

Popular Point Restoration and Mill Creek Channel Dredging

Stafford Township

Resilient Stafford Workshop

May 21, 2026

Please Scan
to Sign In



Project Team Leaders



Matthew von der Hayden

Township of Stafford
Township Administrator / Director of
Water & Sewer Utility
mvonderhayden@staffordnj.gov



Eric Rosina, CCP

ACT Engineers, Inc. SBE
President
erosina@actengineers.com

Key Partners

Stafford Township

- Dredge permit (source material), project logistics & project support

US Fish & Wildlife

- Permit monitoring

NJDEP

- Grant funding

NJDOT

- Dredge support



History

- Beach Haven West was first bought in the 1950s by the Shapiro brothers. The developers built over 3,000 homes and dredged the lagoon in that period.
- Beach Haven West was constructed in phases with the first opening in 1957.
 - Phase One consisted of the lagoons and cul-de-sacs ranging between Morris Boulevard and Jennifer Lane.
 - Phase Two started in the early 1960s, ranging between Jonathan Drive and Walter Boulevard.
 - Phase Three started in the late 1960s and by the early 1970s included the areas along Mill Creek Road between Route 72 and Jonathan Drive and Mill Creek Road towards East Point.

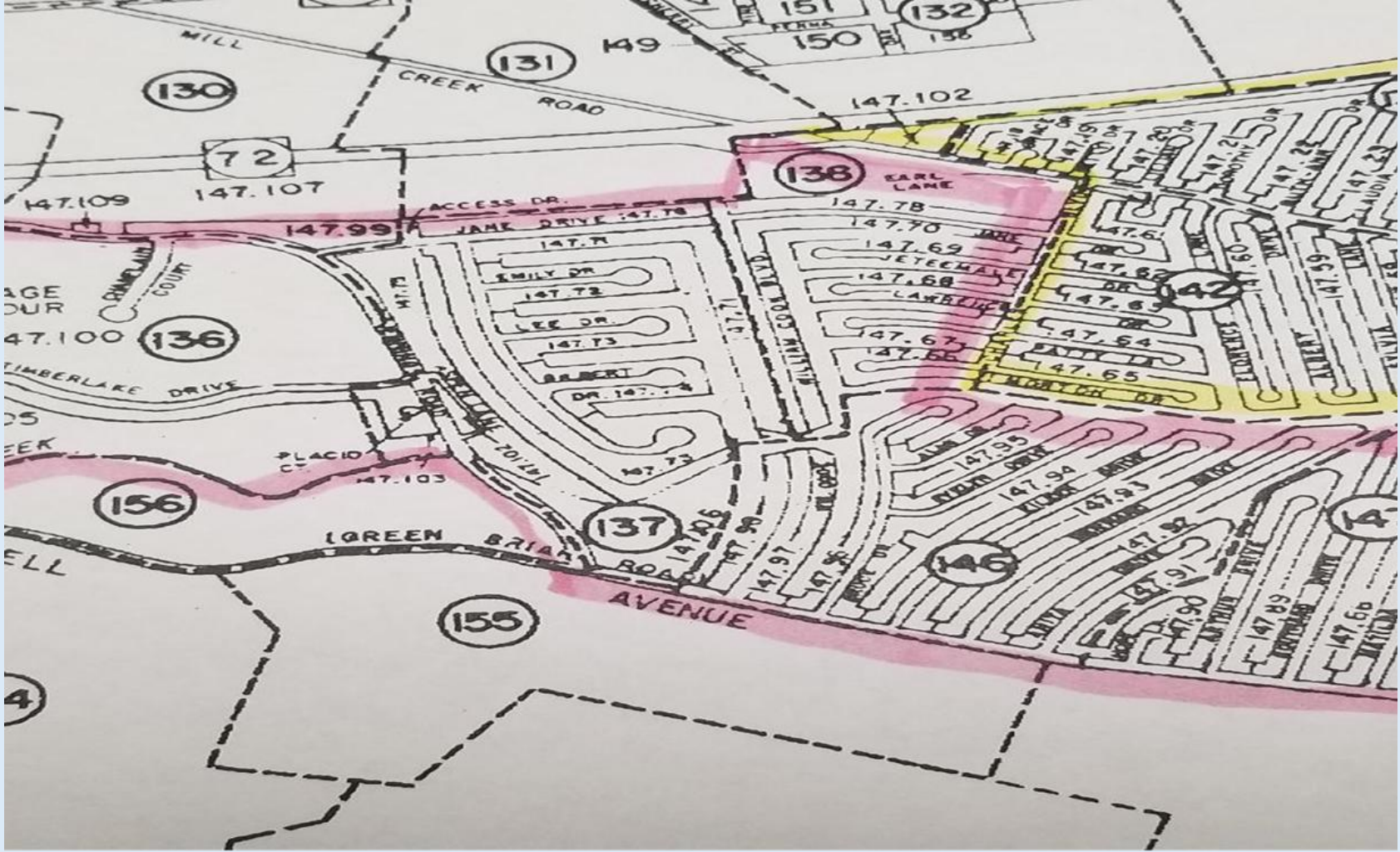
Two Sections of Ownership

- Title Report - January 15, 2021
- Title Report - March 17, 2021

Title Report - January 15, 2021



Title Report – March 17, 2021



Recent Past

- Lagoon Study Finalized in 2021
- NJDEP/USACE – Townshipwide permits obtained 2022/2023
- Dredging Ordinance Passed – 2023
- Resilient Stafford Plan and Mud City Study Adopted – 2023 – NJDEP Funded
- NJDEP Funded – NCS Grant – Round 1 – 2023
 - **\$4,998,109**
- Mud City Study – Grant Funded – ARPA - 2024 (Ocean County Government)
 - **\$583,400**
- First Dredge Project Completed – 2025 – William Cook and Jane – ARPA Funded – Township of Stafford
- NJDEP – NCS Grant – Round 2 – 2025
 - **\$5,000,000**
- Forsythe Marsh Restoration Design Study – NJDEP Funded

Working with Other Organizations – State of NJ – NJDEP – Resilient Stafford – Mud City – Forsythe Plan



