



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands




Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

MEMORANDUM

To: Members of the Commission

From: Nancy Wittenberg 
Executive Director

Date: April 4, 2018

Subject: Summary of the April 13, 2018 Meeting Packet

Minutes

The March 9, 2018 Commission Meeting minutes are included in your packet.

Public Development Applications

The following public development applications are being recommended for approval with conditions:

1. **Application Number 1981-0586.008/Pemberton Township**, Pemberton Township, Regional Growth Area, Construction of a 970 foot long, ten foot wide, paved pedestrian walkway.
2. **Application Number 1997-0257.016/NJ Turnpike Authority**, Bass River Township, Parkway Overlay District, Demolition of three existing toll booths, the construction of two express toll lanes and a 342 square foot Information Technology Systems building at the New Gretna Toll Plaza.
3. **Application Number 2006-0440.002/Pemberton Township**, Pemberton Township, Forest Area, Reconstruction of a 7,366 square foot fire and rescue building.

Waiver of Strict Compliance

No Waiver of Strict Compliance applications are on this month's agenda.

Letter of Interpretation

One Pinelands Development Credit Letter of Interpretation (attached) was issued since the last Commission meeting, allocating 1.50 PDCs to 35.06 acres.

Off-Road Vehicle Event Route Map Approval

Four Off-Road Vehicle Event Route Map Approvals (attached) were issued since the last Commission meeting.

Planning Matters

There are no master plan amendments or ordinances on this month's agenda.

Master Plans and Ordinances Not Requiring Commission Action

We have included a memorandum on two master plan and ordinance amendments that we reviewed and found to raise no substantial issues with respect to CMP standards. These amendments were submitted by Lacey Township and Monroe Township.

Other Items

A list of pending Public Development and Waiver of Strict Compliance Applications for which public comment will be accepted at the April 13, 2018 Commission meeting is included in the packet.

Closed Session

The Commission may need to convene into closed session.

Please note that future meetings and office closure dates, as well as any Pinelands-related activities of interest, are listed at the bottom of the agenda.

/ PC1



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NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, April 13, 2018

Richard J. Sullivan Center for Environmental Policy and Education

Terrence D. Moore Conference Room

15C Springfield Road

New Lisbon, New Jersey

9:30 a.m.

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- March 9, 2018

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approval
 - None
- Public Development Projects and Waivers of Strict Compliance
 - Approving With Conditions an Application for Public Development (Application Number 1997-0257.012, Construction of a 49 space commuter parking area within the existing right-of-way of the Garden State Parkway at Interchange 58.)

- Approving With Conditions Applications for Public Development (Application Number 1981-0586.008, Construction of a pedestrian walkway and improvements to the Ogden Street right-of-way & Application Number 2006-0440.002, Reconstruction of a 7,366 square foot fire and rescue building.)

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance (see attached list) and Resolutions ***Where the Record is Not Closed*** (to ensure adequate time for all members of the public to comment, we will respectfully limit comments to three (3) minutes. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.)
6. Master Plans and Ordinances Not Requiring Commission Action
 - Lacey Township Ordinance 2018-04
 - Monroe Township Ordinance O:02-2018
7. General Public Comment (to ensure adequate time for all members of the public to comment, we will respectfully limit comments to three (3) minutes. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.)
8. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters (The Commission reserves the right to reconvene into public session to take action on closed session items.)
9. Adjournment

Upcoming Meetings

Unless otherwise noted, all meetings/events are conducted at the offices of the Pinelands Commission in New Lisbon

Tues., April 24, 2018	Personnel and Budget Committee Meeting (9:30 a.m.)
Fri., April 27, 2018	Policy and Implementation Meeting (9:30 a.m.)
Fri., May 11, 2018	Pinelands Commission Meeting (9:30 a.m.)



Pinelands Commission and Committee meeting agendas are posted on the Commission's Web site and can be viewed at www.nj.gov/pinelands/. The agendas are also posted and can be viewed at the Pinelands Commission Offices, 15 Springfield Road, New Lisbon, New Jersey or for more information on agenda details, e-mail the Public Programs Office at Info@njpines.state.nj.us or call (609) 894-7300

PINELANDS COMMISSION MEETING
Richard J. Sullivan Center
Terrence D. Moore Conference Room
15 Springfield Road
New Lisbon, New Jersey

MINUTES

March 9, 2018

Commissioners participating in the meeting

Alan W. Avery Jr., Bob Barr, Giuseppe Chila, Paul E. Galletta, Jordan P. Howell, Ed Lloyd, Mark Lohbauer, William Pikolycky, Richard Prickett, and Chairman Sean Earlen. Also present were Executive Director Nancy Wittenberg, Governor's Authorities Unit representative Craig Ambrose and Deputy Attorney General (DAG) Bruce Velzy.

Commissioners Absent

Candace Ashmun, Jane Jannarone, Gary Quinn and D'Arcy Rohan Green.

Chairman Earlen called the meeting to order at 9:36 a.m.

DAG Velzy read the Open Public Meetings Act Statement.

Executive Director Nancy Wittenberg called the roll and announced the presence of a quorum. (There were 10 Commissioners who participated at the meeting.)

The Commission and public in attendance pledged allegiance to the Flag.

Minutes

Chairman Earlen presented the minutes from the February 9, 2018 Commission meeting. Commissioner Barr moved the adoption of the minutes. Commissioner Avery seconded the motion.

The February 9, 2018 Commission meeting minutes were adopted by a vote of 9 to 0. Commissioner Chila abstained from the vote.

Committee Chairs' Reports

Chairman Earlen said the February Policy and Implementation Committee meeting was canceled. He said the next meeting is scheduled for March 23, 2018.

Commissioner Avery provided an update on the February 27, 2018 Personnel and Budget Committee meeting:

The Committee adopted the minutes from the November 3, 2017 meeting.

Jessica Lynch reviewed the financials. She provided an update on the Edmunds accounting software. The application fees have reached 69% of the budgeted amount. The Executive Director said the recruiting process is underway for three positions: human resource specialist, programmer and a research scientist.

The Committee met in closed session.

Executive Director's Reports

ED Wittenberg said that the office was closed on Wednesday due to the storm and again on Thursday due to the loss of power. She said the Edmunds accounting software has been successfully installed and a Human Resource module has been purchased to replace the current timesheet database.

ED Wittenberg said she attended a microgrid meeting and explained that microgrids are small energy producing sources that are off the grid. She said the Board of Public Utilities is conducting feasibility studies of microgrids at a number of sites, including one in Galloway Township.

ED Wittenberg said a meeting was held with the New Jersey Department of Environmental Protection (NJDEP) regarding the Heritage Minerals site. She said she wanted to be sure that the Commission and the NJDEP were in agreement with moving forward. Representatives from the Attorney General's office were also present at the meeting. She said NJDEP has issued an incomplete letter for the development application.

Director Larry Liggett said Winslow Township is ready to move forward with a re-zoning project now that the Commission approved an amendment to a Memorandum of Understanding with Camden County Municipal Utilities Authority and Winslow Township regarding water supply.

Director Liggett said staff has made progress on the Long Term Economic Monitoring (LTEM) report. However, the key planner is currently serving on jury for a couple of weeks. He said the recently adopted CMP amendments went into effect on Monday, March 5th.

Director Charles Horner updated the Commission on the following items:

- Staff met with representatives from Waterford Township and Atco Raceway to discuss improvements that have occurred at the raceway, including land clearing. The raceway has a hired legal counsel and an engineer. Waterford Township is assisting the Commission in resolving the issues at the raceway.
- Staff is reviewing various approvals from Jackson Township after its recent rezoning in the Regional Growth Area. The Permit Extension Act and affordable housing requirements make the review process more complicated than usual.

Paul Leakan updated the Commission on the following items:

- The 29th Annual Pinelands Short Course will be held at Stockton University this Saturday.
- The Division of Property Management should be issuing a permit for the Visitor Center very soon.

Ms. Stacey Roth reminded Commissioners that they will be receiving an email about filing Financial Disclosure Statements. She said the deadline to file is May 15th.

Public Development Projects and Other Permit Matters

Chairman Earlen presented a resolution recommending approval for the construction of a ground mounted solar facility in Egg Harbor Township.

