

**ATTENTION GOVERNMENT AGENCIES AND PROPERTY OWNERS:**

This letter is to provide you with legal notification that an application for a CAFRA Individual Permit will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the development shown on the enclosed plan. The proposed project is located at the Deal Casino Beach Club and involves utilizing the existing beach club infrastructure to modernize and enhance the site while improving environmental sustainability. The project aims to bring the facility up to date by incorporating additional soft landscaping and green space, reducing impervious surfaces, and enhancing public amenities. Approximately 3.30 percent of the current lot coverage will be removed as part of these improvements. The proposed developments aim to enhance the recreational facilities by providing improved amenities for residents and visitors to enjoy. The inclusion of renovated beach cabanas, children's play equipment, and enhanced beach facilities reflects our commitment to promoting outdoor activities and ensuring accessible, enjoyable spaces for all age groups. This project is designed to meet the growing needs of our community while respecting and preserving the natural beauty of our coastal environment. The Borough of Deal is committed to improving the site both physically through renovations and environmentally through the reduction of impervious coverage.

The complete permit application package can be reviewed at either the municipal clerk's office in the Borough of Deal, or by appointment at the Department's Trenton Office. Either a 30-day public comment period or a public hearing will be held on the application in the future. Individuals may request a public hearing on the application within 15 calendar days of the date of receiving this letter. Requests for a public hearing shall be sent to the Department at the address below and shall state the specific nature of the issues to be raised at the hearing:

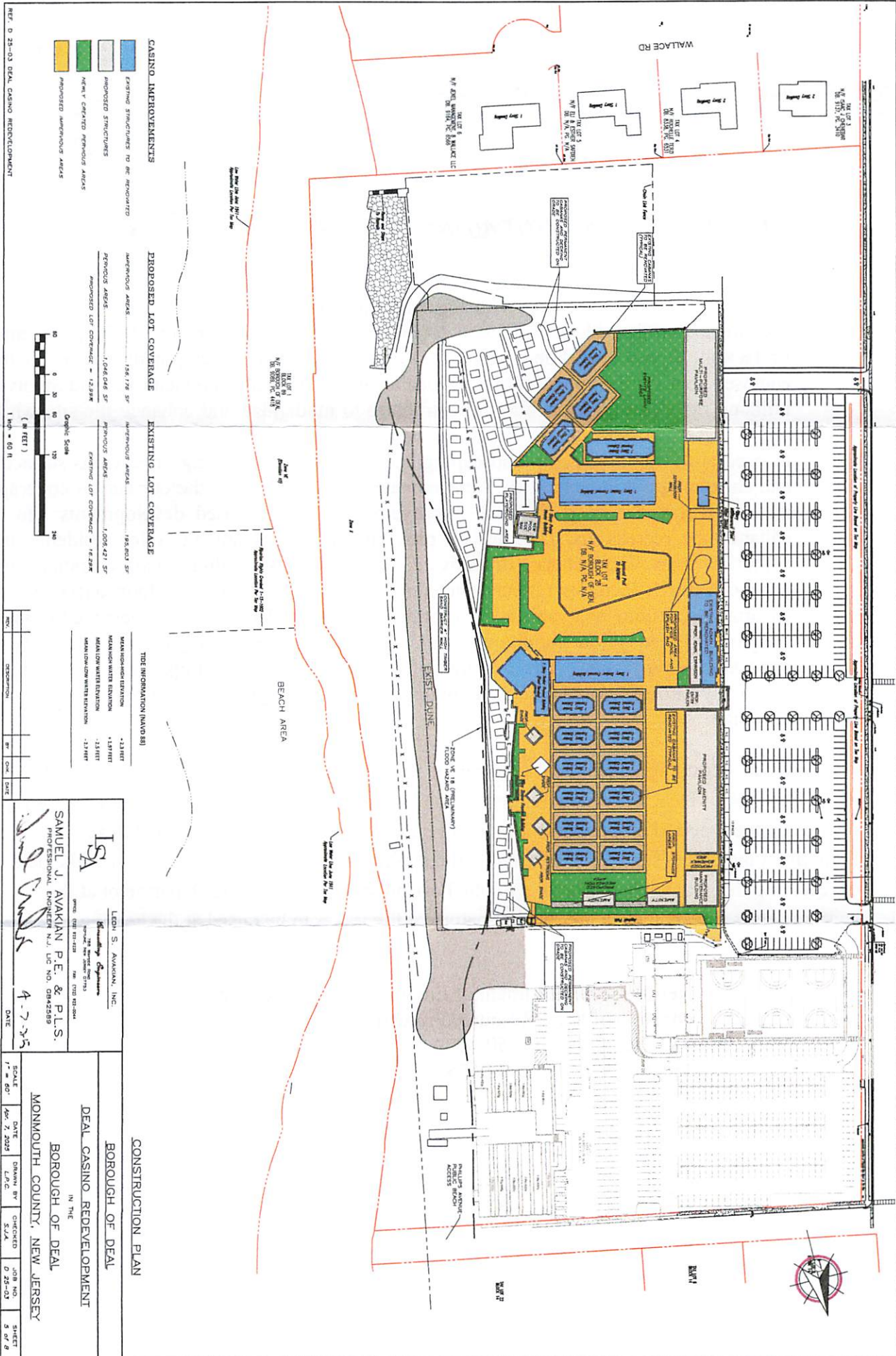
New Jersey Department of Environmental Protection  
Division of Land Resource Protection  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Borough of Deal Supervisor



Samuel J. Avakian, P.E., P.L.S., P.P.  
Borough Engineer







CASINO IMPROVEMENTS		PROPOSED LOT COVERAGE		EXISTING LOT COVERAGE	
<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	EXISTING STRUCTURES TO BE REIMPROVED	<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IMPROVED AREAS 156,179 SF	<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IMPROVED AREAS 156,803 SF
<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IMPROVED STRUCTURES	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IMPROVED AREAS 1,046,044 SF	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IMPROVED AREAS 1,008,421 SF
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	NEWLY CREATED IMPROVED AREAS	<span style="background-color: #0000FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	EXISTING LOT COVERAGE = 12,996	<span style="background-color: #0000FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	EXISTING LOT COVERAGE = 16,296
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	PROPOSED IMPROVED AREAS				

TIDE INFORMATION (NAVD 83)			
WATER HIGH ELEVATION	+1.31 FT		
WATER LOW ELEVATION	+1.31 FT		
WATER LOW ELEVATION	+1.31 FT		
WATER LOW ELEVATION	+1.31 FT		

**ISA**

**SAMUEL J. AVAKIAN P.E. & P.L.S.**

PROFESSIONAL ENGINEER N.J. LIC NO. 0842268

**LEON S. AVAKIAN, INC.**

4-7-25

**CONSTRUCTION PLAN**

**BOROUGH OF DEAL**

**DEAL CASINO REDEVELOPMENT**

IN THE

**BOROUGH OF DEAL**

**MONMOUTH COUNTY, NEW JERSEY**

SCALE 1" = 60'

DATE APR. 7, 2025

DRAWN BY L.A.C.

CHECKED S.J.A.

JOB NO. 0-25-03

SHEET 5 OF 8

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753


LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
PETER R. AVAKIAN, P.E., P.L.S., P.P.  
MEHRYAR SHAFAI, P.E., P.P.  
GREGORY S. BLASH, P.E., P.P., CPWM  
GERALD J. FREDA, P.E., P.P.  
JENNIFER C. BEAHM, P.P., AICP  
CHRISTINE L. BELL, P.P., AICP  
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.  
NICHOLAS MATERA, P.E.

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