RESILIENT STAFFORD FORSYTHE MARSH RESTORATION CONCEPTUAL DESIGN

JANUARY 2026

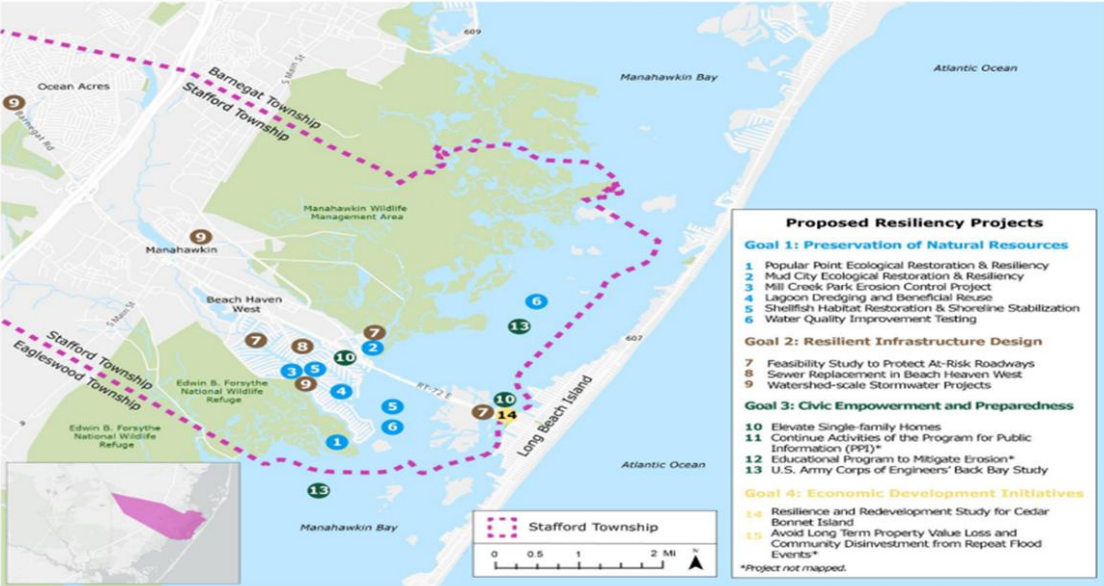
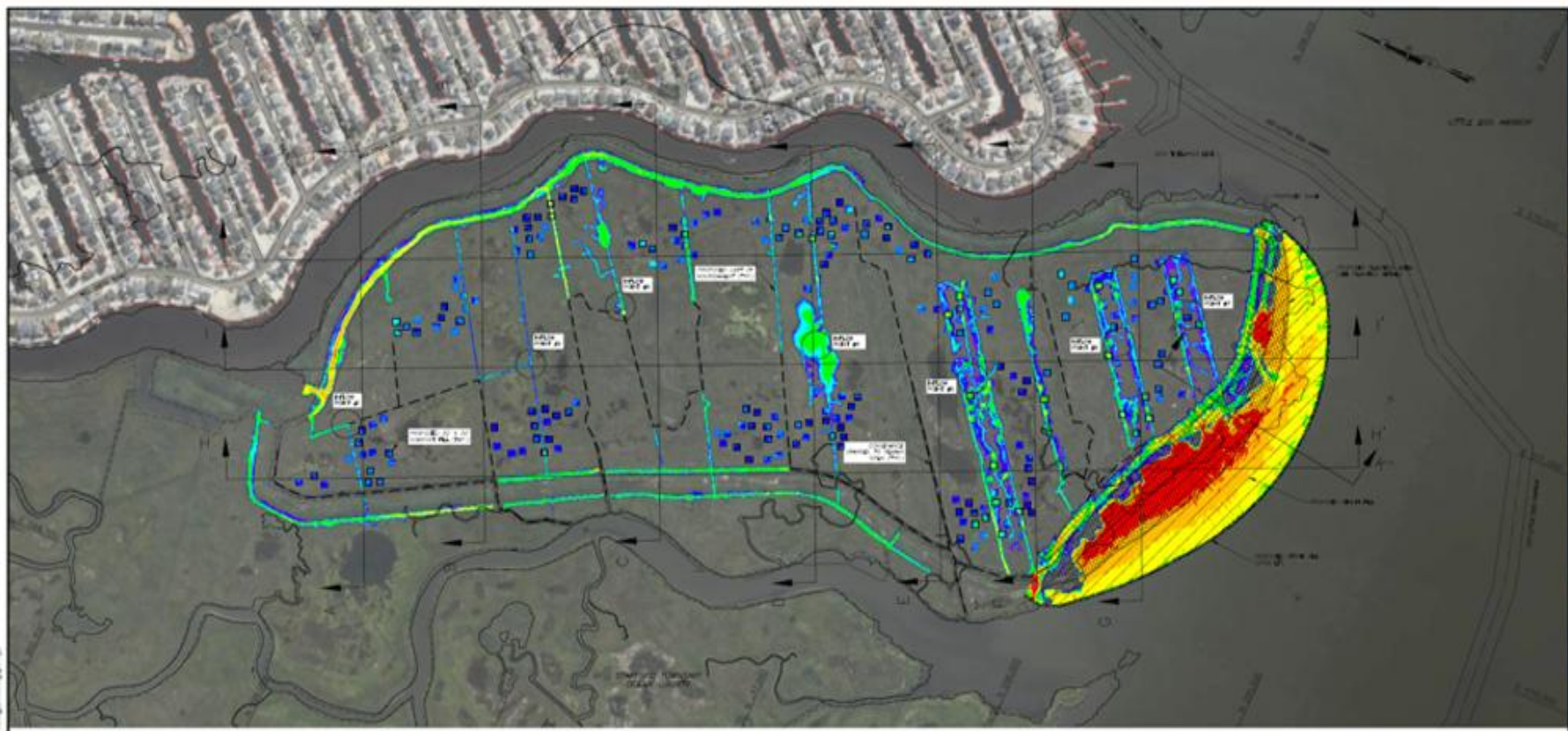


Figure 8: Resilience and Adaptation Actions Map
Resilient Stafford Action Plan
Section 6: Resilience and Adaptation Actions

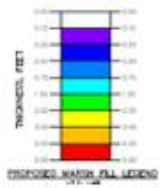
Resiliency

Grants – NJDEP Grant \$4,998,109



- 1. ALL INFORMATION IS SUBJECT TO THE LOCAL MUNICIPAL ORDINANCES AND REGULATIONS AND TO THE STATE AND FEDERAL REGULATIONS AND ORDINANCES AND TO THE STATE AND FEDERAL REGULATIONS AND ORDINANCES AND TO THE STATE AND FEDERAL REGULATIONS AND ORDINANCES.
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POPULAR POINT PROPOSED RESTORATION		
RESTORATION NAME	VOLUME	AREA
MARSH NOURISHMENT	20,554 CY	25.41 AC
COMPOST FILL	5,286 CY	4.58 AC
DUNE FILL	6,133 CY	2.86 AC
BEACH FILL	76,721 CY	17.69 AC
ROCK FILL	1,214 CY	0.82 AC



LEGEND

EXISTING DUNE	---
EXISTING BEACH	---
EXISTING MARSH	---
EXISTING SAND	---
EXISTING ROCK	---
EXISTING DUNE FILL	---
EXISTING BEACH FILL	---
EXISTING MARSH FILL	---
EXISTING SAND FILL	---
EXISTING ROCK FILL	---

SCALE

1" = 100'

BANK OF THE RIVER

1" = 100'

ACT ENGINEERS, INC.

1000 ROUTE 100
SUITE 200
MORRISTOWN, NJ 07960
TEL: 908.526.1000
WWW.ACTENGINEERS.COM

DATE: 08/15/2023
SCALE: 1" = 100'



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SITE PLAN FOR POPULAR POINT MARSH RESTORATION LOT NO. 8/000-001

DATE: 08/15/2023

SCALE: 1" = 100'

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Budget Overview 2025

Resiliency Improvements

Natural Climate Solutions – Round 2 \$5M grant



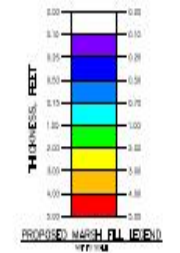
APPENDIX

1. THIS MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS.
2. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.
3. THE DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND OTHER AGENCIES.
4. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF FUNDS.
5. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF PERMITS.
6. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF LAND.
7. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF LABOR.
8. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF MATERIALS.
9. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF EQUIPMENT.
10. THE DESIGN IS SUBJECT TO THE AVAILABILITY OF SKILLED PERSONNEL.