Commissioner Galletta moved the adoption of a resolution Approving With Conditions an Application for Public Development (Application Number 1983-5837.062) (See Resolution # PC4-18-08). Commissioner Barr seconded the motion.

Commissioner Howell asked if the parcel was cleared and if it had a prior use.

Director Horner said the land is vacant and it's a maintained grass area.

Commissioner Lloyd asked if threatened and endangered species were a concern in the grassland habitat.

Director Horner said the Commission and the South Jersey Transportation Authority entered into a Memorandum of Agreement (MOA) in 2004 that designated a portion of land at the airport for bird habitat.

Ms. Roth added that the MOA created specific "development areas" and the solar project is being constructed in an area where an offset was previously provided.

Mr. Ernest Deman further added that the solar energy facility was not identified in the MOA therefore the project required a formal application to the Commission.

The Commission adopted the resolution by a vote of 10 to 0.

Chairman Earlen presented a resolution recommending approval for the realignment of the Beckerville Road and Route 70 Intersection.

Commissioner Avery moved the adoption of a resolution Approving With Conditions an Application for Public Development (Application Number 2008-0301.001) (See Resolution # PC4-18-09). Commissioner Galletta seconded the motion.

The Commission adopted the resolution by a vote of 10 to 0.

Chairman Earlen presented a resolution recommending the approval of a Waiver of Strict Compliance for the development of a single family dwelling.

Commissioner Lohbauer moved the adoption of a resolution Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 2001-0477.001) (See Resolution # PC4-18-10). Commissioner Lloyd seconded the motion.

Commissioner Howell asked for an explanation of the waiver process.

Director Horner said there are two types of waivers defined in the Comprehensive Management Plan (CMP): extraordinary hardship and compelling public need. He said that compelling public need waivers are rare and the applicant must demonstrate that there is a need and that there is no feasible alternative. He said on today's agenda we are dealing with a extraordinary hardship waiver for the development of a single family dwelling. He said the waiver process is designed so all property owners can be given the minimum beneficial use. He explained the number of conditions that must exist for an applicant to be granted a waiver. He added that all waivers must be approved by the Commission.

In response to a question raised by Commissioner Howell, Director Horner said staff works with the applicant to determine the placement of the dwelling that will have the least negative impacts to wetlands.

ED Wittenberg added that sometimes the Commission must approve waiver denials. She said in these instances the property cannot meet the standards and the owners want to relinquish the parcel. She said once the Commission takes action on the waiver denial applications, it is sent to the New Jersey Department of Environmental Protection's Limited Practical Use Program for acquisition.

Director Horner said that when a waiver for a single family dwelling is approved, the applicant has an obligation to purchase a 0.25 Pinelands Development Credit.

The Commission adopted the resolution by a vote of 10 to 0.

Public Comment on Public Development Applications and Items where the record is open
No one from the public spoke.

Ordinances Not Requiring Commission Action

Chairman Earlen asked if any Commissioners had questions regarding the ordinances not requiring Commission action:

- Buena Vista Township Planning Board Resolution 02-2018
- Buena Vista Township Ordinance 1-2012
- Jackson Township Ordinance 23-17
- Manchester Township Ordinance 18-004
- Manchester Township 2017 Open Space and Recreation Plan Update
- Monroe Township Ordinances O:43-2017 and O:44-2017
- Pemberton Township Ordinance 27-2017

No members of the Commission had questions.

ED Wittenberg said at the next Commission meeting Chief Planner Susan Grogan will be providing a brief overview of the conformance process.

General Public Comment

No one from the public spoke.

Other

Director Horner said the regulations in the CMP define a specific process for private development applications. He said when a private development application is deemed complete a Certificate of Filing (CF) is issued, which is a staff action. He said the CF allows the applicant to proceed with local approvals. He said it is rare for the Commission to vote on private development applications other than waivers.

He said public development applications require Commission action. He said public development applications are typically submitted by state agencies, county government or municipalities who wish to pursue development in the Pinelands. He said once an application is deemed complete, it is updated on the website and the public is given an opportunity to comment on the application. He said after the comment period has closed, a public development report is drafted. He said at a subsequent meeting the Commission votes on the public development application. He added that staff works with the public entity to find alternatives when a project doesn't meet the rules.

He said the commander of a military base can make a determination that a project is for national security and not apply to the Commission. Ms. Roth noted that there is no process in the CMP to make a federal entity apply to the Commission when claiming sovereign immunity.

Director Horner said there are a number of applications that that Commission does not take action on because they are covered under existing streamlining Memorandum of Agreements (MOA). He said these applications are mostly for minor development projects. He said if any development occurs relating to the MOA, a memo is included in the Commission packet.

Ms. Roth added that if the Commission does not agree with a public development approval and votes to deny the application, the matter is sent to the Office of Administrative Law where there is a hearing on the matter.

Adjournment

Commissioner Barr moved to adjourn the meeting. Commissioner Lloyd seconded the motion. The Commission agreed to adjourn at 10:37 a.m.

Certified as true and correct:



Jessica Noble, Executive Assistant

Date: March 19, 2018



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18- 08

TITLE: Approving With Conditions an Application for Public Development (Application Number 1983-5837.062)

Commissioner Galletta moves and Commissioner Barr seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1983-5837.062

Applicant:	ONYX Renewable Partners, LP on behalf of South Jersey Transportation Authority
Municipality:	Egg Harbor Township
Management Area:	Pinelands Military/Federal Installation Area
Date of Report:	February 16, 2018
Proposed Development:	Construction of a ground mounted solar energy facility at the Atlantic City International Airport.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1983-5837.062 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun			X	Howell	X			Prickett	X		
Avery	X			Jannarone		X		Quinn		X	
Barr	X			Lloyd	X			Rohan Green			X
Chila	X			Lohbauer	X			Earlen	X		
Galletta	X			Pikolycky	X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Executive Director

Date: March 9, 2018

Sean W. Earlen
Chairman



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Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

February 16, 2018

John Drexinger
ONYX Renewable Partners, LP
1 AAA Drive, Suite 500
Robbinsville, NJ 08691

Re: Application # 1983-5837.062
Block 101, Lot 9
Egg Harbor Township

Dear Mr. Drexinger:

The Commission staff has completed its review of this application for construction of a ground mounted solar energy facility at the Atlantic City International Airport. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its March 9, 2018 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

- c: Secretary, Egg Harbor Township Planning Board (via email)
- Egg Harbor Township Construction Code Official (via email)
- Egg Harbor Township Environmental Commission (via email)
- Atlantic County Department of Regional Planning and Development (via email)
- John Kornick





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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 16, 2018

John Drexinger
ONYX Renewable Partners, LP
1 AAA Drive, Suite 500
Robbinsville, NJ 08691

Application No.: 1983-5837.062
Block 101, Lot 9
Egg Harbor Township

This application proposes construction of a ground mounted solar energy facility at the Atlantic City International Airport located on the above referenced 2,381 acre parcel in Egg Harbor Township.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.29)

The Pinelands Protection Act designates the boundaries of the 938,000 acre Pinelands Area. Within the boundaries of the Pinelands Area, the Pinelands Protection Act also designates the 366,000 acre Pinelands Preservation Area and the 572,000 acre Pinelands Protection Area. The CMP then establishes Management Areas such as Regional Growth, Rural Development, Military and Federal Installation that overlay the entire Pinelands Area.

The parcel subject of this application is located in a Military and Federal Installation Management Area. The CMP permits any proposed use associated with the function of a federal installation in a Military and Federal Installation Management Area. The applicant has indicated that the proposed use will provide electricity to an existing Air Rescue and Fire Fighting building on the parcel.

The CMP requires that, where feasible, proposed development in a Military and Federal Installation Management Area shall be located in the Pinelands Protection Area portion of the Pinelands Area. The development proposed in this application meets this requirement.

As further provided for in the CMP, the proposed use will not require any development in a Forest Management Area or the Preservation Area District Management Area.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within an existing grassed area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize the disturbed areas, the applicant proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

On February 26, 2004, the Commission entered into a Memorandum of Agreement (MOA) with the South Jersey Transportation Authority (SJTA). The MOA specified mitigation measures to address the environmental impacts of MOA specified “Short-Term Development Projects.” The mitigation measures addressed loss of critical habitat for threatened grassland bird species, stormwater management and wetlands protection.

