILS III**", sheet no. CS503,

"**DETAILS IV**", sheet no. CS504,

"**DETAILS V**", sheet no. CS505,

"**STORMWATER MANAGEMENT PLAN**", sheet no. CG200, dated May 29, 2026,

"**STORMWATER BMP CROSS SECTIONS**", sheet no. CG202, dated May 29, 2026, last revised on July 8, 2026,

"**STORMWATER MANAGEMENT PLAN – (OFFSITE)**", sheet no. CG700, dated July 9, 2026,

"**STORMWATER BMP CROSS SECTIONS (OFFSITE)**", sheet no. CG701, dated July 9, 2026,

two (2) sheets were prepared by Bohler Engineering NJ, LLC, dated October 28, 2025, unrevised and entitled:

"**FLOOD HAZARD AREA PERMITTING EXHIBIT FOR SIGNATURE AVIATION USA, LLC, PROPOSED EAST SIDE RAMP EXPANSION & HANGER, TETERBORO AIRPORT, FRED WEHRAN DRIVE, BOROUGH OF TETERBORO, BERGEN COUNTY, NEW JERSEY",**

"**EXISTING FLOOD HAZARD AREA EXHIBIT,**", sheet no. 1 of 2,

"**PROPOSED FLOOD HAZARD AREA EXHIBIT**", sheet no. 2 of 2.

one (1) sheet was prepared by Bohler Engineering NJ, LLC, dated November 10, 2025, unrevised and entitled:

"**WETLAND IMPACT PLAN FOR SIGNATURE AVIATION USA, LLC, PROPOSED EAST SIDE RAMP EXPANSION & HANGAR, TETERBORO AIRPORT, FRED WEHRAN DRIVE, BOROUGH OF TETERBORO, BERGEN COUNTY, NEW JERSEY**",

"**WETLAND IMPACT PLAN**", sheet no. 1 of 1,

and eleven (11) sheets were prepared by Bohler Engineering NJ, LLC, dated October 28, 2025, last revised on May 22, 2026 and entitled:

"**SITE DEVELOPMENT PLANS FOR SIGNATURE FLIGHT SUPPORT LLC, PROPOSED EAST SIDE RAMP EXPANSION & HANGAR, TETERBORO AIRPORT,**

FRED WEHRAN DRIVE, BOROUGH OF TETERBORO, BERGEN COUNTY, NEW JERSEY",

"**SITE LAYOUT PLAN**", sheet no. 4 of 17,

"**GRADING PLAN**", sheet no. 5 of 17,

"**DRAINAGE AND UTILITIES PLAN**", sheet no. 6 of 17,

"**CONSTRUCTION DETAILS**", sheet nos. 9, 10, 11, 12, 13, 14, 15 and 16 of 17.

APPEAL OF DECISION:

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at https://dep.nj.gov/bulletin/). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at https://dep.nj.gov/wlm/forms/). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, P.O. Box 420, 401 East State Street, 7th Floor, Trenton, NJ 08625-0420. Additionally, a copy of the hearing request shall be submitted to the Director of Watershed & Land Management at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see https://dep.nj.gov/oahdr/ for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Watershed & Land Management's Technical Support Call Center at (609) 777-0454.

Approved By:



Colleen Keller, Director
Watershed & Land Management

c: Municipal Clerk, Teterboro Borough
Municipal Construction Official, Teterboro Borough
Agent (original) – Ivy Rose, Princeton Hydro