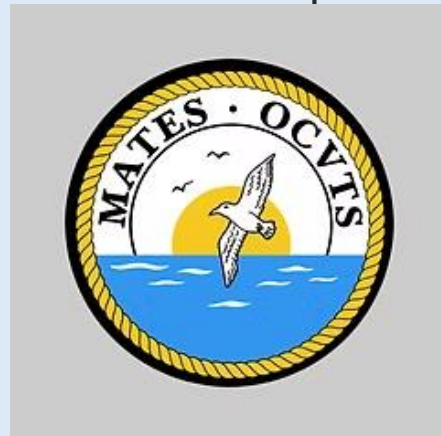
APPENDIX

1. A SET OF LAND SURVEY RECORDS SHALL BE OBTAINED AND REVIEWED FOR THE PROJECT AREA.
2. THE DESIGN SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS AVAILABLE.
3. THE DESIGN SHALL BE BASED ON THE MOST RECENT DATA AVAILABLE.
4. THE DESIGN SHALL BE BASED ON THE MOST RECENT INFORMATION AVAILABLE.
5. THE DESIGN SHALL BE BASED ON THE MOST RECENT KNOWLEDGE AVAILABLE.
6. THE DESIGN SHALL BE BASED ON THE MOST RECENT PRACTICES AVAILABLE.
7. THE DESIGN SHALL BE BASED ON THE MOST RECENT STANDARDS AVAILABLE.
8. THE DESIGN SHALL BE BASED ON THE MOST RECENT REGULATIONS AVAILABLE.
9. THE DESIGN SHALL BE BASED ON THE MOST RECENT AGREEMENTS AVAILABLE.
10. THE DESIGN SHALL BE BASED ON THE MOST RECENT CUSTOMERS AVAILABLE.

POPULAR POINT PROPOSED RESTORATION		
RESTORATION NAME	YIELD	AREA
MARSH NOURISHMENT	20,834 CY	23.41 AC
COMPOST FILL	5,286 CY	4.98 AC



Working with Other Organizations



Resiliency Improvements

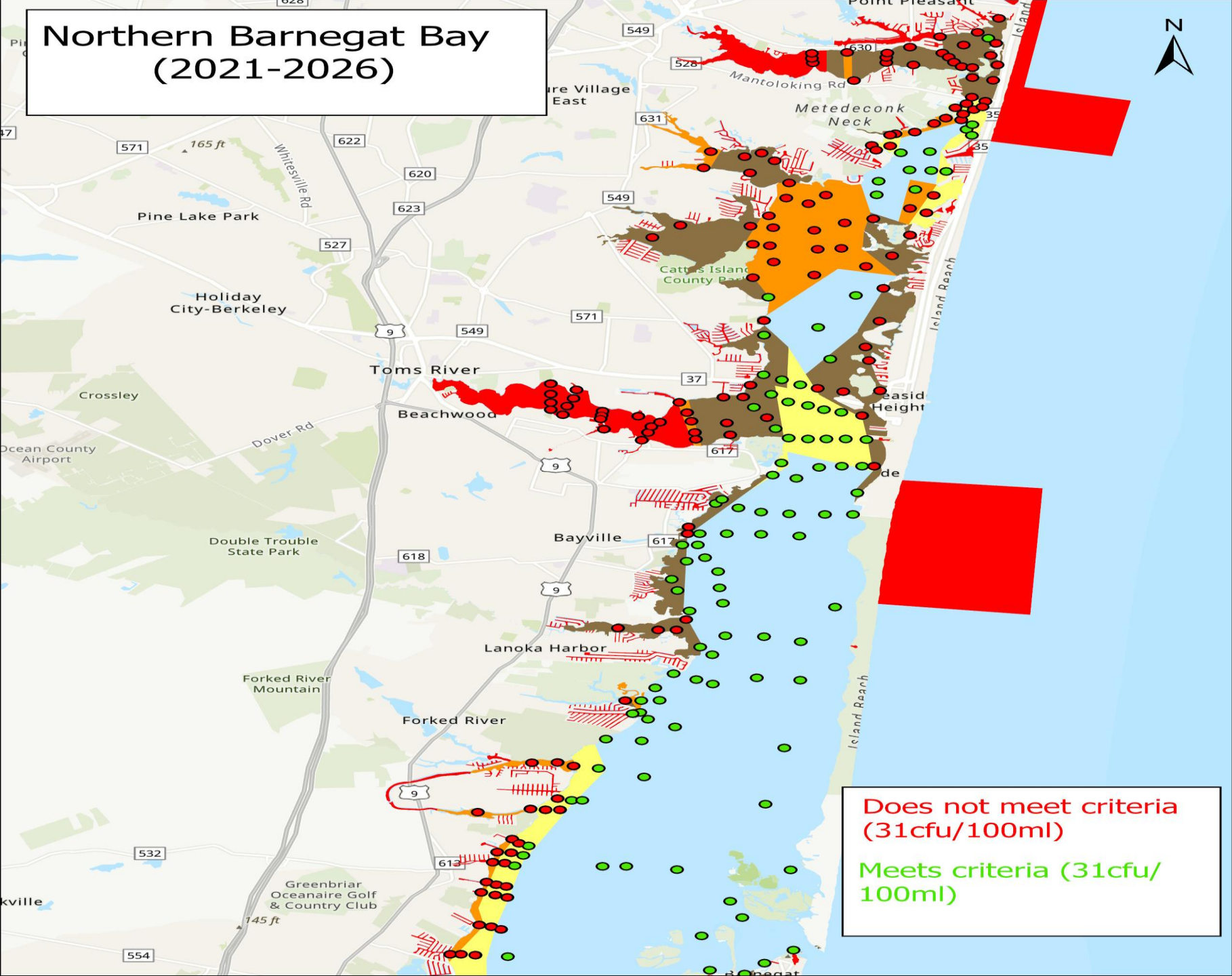


Where Are We Going?

Beach Haven West Sewer Rehab



Northern Barnegat Bay (2021-2026)