The MOA specified “Short Term Development Projects” do not require formal application to the Commission. The proposed ground mounted solar energy facility was not specifically identified in the MOA, resulting in this formal application to the Commission.

The proposed ground mounted solar energy facility will be located entirely within an area identified in the MOA for “Auxiliary Area Development.” Development activities specified in the MOA to occur within the “Auxiliary Area Development” included aircraft maintenance hangers, air freight warehouses and aircraft taxiways. Based on the proposed ground mounted solar energy facility being located entirely within the limits of the “Auxiliary Area Development area,” the proposed development is consistent with the MOA.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet these standards, the application proposes to construct an underground stormwater infiltration facility.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on December 21, 2017. The application was designated as complete on the Commission’s website on January 11, 2018. The Commission’s public comment period closed on February 9, 2018. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of eight sheets, prepared by K2 Consulting Engineers, Inc., all sheets dated July 3, 2017 and revised to December 11, 2017.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. In accordance with the CMP (N.J.A.C. 7:50-5.36(a)4), the proposed solar energy facility shall be removed and the site restored within 12 months of termination of its use.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 5:00 PM on March 8, 2018 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18- 09

TITLE: Approving With Conditions an Application for Public Development (Application Number 2008-0301.001)

Commissioner Avery moves and Commissioner Galletta seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

2008-0301.001
Applicant: Office of the Ocean County Engineer
Municipality: Manchester Township
Management Area: Pinelands Forest Area
Date of Report: February 16, 2018
Proposed Development: Realignment of the intersection of Beckerville Road and Route 70.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2008-0301.001 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Ashmun			X		Howell	X				Prickett	X			
Avery	X				Jannarone			X		Quinn			X	
Barr	X				Lloyd	X				Rohan Green			X	
Chila	X				Lohbauer	X				Earlen	X			
Galletta	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission
Nancy Wittenberg
Nancy Wittenberg
Executive Director

Date: March 9, 2018
Sean W. Earlen
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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

February 16, 2018

John N. Ernst, P.E. (via email)
Ocean County Engineer
129 Hooper Ave.
P.O. Box 2191
Toms River, NJ 08754-2191

Re: Application # 2008-0301.001
Beckerville Road and Route 70
Manchester Township

Dear Mr. Ernst:

The Commission staff has completed its review of this application for realignment of the Beckerville Road and Route 70 intersection. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its March 9, 2018 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

- c: Secretary, Manchester Township Planning Board (via email)
- Manchester Township Construction Code Official (via email)
- Manchester Township Environmental Commission (via email)
- Secretary, Ocean County Planning Board (via email)
- Rebecca Murphy (via email)





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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 16, 2018

John N. Ernst, P.E (via email)
Ocean County Engineer
129 Hooper Ave.
P.O. Box 2191
Toms River, NJ 08754-2191

Application No.: 2008-0301.001
Beckerville Road and Route 70
Manchester Township

This application proposes to realign the existing Beckerville Road and Route 70 intersection in Manchester Township.

The proposed realigned intersection will be located approximately 2,020 linear feet west of the existing Beckerville Road and Rt. 70 intersection. The application proposes to construction a new 450 linear foot section of Beckerville Road that will result in a "T" intersection with Route 70. A 300 linear foot portion of Route 70 will be widened by four feet at the proposed intersection with Beckerville Road. Approximately 2,020 linear feet of paving will be removed from the existing Beckerville Road right-of-way and the concerned area will be revegetated with native Pinelands grasses.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.23)

The proposed development is located in a Pinelands Forest Area. Road improvements (public service infrastructure) intended to primarily serve only the needs of the Pinelands are permitted in a Pinelands Forest Area. The proposed development is a permitted use in a Pinelands Forest Management Area.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed road improvement will be located over existing pavement and gravel shoulder, and within an existing forested land. The proposed development will disturb approximately 0.37 acres of forested land. All soil disturbance and clearing is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that area tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

The applicant completed a habitat assessment and a visual survey for the presence of critical habitat for Northern pine snake and Barred owl on and in the immediate vicinity of the proposed development. The habitat assessment and visual survey determined that the concerned area did not contain critical habitat for Northern pine snake or Barred owl.

The applicant also performed a threatened and endangered plant survey for the presence of Silvery aster, Broom crowberry, Stiff tick trefoil, Little ladies tresses, Butterfly-pea, Small everlasting, Virginia False-gromwell, Narrow-leaf vervain and Sickle-leaved golden aster. The results of the threatened and endangered plant survey indicated that no threatened or endangered plant species were present on or in the vicinity of the proposed development.

The applicant has demonstrated that the proposed development will not have an irreversible adverse impact on habitats critical to the survival of Northern pine snake or Barred owl, and on any local populations of threatened or endangered plant species.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant proposes to remove approximately 63,416 square feet of existing pavement from the Beckerville Road right-of-way. The intersection realignment will result in 14,280 square feet of new pavement. The proposed development will result in a reduction of 49,136 square feet of pavement. The applicant has demonstrated that there will be no increase in the volume and rate of stormwater runoff from the project after the development then occurred prior to the proposed development.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was prepared for this application. It was determined that there were no cultural resources eligible for Pinelands designation within the project area.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on January 5, 2018. The application was designated as complete on the Commission's website on January 26, 2018. The Commission's public comment period closed on February 9, 2018. The Commission received one written public comment (attached) regarding this application.

Public Comment One: The Mayor of Manchester Township, Kenneth T. Palmer, supports the proposed road improvements and believes that the concerned improvements will provide safer driving conditions for Manchester residents and visitors.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands Area.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 37 sheets, prepared by John N. Ernst and dated as follows:

Sheets 1 - 6 and 8 - 37 - dated January 2018
Sheet 7 - dated January 2018 and last revised 1/29/18.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Manchester Township

1 Colonial Drive • Manchester, NJ 08759 • (732)657-8121

Office of The Mayor

Kenneth T. Palmer
Mayor

December 9, 2016

The Pinelands Commission
P. O. Box 359
New Lisbon, NJ 08064
ApplInfo@njpines.state.nj.us

Subject: Pinelands Commission / Public Development Application for Realignment
of Beckerville Road and Route 70 in Manchester Township

Dear Sirs,

The following comments are provided from Mayor Kenneth T. Palmer, Manchester Township, concerning the subject Public Development Application for the public right-of-way and on Block 125, lot 1 and Block 124, lot 1, Manchester Township:

Manchester Township is fully supportive of the recommended changes as it will be safer for our residents and visitors driving in Manchester.

If you have any questions, please feel free to contact the Mayor's office at 732-657-8121 ext. 3105.

Very truly yours,

Kenneth T. Palmer
Mayor

Cc: John N. Ernst, Ocean County Engineer
129 Hooper Avenue, Toms River, NJ 08754-2191
JErnst@co.ocean.nj.us



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 pm on March 8, 2018. The appeal must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18- 10

TITLE: Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 2001-0477.001)

Commissioner Lohbauer moves and Commissioner Lloyd seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

2001-0477.001

Applicant: Adam Pjatikin
Municipality: Waterford Township
Management Area: Pinelands Rural Development Area
Date of Report: February 16, 2018
Proposed Development: Single family dwelling.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2001-0477.001 for a Waiver of Strict Compliance is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun			X	Howell	X			Prickett	X		
Avery	X			Jannarone		X		Quinn			X
Barr	X			Lloyd	X			Rohan Green			X
Chila	X			Lohbauer	X			Earlen	X		
Galletta	X			Pikolycky	X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission
Nancy Wittenberg
Nancy Wittenberg
Executive Director

Date: March 9, 2018
Sean W. Earlen
Sean W. Earlen
Chairman



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 NEW LISBON, NJ 08064
 (609) 894-7300
 www.nj.gov/pinelands



Philip D. Murphy
 Governor

Sheila Y. Oliver
 Lt. Governor

General Information: Info@njpines.state.nj.us
 Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
 Chairman

Nancy Wittenberg
 Executive Director

REPORT ON AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

February 16, 2018

Adam Pjatikin
 719 Burnt Mill Road
 Atco, NJ 08004

Re: Application # 2001-0477.001
 Block 3803, Lot 3
 Waterford Township

Dear Mr. Pjatikin:

The Commission staff has completed its review of this application for a Waiver of Strict Compliance (Waiver) proposing the development of a single family dwelling on the above referenced parcel. Based upon the facts and conclusions contained in this Report, on behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its March 9, 2018 meeting.