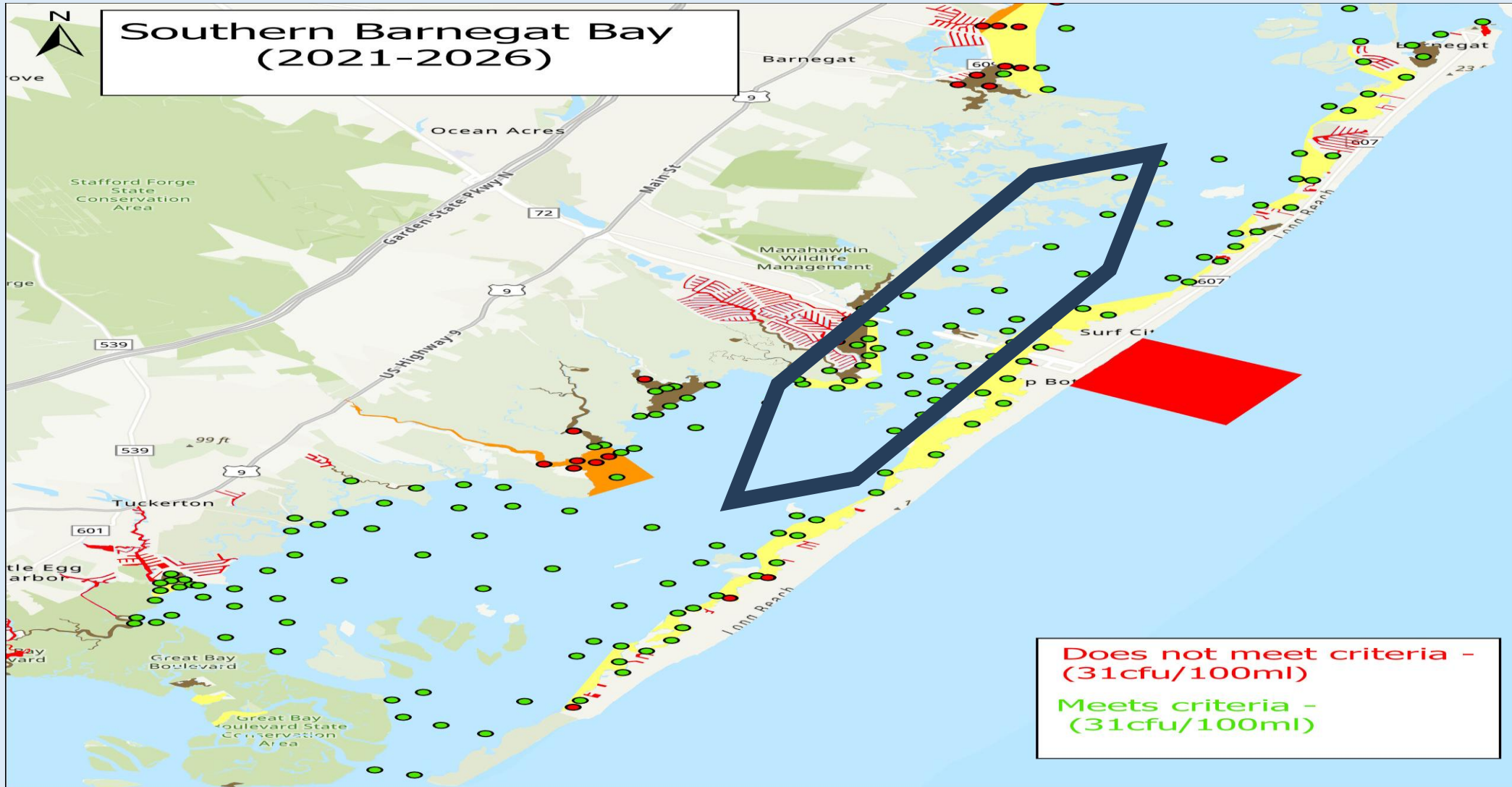


Cleaning Up The Bay

Does not meet criteria
(31cfu/100ml)

Meets criteria (31cfu/
100ml)

Cleaning Up The Bay



Doing More In The Community



Doing More In The Community – Apps in Motion



**Weather App –
Paid for by NJ
Coastal
Coalition &
FEMA**



**Stormwater
App –
Provided by
Drexel
University**

Community Rating System



- Class 5 Rating
- 25% reduction in flood insurance for those in the Severe Flood Hazard Area
- Stafford Township Program for Public Information (PPI) / Education
- Over \$1M in savings to the residents in flood insurance

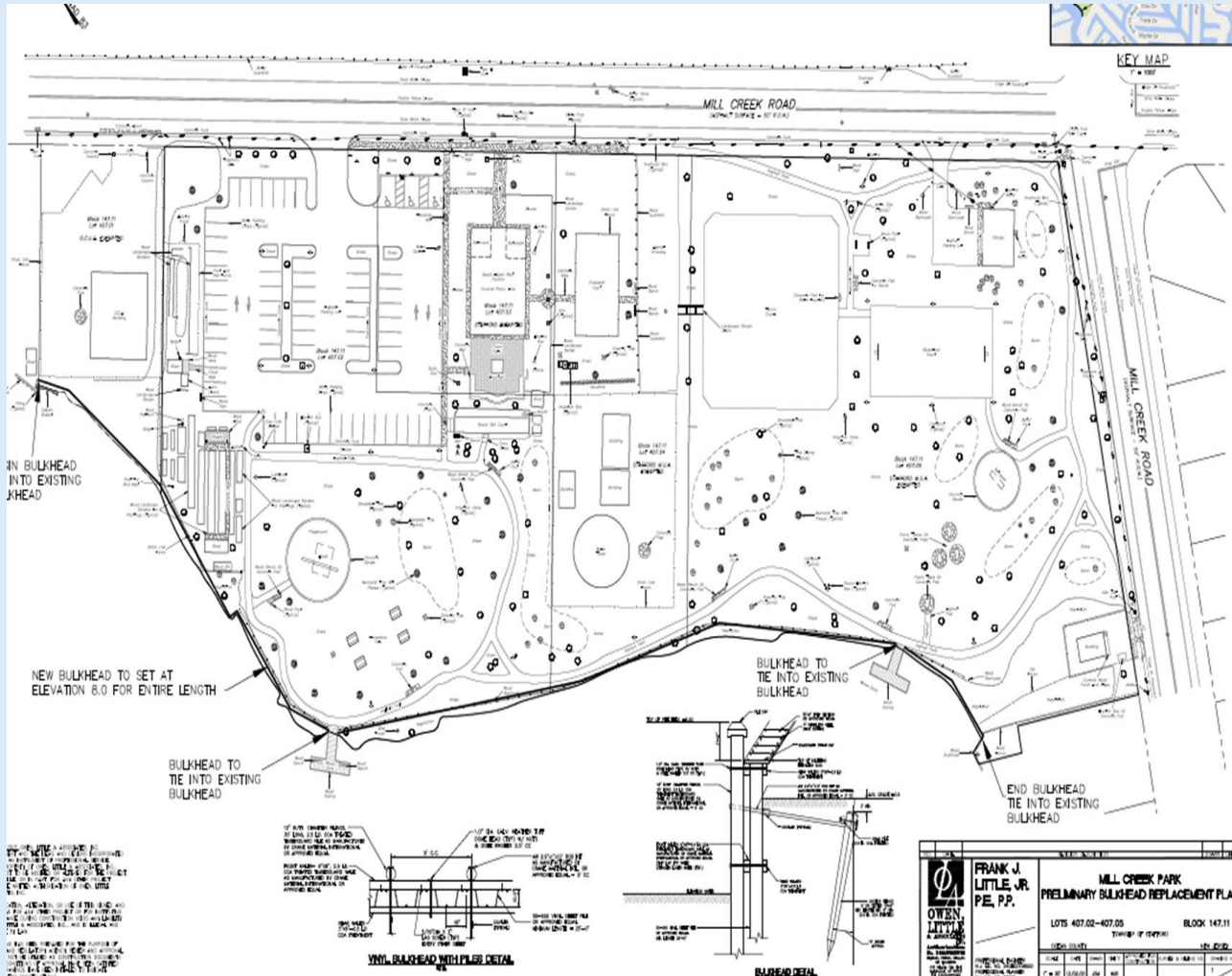
Flood Mitigation Assistance (FMA)

2018	2022	2023	2024
12 Homes Raised	10 Homes In The Process Of Being Raised	6 Homes – Waiting FEMA Agreements	10 Homes Applied for FMA Grant

What are some of the current partnerships?

- U.S. Fish & Wildlife Service - Edwin B. Forsythe National Wildlife Refuge
- NJDEP
- NJDOT
- FEMA
- NJ Office of Emergency Management
- Working with Save Barnegat Bay – Rain Barrel Workshops, Water Quality studies and Regional Sediment Plan
- MyCoast - Jacques Cousteau National Estuarine Research Reserve, which is jointly managed by Rutgers University and the National Oceanic and Atmospheric Administration
- NJ Coastal Coalition – Weather Monitor and Flooding App
- Marine Academy of Technology and Environmental Science (MATES) – Stafford Township Green Team - Project Terrapin
- Drexel University – Transducers / Water Quality Studies
- Rowan University – Sediment Testing

Where Are We Going?



Congressman Van Drew and his staff supported and helped obtain \$1.3M in funds for work to build a bulkhead at Mill Creek Park. The Township and OCUA have partnered to work on this project together.

Where Are We Going?



**Mud City –
Restoration
Study – ARPA
Funded**

What are next steps?

- What do the current project entail?
- Where does the permitting process stand?
- Potential Partnerships for the future
- Grant Opportunities

Project Overview

Restore the tip of Popular Point

- Sill installation
- Beach fill

Elevate the marsh platform

- Reduce standing water
- Increase vegetation & vital habitat

Improve navigability in Mill Creek

- Beneficially reuse dredged material at Popular Point
- Channel depth increase to 5ft at low tide



Project Overview: Elevation Gain





Thin Layer Placement (TLP) in Progress

Creates Critical Habitat for Species In Need

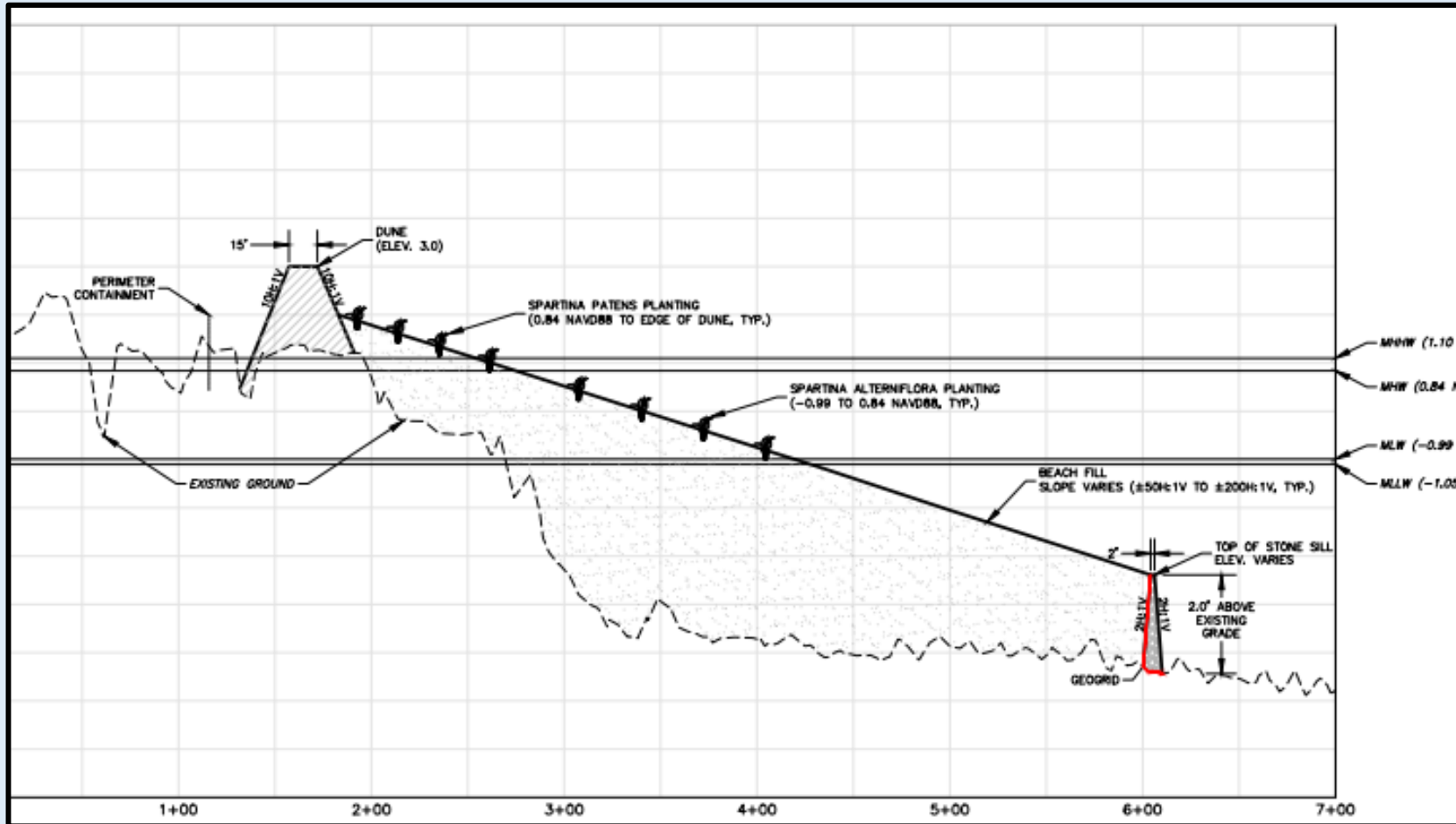


Salt Marsh Sparrow

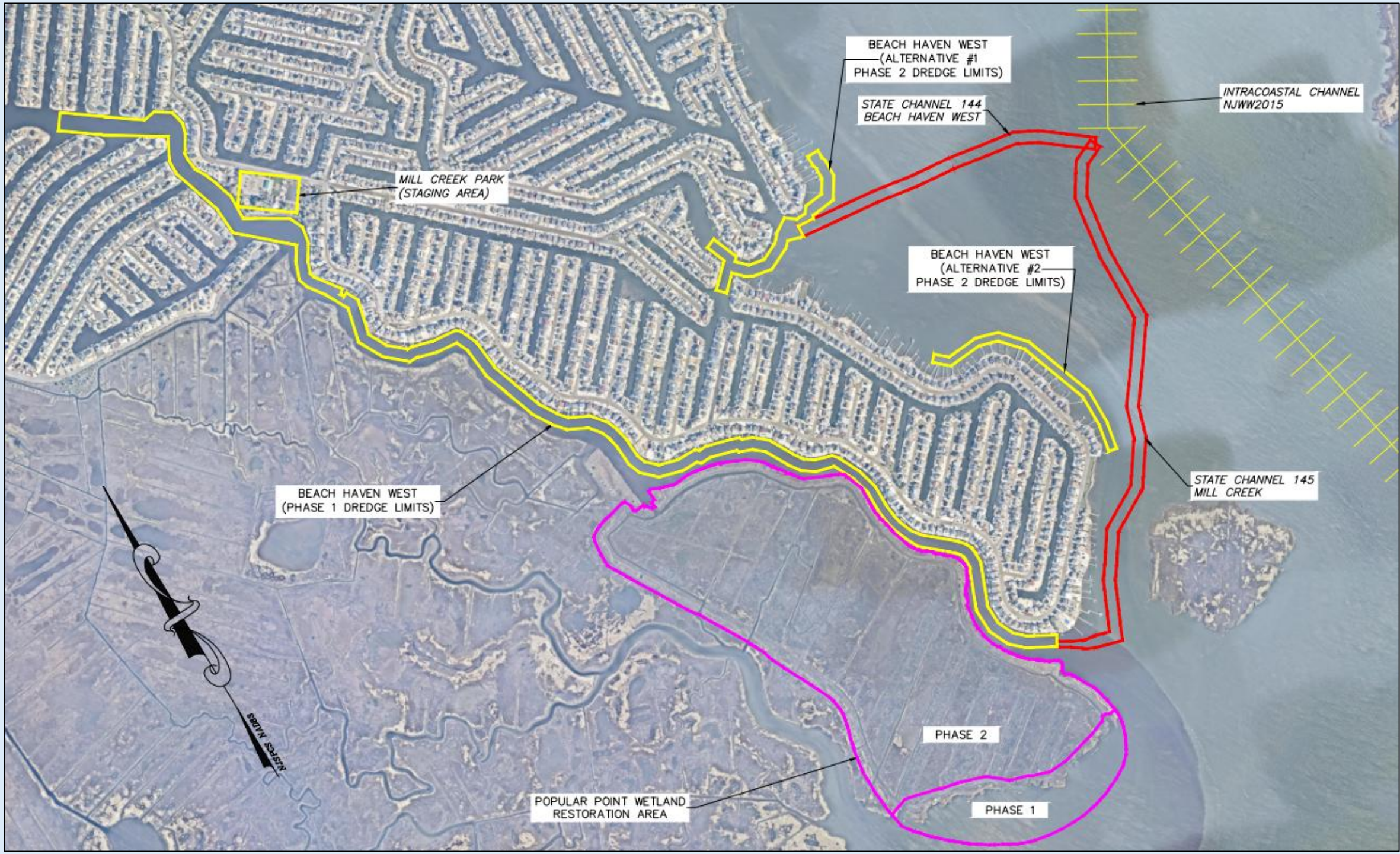


Black Rail

Project Overview: Beach Fill & Sill



- ✓ Restores the marsh edge.
- ✓ Dissipates wave energy.
- ✓ Reclaims area lost during Sandy.
- ✓ Creates intertidal habitat.



Community Benefits

Popular Point protects Beach Haven West from wave action associated with south & southeast winds.

The sill & beach fill at the tip of Popular Point enhance this service.

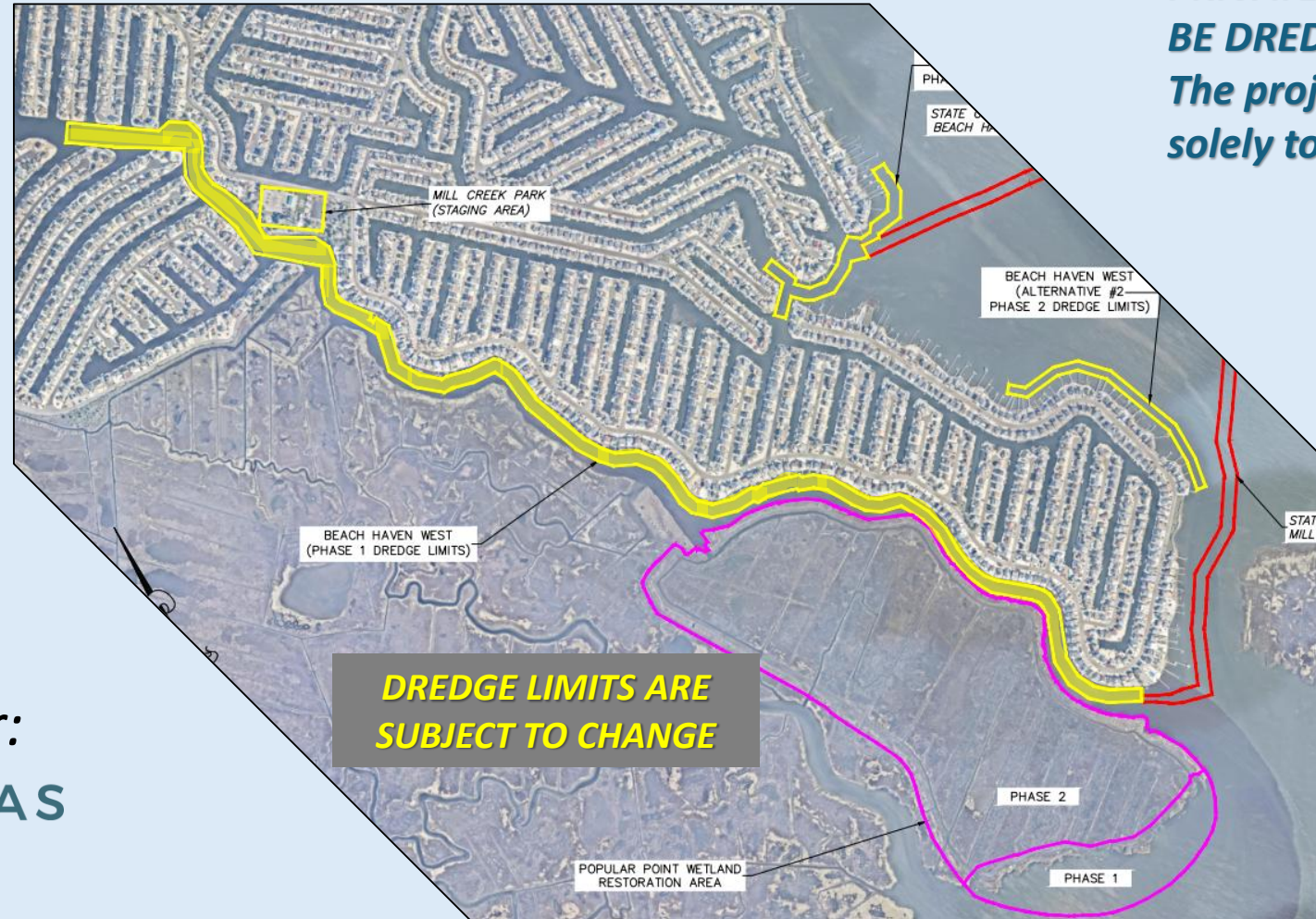
Mill Creek will be dredged to supply the material, facilitating boating.



Phase 1 Dredge Plan

Mill Creek will be dredged from the mouth of the creek to about Lynn Ann Lane.

PRIVATE DOCKS WILL NOT BE DREDGED.
The project scope pertains solely to the channels.



Phase 1 Contractor:



Phase 2 Dredge Plan