FINDINGS OF FACT

This application is for the development of a single family dwelling serviced by an onsite septic system on the above referenced 17.57 acre parcel in Waterford Township. The parcel is located within a Pinelands Rural Development Area and in Waterford Township's RR zoning district. In this zoning district, Waterford Township's certified land use ordinances require a residential density requirement of one dwelling unit per 5.7 acres.

On November 7, 2003, the Pinelands Commission approved a Waiver for the development of a single family dwelling serviced by an onsite septic system on the parcel. An application for development of the proposed dwelling was subsequently completed with the Commission and a Certificate of Filing was issued on May 28, 2004. The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.70(c)) provides that the Waiver expired on November 7, 2008 unless all necessary municipal construction permits were issued by that date.

Information was provided to the Commission staff in October of 2017 that the single family dwelling subject of the Waiver was under construction on the parcel. The Commission staff subsequently verified that the single family dwelling subject of the Waiver was under construction on the parcel.



On November 6, 2017, the Commission staff received a copy of a Camden County septic system permit for the proposed dwelling that was issued on November 1, 2017. On November 28, 2017, the Commission staff received a copy of a municipal construction permit for the proposed dwelling that was issued on May 16, 2017. By letter dated November 30, 2017, the Commission staff notified the current owner of the parcel that the November 7, 2003 Waiver expired on November 7, 2008. On January 30, 2018, the current application for a new Waiver was completed with the Commission.

A portion of the parcel is wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)2). The wetlands continue onto adjacent lands. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development would not cause a significant adverse impact on the wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetland. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the applicant is requesting a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that, to qualify for a Waiver to develop a single family dwelling in a Pinelands Rural Development Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on or within 50 feet of wetlands. The applicant has demonstrated that no development, including clearing and land disturbance, will be located on or within 100 feet of wetlands.

The Camden County Soils Survey indicates that there are Fallsington, Woodstown and Klej soils on this parcel. These soils have a seasonal high water table of less than five feet below the natural ground surface. The applicant has submitted no information to demonstrate that the septic system could be located in an area on the parcel where the seasonal high water table is at least 5 feet below the natural ground surface. Since the available information indicates the seasonal high water table on the parcel is less than 5 feet below the natural ground surface, the applicant is requesting a Waiver from the seasonal high water table standard contained in the CMP (N.J.A.C. 7:50- 6.84(a)4iv.).

The CMP (N.J.A.C. 7:50-4.65(b)8) requires that for an applicant to qualify for a Waiver to develop a single family dwelling in a Pinelands Rural Development Area, it must be demonstrated that a septic system could be located in an area on the parcel where the seasonal high water table is at least 2 feet below the natural ground surface and not within 50 feet of any surface water body. The applicant has demonstrated that a proposed septic system could be located in an area on the parcel where the seasonal high water table is at least 2 feet below the natural ground surface and not within 50 feet of any surface water body.

The parcel has been site inspected by a member of the Commission's staff. Additionally, the appropriate resource capability maps and data available to the staff have been reviewed.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Waterford Township's certified land use ordinances. A single family dwelling can be developed on the parcel without violating any of the substantial impairment and consistency criteria contained in the CMP (N.J.A.C. 7:50-4.65) if the conditions recommended below are imposed.

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on the wetlands and groundwater quality be minimized.

PUBLIC COMMENT

The applicant provided the requisite public notice. Public notice to all property owners within 200 feet of the parcel was completed on December 15, 2017. Newspaper public notice was completed on December 19, 2017. The application was designated as complete on the Commission's website on January 30, 2018. The Commission's public comment period closed on February 9, 2018. No public comments were received by the Commission regarding this application.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for an application to be approved based on extraordinary hardship, the applicant must demonstrate that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an applicant to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in the CMP (N.J.A.C. 7:50-6) for certain specified development. One of the specified categories of development is as follows:

- vii. A single family dwelling on a parcel within a Pinelands Rural Development Area that complies with the density and lot area standards set forth in N.J.A.C. 7:50-5.26(a) and (c);

This application is only for a Waiver from the wetlands buffer standard and minimum depth to seasonal high water table standard when utilizing an onsite septic system contained in N.J.A.C. 7:50-6. The applicant is seeking to develop a single family dwelling on a parcel within a Pinelands Rural Development Area that complies with the residential density and lot area standards set forth in N.J.A.C. 7:50-5.26(a) and (c). The proposed single family dwelling on the 17.57 acre parcel meets the residential density and lot area standards established in this portion of the Pinelands Rural Development Area in Waterford Township's certified land use ordinances. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)1vii.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous lands. Since the parcel includes all such contiguous land, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinances have been certified by the Pinelands Commission. Waterford Township's master plan and land use ordinances have been certified by the Pinelands Commission. The certified ordinances do not require any municipal lot area or density variances. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the substantial impairment of the resources of the Pinelands Area criteria contained in the CMP (N.J.A.C. 7:50-4.65(b)). The CMP (N.J.A.C. 7:50-4.65(a)) also precludes the granting of a Waiver which permits a parcel to be developed

unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. N.J.A.C. 7:50-4.65(b) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the applicant meets all the conditions set forth in N.J.A.C. 7:50-4.63(a), the applicant has demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by the CMP (N.J.A.C. 7:50-4.62(c)), the proposed dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1.iii) also requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. The Commission staff previously received notification from the Pinelands Development Credit Bank that the applicant acquired and redeemed the requisite 0.25 PDCs. The applicant meets the requirement contained in N.J.A.C. 7:50-4.62(d)1.iii.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan, prepared by Key Engineers, dated December 8, 2017 and revised to January 22, 2018.
2. To maintain the maximum feasible buffer to wetlands, all proposed development, including clearing and land disturbance, shall be located at least 100 feet from all wetlands and be located in the northern corner of the parcel.
3. The septic system must be located in an area where the seasonal high water table is at least two feet below the natural ground surface.
4. Appropriate measures shall be taken during construction to preclude sedimentation from entering freshwater wetlands.
5. Sufficient drywells or comparable alternative shall be installed to contain all stormwater runoff from the house.
6. The driveway shall be constructed of crushed stone or comparable material.
7. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.

8. This Waiver shall expire March 9, 2023 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after March 9, 2023 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
9. A copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission prior to Commission issuance of a letter advising that any submitted municipal or county permit or approval may take effect. The deed shall specify that the conditions are being imposed pursuant to a February 16, 2018 Pinelands Commission Report on an Application for a Waiver of Strict Compliance (“Waiver Report”) for App. No. 2001-0477.001. The deed shall indicate that the conditions previously required by the October 10, 2003 Waiver Report for App. No. 2001-0477.001, approved by the Pinelands Commission on November 7, 2003, have since expired and are superseded by the conditions required by the February 16, 2018 Waiver Report approved by the Pinelands Commission on March 9, 2018. The deed shall also indicate that the conditions are enforceable by the Pinelands Commission, Waterford Township and any other party of interest.

With the above conditions, the applicant qualifies for a Waiver from the standards of N.J.A.C. 7:50-6.14 and N.J.A.C. 7:50- 6.84(a)4iv.