Area of shoaling near the northeast tip of Beach Haven West.



PRIVATE DOCKS WILL NOT BE DREDGED.
The project scope pertains solely to the channels.

Phase 2 Contractor TBD

Stay safe on the water while work is underway

- Slow down and be cautious –
There may be temporary hazards.
 - Pipe in the water
 - Work boats
 - Dredge barge
- Channels **82** and **16** will be monitored by the dredgers.



Permit No. _____

Contractor: _____
 (Phone) _____
 (email) _____

Expires: _____

LOCATION(S) TO BE DREDGED

Street Address _____ Block _____ Lot _____

Adjacent Body of Water (Bayfront, River, Lagoon (Name), etc.) _____

Slip Dimensions (length x width): _____ Depth to be Dredged: _____ feet Estimated Dredge Volume: _____ CY

For Administrative Use:
 Residential: Yes ___ No ___
 Inspection Fee: \$ _____

NAME OF OWNER IN FEE: _____ Mailing Address: _____

Tel. (____) _____ Email _____ Are Riparian Rights in place for all structures? Yes ___ No ___

CERTIFICATION IN LIEU OF OATH: I hereby certify that I am the owner in fee of the property listed in Section 1, above.

I acknowledge and certify that in signing this Application, I am knowingly and voluntarily assuming responsibility for the work done pursuant hereto, the condition of the bulkhead and docks (if applicable) prior to, during and after any work performed in the boat slip(s) adjacent to my property.

I hereby hold the Township of Stafford, its officers, elected officials, employees and agents harmless for any claims, damages or loss resulting from the work performed pursuant to the permit for which I am applying. I understand that I undertake the dredging of the boat slip(s) adjacent to my property at my own risk.