Since the applicant meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

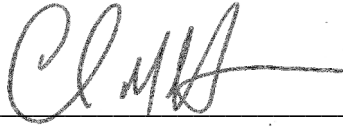
APPEAL

The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 5:00 PM on March 8, 2018 and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: _____



Charles M. Horner, P.P., Director of Regulatory Programs

- c: Secretary, Waterford Township Planning Board (via email)
- Waterford Township Construction Code Official (via email)
- Waterford Township Environmental Commission (via email)
- Secretary, Camden County Planning Board (via email)
- Camden County Health Department (via email)
- Robert Scott Smith, PLS, PP (via email)



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18-_____

TITLE: Approving With Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1997-0257.016)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and Certificate of Appropriateness and the recommendation of the Executive Director that the following application be approved with conditions:

1997-0257.016

Applicant:	NJ Turnpike Authority
Municipality:	Bass River Township
Management Area:	Pinelands Preservation Area District/ Parkway Overlay District
Date of Report:	March 22, 2018
Proposed Development:	Demolition of three existing toll booths, the construction of two express toll lanes and a 342 square foot Information Technology Systems building at the New Gretna Toll Plaza within the Garden State Parkway right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development and Certificate of Appropriateness both conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 and the standards for approving a Certificate of Appropriateness set forth in N.J.A.C. 7:50-6.156 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1997-0257.016 for public development and a Certificate of Appropriateness is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun				Howell				Prickett			
Avery				Jannarone				Quinn			
Barr				Lloyd				Rohan Green			
Chila				Lohbauer				Earlen			
Galletta				Pikolycky							

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Nancy Wittenberg
Executive Director

Sean W. Earlen
Chairman



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinlands



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 22, 2018

Robert Fischer, PE
NJ Turnpike Authority
P.O. Box 5042
Woodbridge, NJ 07095

Re: Application # 1997-0257.016
Garden State Parkway
New Gretna Toll Plaza
Bass River Township

Dear Mr. Fischer:

The Commission staff has completed its review of this application for the construction of two express toll lanes and accessory structures within the Garden State Parkway right-of-way. Enclosed is a copy of a Public Development Application Report and Certificate of Appropriateness. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 13, 2018 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Bass River Township Planning Board (via email)
Bass River Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
James Mellett, PE





State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 NEW LISBON, NJ 08064
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 www.nj.gov/pinelands



Philip D. Murphy
 Governor

Sheila Y. Oliver
 Lt. Governor

General Information: Info@njpines.state.nj.us
 Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
 Chairman

Nancy Wittenberg
 Executive Director

**PUBLIC DEVELOPMENT APPLICATION REPORT
 AND CERTIFICATE OF APPROPRIATENESS**

March 22, 2018

Robert Fischer, PE
 NJ Turnpike Authority
 P.O. Box 5042
 Woodbridge, NJ 07095

Application No.: 1997-0257.016
 Garden State Parkway
 New Gretna Toll Plaza
 Bass River Township

This application proposes the demolition of three existing toll booths that are 50 years old or older, the construction of two express toll lanes and a 342 square foot Information Technology Systems (ITS) building at the New Gretna Toll Plaza within the Garden State Parkway right-of-way.

The applicant proposes to demolish an existing 221 square foot ITS building that is less than 50 years old. The demolition of a structure less than 50 years old does not require an application to the Commission.

The application also proposes the installation of four overhead warning and safety signs over the north bound lanes of the Parkway. The overhead signs, alerting north bound motorist to the approaching Toll Plaza, will be installed at the Toll Plaza and one-half mile, one mile and two miles before the Toll Plaza.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.35)

The proposed development will be located within the existing Garden State Parkway right-of-way. The Garden State Parkway right-of-way is designated in the CMP as the Parkway Overlay District. As accessory facilities to the operation of the parkway, the proposed express toll lanes, ITS building and overhead signs are permitted land uses in the Parkway Overlay District.

Wetlands Standards (N.J.A.C. 7:50-6.13)

There are wetlands located within 300 feet of the proposed development. The proposed development will be located in the required buffer to wetlands.

The CMP permits roads (linear improvements) and accessory improvements to roads, such as toll plazas and signs, in the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in the required buffer to wetlands or that will result in a less significant adverse impact to the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve the safety of the existing roadway. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within maintained grassed and paved areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The proposed development will result in a reduction of 610 square feet of paved (impervious) road surface. The applicant has demonstrated that there will be no increase in the volume and rate of stormwater runoff from the project after the development than occurred prior to the proposed development.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The New Jersey State Historic Preservation Office (SHPO) previously determined that the Garden State Parkway is eligible for listing on the National Register of Historic Places. In consideration of the SHPO prior determination of eligibility, the Commission staff previously concluded that the Garden State Parkway Historic District is a significant historic resource and is, therefore, eligible for Pinelands Designation in accordance with the provisions of N.J.A.C. 7:50-6.154.

The CMP (N.J.A.C. 7:50-6.156), requires that a Certificate of Appropriateness be issued by the Commission that identifies the required treatment of significant historic resources from among three alternatives:

- preservation of the resource in place, if possible;
- preservation of the resource at another location, if preservation in place is not possible; or
- recordation.

The Commission staff has determined that recordation is the appropriate treatment to be required for the proposed demolition of the existing toll booths. Accordingly, this Certificate of Appropriateness requires recordation of the toll booths in accordance with the CMP (N.J.A.C. 7:50-6.156(c)). As required by the CMP (N.J.A.C. 7:50-6.156(c)3.), the proposed treatment must conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on December 23, 2017. The application was designated as complete on the Commission's website on February 5, 2018. The Commission's public comment period closed on March 9, 2018. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 99 sheets, prepared by Gannett Fleming, Inc., all sheets dated November 2017.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the demolition of any toll booths, a copy of the recordation report shall be provided to the Commission staff.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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General Information: Info@njpines.state.nj.us

Application Specific Information: AppInfo@njpines.state.nj.us



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on April 9, 2018. The appeal must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18-_____

TITLE: Approving With Conditions Applications for **Public Development** (Application Numbers 1981-0586.008 & 2006-0440.002)

Commissioner _____ **moves and Commissioner** _____
seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1981-0586.008

Applicant: Pemberton Township
Municipality: Pemberton Township
Management Area: Pinelands Regional Growth Area
Date of Report: March 23, 2018
Proposed Development: Construction of a pedestrian walkway and improvements to the Ogden Street right-of-way.; and

2006-0440.002

Applicant: Pemberton Township
Municipality: Pemberton Township
Management Area: Pinelands Forest Area
Date of Report: March 22, 2018
Proposed Development: Reconstruction of a 7,366 square foot fire and rescue building.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1981-0586.008 & 2006-0440.002 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun				Howell				Prickett			
Avery				Jannarone				Quinn			
Barr				Lloyd				Rohan Green			
Chila				Lohbauer				Earlen			
Galletta				Pikolycky							

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Nancy Wittenberg
Executive Director

Sean W. Earlen
Chairman



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Philip D. Murphy
 Governor

Sheila Y. Oliver
 Lt. Governor

General Information: Info@njpines.state.nj.us
 Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
 Chairman

Nancy Wittenberg
 Executive Director

March 23, 2018

David Patriarca, Mayor
 Pemberton Township
 500 Pemberton-Browns Mills Road
 Pemberton, NJ 08068


Re: Application # 1981-0586.008
 Ong's Run Road, Dover Place, Erie Street, Evergreen Boulevard & Ogden Street
 Block 267, Lot 1; Block 268, Lot 1 & Block 530, Lot 11.13
 Pemberton Township

Dear Mayor Patriarca:

The Commission staff has completed its review of this application for construction of a pedestrian walkway and road improvements to the Ogden Street right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 13, 2018 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

 Charles M. Horner, P.P.
 Director of Regulatory Programs

Enc: Appeal Procedure

- c: Secretary, Pemberton Township Planning Board (via email)
- Pemberton Township Construction Code Official (via email)
- Pemberton Township Environmental Commission (via email)
- Secretary, Burlington County Planning Board (via email)
- John Helbig, P.P., AICP



Charles & Sarah Paul
John & Sharon Hobert
Leah Hackley



Philip D. Murphy
Governor

Sheila Y. Oliver
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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

PUBLIC DEVELOPMENT APPLICATION REPORT

March 23, 2018

David Patriarca, Mayor
Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068

Application No.: 1981-0586.008
Ong's Run Road, Dover Place, Erie Street, Evergreen Boulevard & Ogden Street
Block 267, Lot 1; Block 268, Lot 1 & Block 530, Lot 11.13
Pemberton Township

This application proposes construction of a 970 foot long, ten foot wide, paved pedestrian walkway within the Ong's Run Road, Dover Place and Erie Street rights-of-way and on the above referenced parcels. The proposed pedestrian path includes a 125 foot long, ten foot wide, wooden bridge.

A 115 foot long portion of Ong's Run Road will be paved to a width of 20 feet to accommodate the proposed pedestrian path and provide motor vehicle access to existing dwellings.

The application also proposes to construct a 440 foot long, 10 foot wide, gravel road within the Ogden Street right-of-way. The proposed road improvement will provide motor vehicle access to existing dwellings.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The proposed development will be located within a Pinelands Regional Growth Area. The proposed development is a permitted land use in a Pinelands Regional Growth Area.

Wetlands Protection Standard (N.J.A.C. 7:50-6.13)

There are wetlands located within 300 feet of the proposed development. The proposed development will be located in wetlands and the required buffer to wetlands. The proposed development will disturb approximately 1,032 square feet of wetlands.

The CMP permits pedestrian walkways and roads (linear improvements) in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve pedestrian safety. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located over existing gravel and grassed areas, and within existing forested land. The proposed development will disturb approximately 0.23 acres of forested land. All soil disturbance and clearing is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that area tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet these standards, the application proposes to construct three stormwater infiltration facilities.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to all land owners within 200 feet of the above referenced parcel was completed on August 29, 2017. Newspaper public notice was completed on August 30, 2017. The application was designated as complete on the Commission's website on February 27, 2018. The Commission's public comment period closed on March 9, 2018. The Commission received three written public comments (attached) regarding this application.

Public Comment One: The commenter expressed concern that the proposed development would disrupt the environment, wildlife living in the area and existing homeowners.

Staff Response: The Pinelands Commission appreciates the commenter's interest and concern for the Pinelands. The development, proposed by the Township, is a permitted land use in a Pinelands Regional Growth Management Area. In review of the application, the Commission staff determined that the proposed development met all environmental standards of the CMP, including the protection of threatened and endangered plant and animal species. The commenter may wish to discuss their concerns with an appropriate Township official.

Public Comment Two: The commenter expressed concern that the proposed development would disrupt the environment and wildlife living in the area. The commenter was also concerned that the proposed development and the associated traffic would disrupt existing homeowners.

Staff Response: The Pinelands Commission appreciates the commenter's interest and concern for the Pinelands. The development, proposed by the Township, is a permitted land use in a Pinelands Regional Growth Management Area. In review of the application, the Commission staff determined that the proposed development met all environmental standards of the CMP, including the protection of threatened and endangered plant and animal species. The CMP does not regulate traffic impacts. The commenter may wish to discuss their concerns with an appropriate Township official.

Public Comment Three: The commenter expressed concern that the proposed development would impact tree frogs breeding in an existing stormwater infiltration basin at the Pemberton Community Library.

Staff Response: The Pinelands Commission appreciates the commenter's interest and concern for the Pinelands. The Commission staff reviewed the pictures of the tree frogs submitted with the public comment and determined that the tree frogs depicted in the submitted pictures are not Pine Barrens treefrogs (threatened species) or Cope's Gray treefrogs (endangered species), but rather Northern Gray treefrogs. Northern Gray treefrogs are not a Pinelands threatened or endangered species.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 14 sheets, prepared by Adams, Rehmann & Heggan Associates and dated as follows:
 - Sheet 1 - January 2018; revised to February 22, 2018
 - Sheets 2 & 9 - August 2017; revised to January 12, 2018
 - Sheets 3 & 5-7 - August 2017; revised to February 22, 2018
 - Sheets 4 & 14 - August 2017; revised to February 6, 2018
 - Sheets 8 & 10-13 - August 2017
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in

the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

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General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on April 10, 2018. The appeal must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Sept. 18, 2017

New Jersey Pinelands Commission,

I have serious concerns about the bridge & sidewalk project.

The land which is proposed to be destroyed is natural pinelands. The beauty of the woods, pine trees, cones, berries, holly, cactus & flowering mountain laurel is the home of much wildlife which is now at risk.

There are 4 houses on Ogden St. and 3 of them changed owners 1 time which was due to death. All homeowners enjoy the natural beauty of the pines, stream and wildlife in which you want to put a bridge and sidewalk.

The bridge and sidewalk will destroy the natural beauty of the pinelands and disrupt the home to the wildlife along with the resident's lives. There will be liter, cigarette butts, & trash thrown into the stream which feeds Mirror Lake and the surrounding property/properties. People will be destroying property surrounding the sidewalk and bridge which is both pinelands and private.

This project will take away the natural beauty of the pinelands & privacy in which I was raised & the reason I have remained a township resident at this location along with my neighbor/s. My children & grandchildren have also been raised with the beauty of the pinelands, I look forward to great grandchildren who will be able to do the same as I have for 64 years.

I object to this project and feel certain that the township would be able to come up with a better solution which would work for everyone.

Please preserve and protect this section of Pinelands, thank you.

Leah Hackley, 35 Ogden St. Browns Mills

609-320-4627

APP # 19810586.008

Doc Type 100

SEP 26 2017

49 Ogden Street

Scanned _____

Browns Mills, NJ 08015

✓ September 19, 2017

To whom It May Concern:

I am writing you concerning case No 19810586.008
I don't approve of this application for the
following reason.

It will ruin the area for the wildlife
that roams her the deer, turkey and other
creatures.

Also It will make the area hazardous to
the people in the area.

The environment will be disturbed and the
there will be a disruption the older homes
in their area and their land.

By that I mean the traffic

Sincerely yours.

Charles E Paul

Sarah Paul

From: Joel Mott

To: ApplInfo

Date: 9/14/2017 3:04 PM

Subject: Fwd: General Information Submissions or Questions

>>> Sharon Hobert <sahobert@gmail.com> 9/13/2017 8:25 PM >>>

Below is the result of your feedback form. It was submitted by Sharon Hobert (sahobert@gmail.com) on Wednesday, September 13, 2017 at 20:25:08

email: sahobert@gmail.com

subject: General Information Submissions or Questions

Name: Sharon Hobert

Mailing Address: PO Box 20, 2 Dover Place, Browns Mills, NJ 08016

Phone Number: 609-304-4707

Message: Dear Sirs, we would like to bring to your attention that the proposed pedestrian pathway (ARH#32-04025) may impact a tree frog breeding ground. For the last ten plus years we have had a number of tree frogs around our home. We live adjacent to the Pemberton Twp Library and hence our home fronts on the retention pond (breeding area) and proposed pathway. It is our understanding that in order to build the path, a retaining wall will need to be built inside the berm wall of the pond and filled for the ten foot walkway, which no doubt would have a serious impact on these little creatures. Thank you for your consideration and please do not hesitate to make contact if necessary. Sharon and John Hobert

Submit: Submit





State of New Jersey

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Philip D. Murphy
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Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 22, 2018

David Patriarca, Mayor
Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068

Re: Application # 2006-0440.002
Block 732, Lot 10
Pemberton Township

Dear Mayor Patriarca:

The Commission staff has completed its review of this application for reconstruction of a 7,366 square foot fire and rescue building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 13, 2018 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

- Enc: Appeal Procedure
- 11/30/17 Public Comment
- c: Secretary, Pemberton Township Planning Board (via email)
- Pemberton Township Construction Code Official (via email)
- Pemberton Township Environmental Commission (via email)
- Secretary, Burlington County Planning Board (via email)
- Burlington County Health Department (via email)
- John Helbig, PP, AICP (via email)
- Oscar James and Benita Avery (via email)





Philip D. Murphy
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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

March 22, 2018

David Patriarca, Mayor
Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068

Application No.: 2006-0440.002
Block 732, Lot 10
Pemberton Township

This application proposes reconstruction of a 7,366 square foot fire and rescue building located on the above referenced 3.5 acre parcel in Pemberton Township.

Based upon Township concerns with structural integrity, an existing 8,127 square foot fire and rescue building located on the parcel was demolished in 2017. That fire and rescue building was constructed in 1971. The demolition of a structure less than 50 years old does not require the completion of an application with the Commission.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.2)

The parcel is located within a Pinelands Forest Area. The CMP permits the reconstruction and continuation of a use that pre-existed the January 14, 1981 effective date of the Commission's regulations.

Vegetation Management Standards (N.J.A.C.7:50-6.23 & 6.26)

The proposed development will be located within existing developed and maintained grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that area tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which

meets that recommendation.