Signature of Owner _____ Date _____

LOCATION(S) TO BE DREDGED

Street Address _____ Block _____ Lot _____

Adjacent Body of Water (Bayfront, River, Lagoon (Name), etc.) _____

Slip Dimensions (length x width): _____ Depth to be Dredged: _____ feet Estimated Dredge Volume: _____ CY

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Signature of Owner _____ Date _____

Private Dredging

Private dredging is **NOT** included in this project scope.

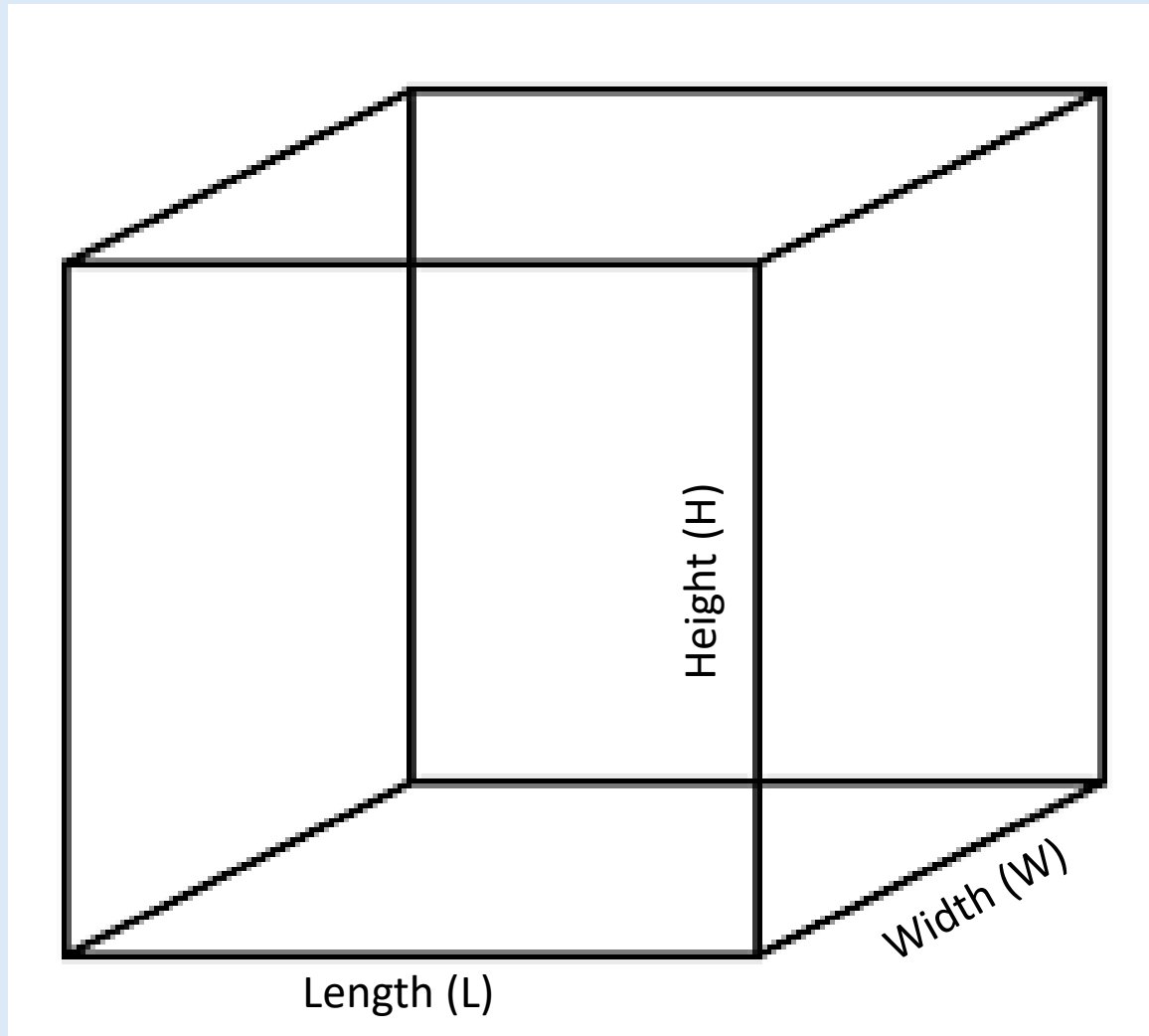
- Your contractor can apply for a permit through the Township.
- You *may* be able to reduce costs by negotiating a group discount with neighbors & selected contractor.
- **Contractor must have a separate Township permit for each property to conduct private dredging.**
- Each private dredge location **MUST** be inspected for permit closeout.
- **Dredge CANNOT be within 5ft of a bulkhead.**

Private Dredging

- Applications are submitted to the Municipal Construction Office for review and distribution.
- There are separate application fees and inspection fees for each location.
- Pricing and contractor negotiations are between the contractor and property owners.
- Checklists & guidance are available on the Township website.



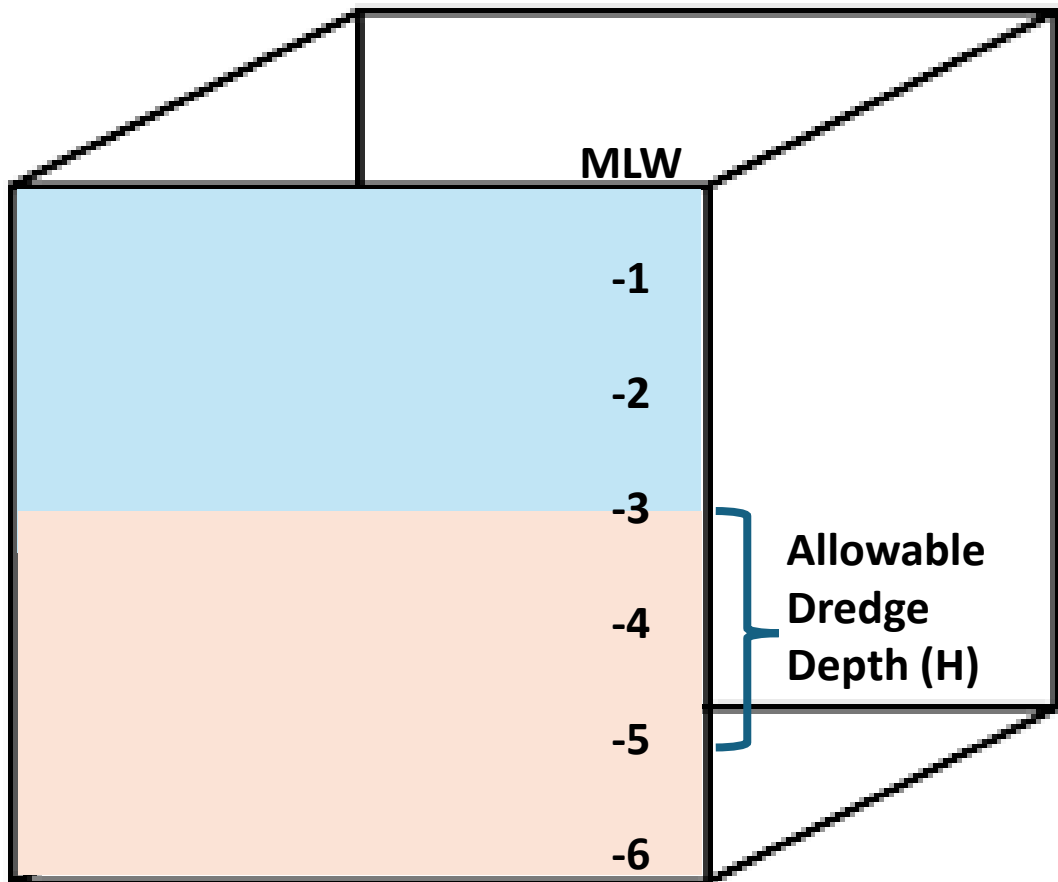
How to estimate your dredge volume



Your dock area is basically a cube:

- Multiply $L \times W \times H$ (in ft) to get the volume in cubic feet (ft^3).