Water Quality Standard (N.J.A.C. 7:50-6.84(a)4ii)

The applicant indicated that the proposed fire and rescue building will be serviced by an existing onsite septic system that serviced the previously existing fire and rescue building. The applicant has demonstrated that the proposed development will be consistent with the groundwater quality (septic dilution) standard of the Pemberton Township land use ordinance and the CMP.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The proposed development will result in a reduction of 1,700 square feet of impervious surfaces. The applicant has demonstrated that there will be no increase in the volume and rate of stormwater runoff from the parcel after development than occurred prior to the proposed development.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on November 27, 2017. Newspaper public notice was completed on December 1, 2017. The application was designated as complete on the Commission's website on February 8, 2018. The Commission's public comment period closed on March 9, 2018. The Commission received one written public comment (attached) regarding this application.

Comment: The commenter requested a copy of the Executive Director's findings on this application.

Staff Response: The commenter is copied on this Public Development Application Report containing the Executive Director's findings.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of four sheets, prepared by Adams, Rehmann & Heggan Associates and dated as follows:

Sheet 1 – November 2017

Sheets 2-4 – November 2017; revised to January 26, 2018

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

State of New Jersey

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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 5:00 PM on April 9, 2018 and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

APP # 20060440.002
Doc Type 100

November 30, 2017

NOV 30 2017

Scanned _____

The Pinelands Commission
PO Box 359
New Lisbon, New Jersey 08064

TO WHOM IT MAY CONCERN:

I would like to be provided a copy of the Executive Director's Findings and Conclusion on the reconstruction of the Presidential Lakes Fire and Rescue Facility.

Oscar James & Benita Avery
309 Florida Trail
Browns Mills, NJ 08015
Tel:
Cell:856-979-9977 HM:609-893-3951
Email:aveoj@yahoo.com
Fax:609-893-3951



State of New Jersey

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Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

Pending Public Development and Waiver of Strict Compliance Applications accepting public comment at the April 13, 2018 Commission Meeting

Public Development Applications

Application No. 1982-3514.005 – Pemberton Township

Received on: November 1, 2017

Project: Placement of a rip-rap retaining wall to repair stream bank erosion

Municipality: Pemberton Township

Block 827.01, Lot 7.04

Waiver of Strict Compliance Applications

None



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Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

LETTER OF INTERPRETATION #1952
(Renewal)

March 20, 2018

Christian and Barbara Jannen
215 Buddtown Road
Southampton, NJ 08088

Re: Application # 1985-0613.006
Block 1205, Lots 3.01 & 3.03
Vincentown Road
Southampton Township

FINDINGS OF FACT

The applicants own the above referenced 35.06 acre parcel in Southampton Township. This acreage is based on the recorded property deed. The parcel is located in a Pinelands Agricultural Production Area. Pursuant to N.J.A.C. 7:50-4.72(a)1, the applicants are requesting a Letter of Interpretation (LOI) as to the number of Pinelands Development Credits (PDCs) which are allocated to this parcel.

On September 20, 2007, the Commission issued LOI #1952 allocating 1.25 Pinelands Development Credits (PDCs) to the parcel. That LOI expired on September 20, 2009. The applicants are requesting a new LOI for the parcel. The LOI utilizes currently available mapping technology to determine the acreage of uplands and wetlands. This renewal of LOI #1952 replaces the now expired September 20, 2007 LOI #1952.

The 35.06 acre parcel consists of 1.43 acres of uplands and 32.47 acres of wetland soils in active field agriculture as of February 7, 1979. The remaining 1.16 acres are comprised of wetlands as defined by N.J.A.C. 7:50-6.5(a). The applicants reserve the right to undertake field mapping to further refine the acreage of uplands and wetlands on the parcel. There are no easements limiting the use of this parcel to non-residential uses. There is one existing single family dwelling and three structures accessory to the agricultural operation located on Lot 3.01. Lot 3.03 is vacant. No resource extraction operation or other development has been approved for this parcel pursuant to the provisions of the Comprehensive Management Plan (CMP).



CONCLUSION

The CMP grants, with certain exceptions, to every parcel of land in a Pinelands Agricultural Production Area, a use right known as "Pinelands Development Credits," that can be used to secure a density bonus for lands located in Regional Growth Areas (N.J.A.C. 7:50-5.43). None of these exceptions apply to this parcel.

The CMP establishes the ratio by which PDCs are allocated in a Pinelands Agricultural Production Area (N.J.A.C. 7:50-5.43(b)2). Two PDCs are allocated for every 39 acres of uplands, except for uplands which are mined as a result of a resource extraction permit approved pursuant to the provisions of the Plan; for areas of active berry agricultural bogs and fields and for wetlands in active field agricultural use as of February 7, 1979. There are 0.2 PDCs allocated for every 39 acres of other wetlands.

For the 1.43 acres of uplands, the applicant would be entitled to 0.07 PDCs. For the 32.47 acres of wetland soils in active field agriculture, the applicant would be entitled to 1.67 PDCs. For the 1.16 acres of other wetlands, the applicant would be entitled to 0.01 PDCs.

Not considering the existing single family dwelling, there would be 1.75 PDCs allocated to this parcel. However, N.J.A.C. 7:50-5.43(b)3ii requires that the PDC allocation for the parcel be reduced by 0.25 PDCs for each existing dwelling unit on the parcel.

PDCs are transacted (allocated, severed and redeemed), with limited exceptions, in 0.25 PDC increments (0.25 PDC = 1 dwelling unit).

There are 1.50 PDCs allocated to 35.06 acre Block 1205, Lots 3.01 and 3.03.

This LOI for an allocation of PDCs is valid for five years from the date of issuance (N.J.A.C. 7:50-4.76(b)).

APPEAL

The CMP (N.J.A.C. 7:50-4.55) provides an interested party the right to appeal this LOI in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of this LOI and must include the following information:

1. the name and address of the person making the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received within eighteen days of the date of this LOI, the LOI shall become binding.

If you are interested in “severing” the allocated PDCs from the parcel and/or information regarding the sale of PDCs, please visit the Pinelands Development Credit Bank’s website at <http://www.nj.gov/pinelands/pdcbank/> or contact the PDC Bank at 609-894-7300.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

- c: Secretary, Southampton Township Planning Board (via email)
- Southampton Township Construction Code Official (via email)
- Southampton Township Environmental Commission (via email)
- Secretary, Burlington County Planning Board (via email)
- Susan R. Grogan, Executive Director, PDC Bank (via email)



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www.nj.gov/pinlands



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 9, 2018

Dave Brogden
South Jersey Enduro Riders, Inc.
PO Box 2717
Vincentown, NJ 08088

Re: Application # 1988-0071.035
Curly Fern Enduro
March 18, 2018
Shamong, Tabernacle, Washington
& Waterford Townships

Dear Mr. Brogden:

Pursuant to N.J.A.C. 7:50-6.143(a) of the Pinelands Comprehensive Management Plan, the completion of your application has resulted in the issuance of the enclosed *Off-Road Vehicle Event Route Map Approval*.

If you have any questions, please contact Brian Szura of our staff.

Sincerely,

Charles M. Horner, PP
Director of Regulatory Programs

Enc: Off-Road Vehicle Event Route Map Approval

c: Shamong Township Clerk (via email)
Tabernacle Township Clerk (via email)
Washington Township Clerk (via email)
Waterford Township Clerk (via email)
Merle Compton (via email)
Robert Auermuller, Superintendent, NJ DEP Division of Parks and Forestry (via email)





Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

OFF-ROAD VEHICLE EVENT ROUTE MAP APPROVAL #1315

Application #: 1988-0071.035

Applicant: South Jersey Enduro Riders, Inc.

Event Name: Curly Fern Enduro

Event Date: March 18, 2018

Municipalities: Shamong, Tabernacle, Washington & Waterford Townships

Management Area: Agricultural Production Area, Preservation Area District

Lands Utilized

Wharton State Forest

Approved Route Map

Received in electronic format on February 14, 2018

Charles M. Horner, P.P.
Director of Regulatory Programs

March 9, 2018

Date

Please see reverse side for additional information and conditions.

BACKGROUND

- ♦ One route beginning and ending at the Indian Mills Deer Club on Atsion Road in Shamong Township
- ♦ 77 miles

CONDITIONS

- ♦ No deviation from the Approved Route Map shall occur without prior written approval from the Commission.
- ♦ No private lands shall be utilized without owner permission.
- ♦ No ORV event shall run until all necessary permits, approvals and authorizations have been obtained.
- ♦ In the event of cancellation or postponement, the Pinelands Commission shall be notified of the new date. A copy of the new insurance policy as well as documentation that the municipalities, the State Police, the State Forests, and any private land owners have been notified must also be submitted.



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Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 9, 2018

Mike Bradway
Tri-County Sportsmen Motorcycle Club, Inc.
1040 N. Brewster Road
Vineland, NJ 08360

Re: Application # 1988-0757.059
Greenbriar Enduro
March 11, 2018
Maurice River Township

Dear Mr. Bradway:

Pursuant to N.J.A.C. 7:50-6.143(a) of the Pinelands Comprehensive Management Plan, the completion of your application has resulted in the issuance of the enclosed *Off-Road Vehicle Event Route Map Approval*.

If you have any questions, please contact Brian Szura of our staff.

Sincerely,

for Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Off-Road Vehicle Event Route Map Approval

c: Maurice River Township Clerk



19880757.059



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

OFF-ROAD VEHICLE EVENT ROUTE MAP APPROVAL #1316

Application #: 1988-0757.059
Applicant: Tri-County Sportsmen Motorcycle Club, Inc.
Event Name: Greenbriar Enduro
Event Date: March 11, 2018
Maurice River Township

Management Area: Forest Area, Pinelands Village, Rural Development Area

Lands Utilized
Whibco of New Jersey, Inc., US Silica Inc.

Approved Route Map
Received in electronic format on March 2, 2018

Earlen D. _____ *3/9/2018*

for **Charles M. Horner, P.P.** Date
Director of Regulatory Programs

BACKGROUND

- ◆ Two routes, each beginning and ending at Franckle Lane on Weatherby Road in Port Elizabeth
- ◆ 80 miles

CONDITIONS

- ◆ No deviation from the Approved Route Map shall occur without prior written approval from the Commission.
- ◆ No private lands shall be utilized without owner permission.
- ◆ No ORV event shall run until all necessary permits, approvals and authorizations have been obtained.
- ◆ In the event of cancellation or postponement, the Pinelands Commission shall be notified of the new date. A copy of the new insurance policy as well as documentation that the municipalities, the State Police, the State Forests, and any private land owners have been notified must also be submitted.



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Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 20, 2018

David Crane (via email)
Meteor Motorcycle Club
143 Wahwahtaysee Trail
Medford Lakes, NJ 08055

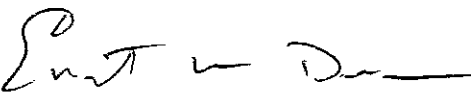
Re: Application # 1987-1127.043
Sandy Lane Enduro
March 25, 2018
Bass River, Washington
& Woodland Townships

Dear Mr. Crane:

Pursuant to N.J.A.C. 7:50-6.143(a) of the Pinelands Comprehensive Management Plan, the completion of your application has resulted in the issuance of the enclosed *Off-Road Vehicle Event Route Map Approval*.

If you have any questions, please contact Brian Szura of our staff.

Sincerely,


for Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Off-Road Vehicle Event Route Map Approval

c: Bass River Township Clerk (via email)
Washington Township Clerk (via email)
Woodland Township Clerk (via email)





Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
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(609) 894-7300



Sean W. Earlen
Chairman

Nancy Wirrenberg
Executive Director

OFF-ROAD VEHICLE EVENT ROUTE MAP APPROVAL #1317

Application #: 1987-1127.043

Applicant: Meteor Motorcycle Club

Event Name: Sandy Lane Enduro

Event Date: March 25, 2018

Municipalities: Bass River, Washington & Woodland Townships

Management Area: Pinelands Village, Preservation Area District, Special Agricultural Production Area

Lands Utilized

Pine Island Cranberry Company property

Approved Route Map

Received in electronic format on March 5, 2018

Charles M. Horner, P.P.
Director of Regulatory Programs

3/20/18

Date

Please see reverse side for additional information and conditions.

BACKGROUND

- ♦ One route beginning and ending at the Interboro Gun Club
- ♦ 73 miles

CONDITIONS

- ♦ No deviation from the Approved Route Map shall occur without prior written approval from the Commission.
- ♦ No private lands shall be utilized without owner permission.
- ♦ No ORV event shall run until all necessary permits, approvals and authorizations have been obtained.
- ♦ In the event of cancellation or postponement, the Pinelands Commission shall be notified of the new date. A copy of the new insurance policy as well as documentation that the municipalities, the State Police, the State Forests, and any private land owners have been notified must also be submitted.



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Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

March 20, 2018

Shawn Gulling (via email)
Jeep Jamboree USA
2776 Sourdough Flat
Georgetown, CA 95634

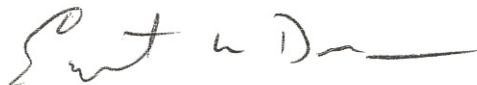
Re: Application # 1999-0119.020
24th Pine Barrens Jeep Jamboree
March 22 - 24, 2018
Shamong, Tabernacle, Washington
& Waterford Townships

Dear Mr. Gulling:

Pursuant to N.J.A.C. 7:50-6.143(a) of the Pinelands Comprehensive Management Plan, the completion of your application has resulted in the issuance of the enclosed *Off-Road Vehicle Event Route Map Approval*.

If you have any questions, please contact Brian Szura of our staff.

Sincerely,


for Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Off-Road Vehicle Event Route Map Approval

c: Shamong Township Clerk (via email)
Tabernacle Township Clerk (via email)
Washington Township Clerk (via email)
Waterford Township Clerk (via email)
Jim Justness (via email)
Robert Auermuller, Superintendent, NJ DEP Division of Parks and Forestry (via email)





Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
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(609) 894-7300



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

OFF-ROAD VEHICLE EVENT ROUTE MAP APPROVAL #1318

Application #: 1999-0119.020

Applicant: Jeep Jamboree USA

Event Name: 24th Pine Barrens Jeep Jamboree

Event Date: March 22 - 24, 2018

Municipalities: Shamong, Tabernacle, Washington & Waterford Townships

Management Area: Agricultural Production Area, Forest Area, Pinelands Village, Preservation Area District, Rural Development Area, Special Agricultural Production Area

Lands Utilized

Wharton State Forest

Approved Route Map

Received in electronic format on March 1, 2018 and revised by information received on March 16, 2018

Sean W. Earlen 3/20/18

Charles M. Horner, P.P. Date
Director of Regulatory Programs

BACKGROUND

- ◆ Five routes each beginning and ending at Batsto Village in Washington Township
- ◆ 50 miles

CONDITIONS

- ◆ No deviation from the Approved Route Map shall occur without prior written approval from the Commission.
- ◆ No private lands shall be utilized without owner permission.
- ◆ No ORV event shall run until all necessary permits, approvals and authorizations have been obtained.
- ◆ In the event of cancellation or postponement, the Pinelands Commission shall be notified of the new date. A copy of the new insurance policy as well as documentation that the municipalities, the State Police, the State Forests, and any private land owners have been notified must also be submitted.



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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

To: Members of the Pinelands Commission

From: Susan R. Grogan 
Chief Planner

Date: March 29, 2018

Subject: No Substantial Issue Findings

During the past month, we reviewed two ordinance amendments that we found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan. These amendments were:

Lacey Township Ordinance 2018-04 - amends Chapter 335 (Zoning) of the Township's Code by deleting §335-72, RD Rural Development Zone, and replacing the paragraphs therein with the word "Reserved". This amendment updates the text to reflect the prior deletion of the RD Zone by Ordinance 2007-19. Ordinance 2007-19 was certified by the Pinelands Commission on September 14, 2007.

Monroe Township Ordinance O:02-2018 - amends Chapter 175 (Land Management) of the Township's Code by expanding the types of development actions that require site plan review to include the commencement of any new business at a property or change in type of business at a property. The ordinance also makes minor revisions to Section 175-55, Developer Agreements, to clarify when developer agreements are required and the powers of the reviewing board to waive such agreements.