How to estimate your dredge volume



- You can increase depth to 5ft below MLW.
 - Your H is the height of dirt you can take out.
- In this example, your H is 2ft.
- **Divide** the volume (in ft^3) **by 27** to get cubic yards.

Private Dredge Summary

- Pricing and contractor negotiations are between you and your contractor.
- Your selected contractor will prepare the permit documents.
- Dredge CANNOT be within 5ft of a bulkhead.
- There are separate application fees and inspection fees.
- Dredge area must be inspected for permit closeout.
- Checklists & guidance are available on the Township website.



Anticipated Schedule

- *Resilient Stafford Workshop – 5/21 (Today)*
- Pre-Construction Survey – Week of 5/25 & 6/1
- **Contractor Mobilization – 6/1 – 6/12**
- **QuickReef Sill Installation – 6/15 – 7/3**
- **Dredging & Material Placement – 7/6 – 12/18**
- Shoreline Planting – 3/15/27 – 4/9/27
- Demobilization – 4/12/27

Project Monitoring

Surveying by ACT Engineers:

- Bathymetry
- Marsh elevation
- Vegetation growth
- Construction monitoring

Surveying by US Fish & Wildlife:

- Fauna surveys (e.g., nesting birds, terrapins, etc.)



NJDOT 2026 Work Areas



NJDOT 2026 Work Areas (Zoomed In)



NJDOT Work Area Advisory



Please stay away from all construction equipment and be aware of all orange safety signs and buoys marking potential hazards!





Key Update Summary

- ✓ Placement Permits Obtained
- ✓ Design/Engineering Contract Awarded
- ✓ Dredge and marsh design completed
- ✓ Project funding secured (RGGI Grant)
- ✓ Phase I Construction Contract Awarded
- ✓ Phase II Construction Contract (anticipated release June 2026)
- **Phase I Construction Start – June 2026**
- Phase II Construction Start – Sept/Oct. 2026 (anticipated)



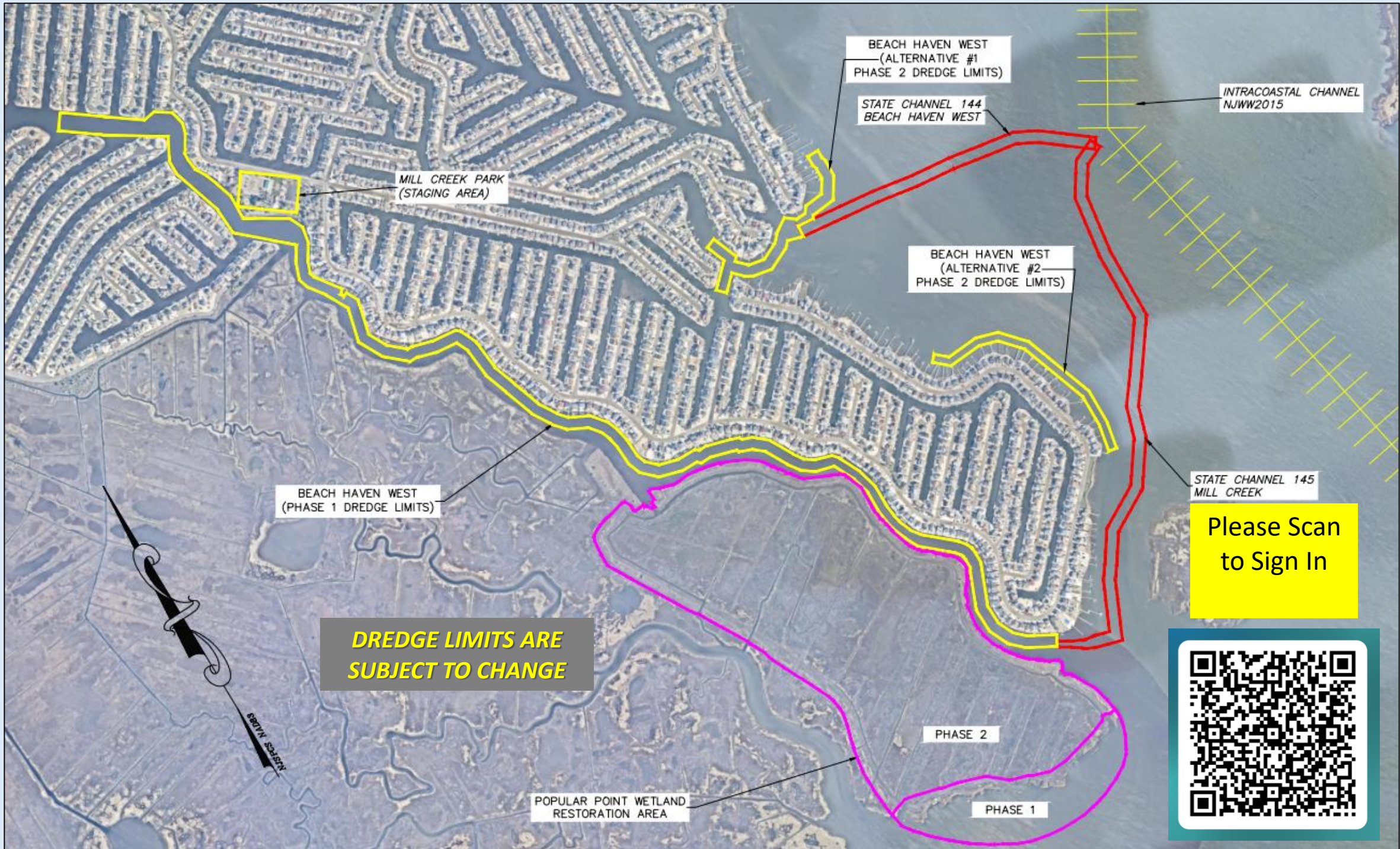
And Remember to Slow Down & Use Caution

- Work is beginning in June.
- There may be temporary hazards.
- Watch out for work boats and pipes.
- Be careful near shorelines and mindful of *No Wake* zones.
- Channels **82** and **16** will be monitored by dredgers.

Thank you for your time!
Boat Safely this Summer!

Please Scan
to Sign In





BEACH HAVEN WEST
(ALTERNATIVE #1
PHASE 2 DREDGE LIMITS)

INTRACOASTAL CHANNEL
NJWW2015

STATE CHANNEL 144
BEACH HAVEN WEST

MILL CREEK PARK
(STAGING AREA)

BEACH HAVEN WEST
(ALTERNATIVE #2
PHASE 2 DREDGE LIMITS)

BEACH HAVEN WEST
(PHASE 1 DREDGE LIMITS)

STATE CHANNEL 145
MILL CREEK

Please Scan
to Sign In

**DREDGE LIMITS ARE
SUBJECT TO CHANGE**

POPULAR POINT WETLAND
RESTORATION AREA

PHASE 2

PHASE 1

