

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

Richard J. Sullivan Center
Terrence D. Moore Room
15 C Springfield Road
New Lisbon, New Jersey
Friday, April 24, 2015– 9:30 a.m.

MINUTES

MEMBERS IN ATTENDANCE: Chairman Mark Lohbauer, Candace Ashmun, Sean Earlen, Paul E. Galletta, Ed Lloyd, Richard Prickett, Ed McGlinchey (2nd Alternate)

STAFF PRESENT: Executive Director Nancy Wittenberg, Stacey Roth, Larry Liggett, Susan R. Grogan, Charles Horner, Paul W. Tyshchenko, Paul Leakan, and Betsy Piner. Also present was Amy Herbold with the Governor’s Authorities Unit.

Chairman Lohbauer called the meeting of the Policy and Implementation (P&I) Committee to order at 9:32 a.m.

1. Adoption of minutes from the March 27, 2015 CMP Policy & Implementation Committee meeting

Commissioner Ashmun moved the adoption of the March 27, 2015 meeting minutes. Commissioner Prickett seconded the motion. The minutes were adopted with all Commissioners voting in the affirmative.

2. Plan Review - Black Run Watershed – overview of the 2006 Sub-Regional Natural Resource Protection Plan for Southern Medford/Evesham townships

Ms. Wittenberg said today staff will update the Committee on the Black Run Watershed and the planning process that took place in 2006.

Mr. Tyshchenko made a PowerPoint presentation (*see Attachment A: Black Run Rule Proposal*) on the development of the document *A Sub-Regional Resource Protection Plan for Southern Medford/Evesham Townships (Adopted 2006)*, the Medford/Evesham Plan). He said last month he had outlined three options for protecting the Black Run watershed and adjacent areas of high ecological integrity:

1. Do nothing and leave the sensitive areas within Medford’s and Evesham’s Rural Development Area (RDA) and depend upon local ordinances and the CMP (e.g., maximum permitted densities and mandatory clustering to protect the area; or

2. Redesignate some 4,000 acres in Evesham and Medford townships from RDA to Forest Area (FA) thereby expanding the existing FA in the southern portion of Evesham. Permitted densities within the expanded FA are expected to be approximately 1 dwelling unit (du)/25 acres; or
3. Redesignate some 4,000 acres in Evesham and Medford townships from RDA to FA, reduce permitted densities within the expanded FA to approximately 1 du/25 acres, and authorize a new offsite clustering pilot program within Evesham that would allow high-density residential development in a designated development area (RGA) if lands in a designated conservation area are protected.

Mr. Tyshchenko provided background information on the 2006 Medford/Evesham Plan. He began by providing information on the various committees involved in the Medford/Evesham Plan, their roles, objectives and results.

In response to a question from Commissioner Prickett regarding the prestigious foundation that supported the project, Ms. Grogan said the William Penn Foundation funded it and Michael Catania had been hired to oversee the project.

Mr. Tyshchenko said the Plan's project area is roughly 23 square miles. The project Task Force could recommend but not effectuate a management area change of this magnitude as it would require a CMP amendment. But, the Task Force did make numerous recommendations to provide greater protection to the Black Run watershed and surrounding areas. The Commission endorsed the Medford/Evesham Plan through Resolution PC4-06-43 containing language comparable to Option 3 of the current proposal.

Commissioner Ashmun said the study characterized the water quality of the area as good to excellent and in need of protection. Also, she said this study provided her, for the first time as a Commissioner, the chance to learn about endangered flora along roads. She said Ted Gordon (*a renowned Pinelands botanist*) was a Commissioner at the time.

Commissioner Galletta asked about a proposed development area and if on-site community systems could be proposed.

Mr. Tyshchenko responded that such systems could be possible depending upon the rule proposal's precise language. He noted that staff's recommended Option 3 includes a 175-acre development area and, if an on-site system were constructed to service that development area, it would occupy roughly five of those acres.

Commissioner Galletta said he was not in favor of a community system as he didn't have confidence that such systems could be funded and constructed in a timely manner.

Mr. Tyshchenko said, as an alternative to the community system, the rule proposal's language could explicitly allow sewer lines to run through existing RDA in order to service the newly created (RGA) development area.

Mr. Liggett added that Evesham has a Township-wide sewer system although Kings Grant is self-contained. Flow from this new development area would likely connect to the Evesham system or possibly to the closest site, in Voorhees, a somewhat questionable scenario since Voorhees is located in a different county.

In response to a question from Commissioner Ashmun regarding build-out, Mr. Liggett said that the recession had slowed down some development proposals in the vicinity. He said staff had made it clear that any development in the environmentally sensitive area will need extensive threatened and endangered (T/E) surveys as there have been sightings of pine snakes and rattlesnakes. No surveys have been done in what might become the new development area on the western border of Evesham.

Ms. Grogan said the Medford/Evesham Task Force had looked extensively and found what it believed to be the most appropriate area in which to focus development, although it has been some time since that evaluation was done.

In response to Commissioner Prickett regarding what had occurred since the report was issued, Ms. Grogan said Evesham had adopted the Medford/Evesham Plan as part of its Master Plan but had not changed the zoning. Since then, there has been a change in administration as well as high staff turnover, so much of the continuity has been lost. However, in the late 2000s, Burlington County and Green Acres preserved some 1,100 acres and the Commission contributed Pinelands Conservation Fund (PCF) funds to a handful of other smaller acquisition projects. . The development of a Backyard Habitat Plan, one of the recommendations of the study, was done. The Commission worked on a beneficial reuse program for wastewater on golf courses but, without a willing partner, little progress was made. The Commission drafted ordinances and amendments to implement the recommendations of the Medford/Evesham Plan but the underlying provisions were complex and ultimately, everything was put “on hold.”

Chairman Lohbauer asked what the Commission could do now. He said our Option 3 is similar to that of the Plan but still very complex.

Ms. Grogan said the very complex Medford/Evesham Plan has met with only limited success, e.g., the Commission’s clustering rules will help accomplish the goals somewhat but there is still much vulnerable land available and only the Commission, not the Township, can make changes of this magnitude.

Mr. Liggett said this may be the most expensive area in which to support land acquisition in the entire Pinelands.

In response to Chairman Lohbauer’s question regarding the golf courses not being interested in irrigation with treated wastewater, Mr. Liggett said that the New Jersey Department of Environmental Protection (NJDEP) has regulations applicable to car washes and golf courses during times of drought. He said it makes sense to the Commission that clean Kirkwood-Cohansey water not be used to irrigate golf courses; besides, there are nutrients in treated wastewater that are beneficial to the grass.

In response to Chairman Lohbauer's question as to why he was concerned about on-site treatment plants in the development area, Commissioner Galletta said he was not in favor of on-site plants as they require a lot of funding and their construction can be subject to delay; he'd prefer this plan used existing sewer.

Mr. Liggett said developers would prefer sewer over an on-site system. He said since sewer would go through RDA, that would need to be part of the pilot program.

Mr. Tyshchenko said Evesham's existing sewer lines are some 4,500 to 8,000 linear feet from the potential development site.

In response to Commissioner Ashmun's question about the Kings Grant's treatment plant capacity, Mr. Liggett said it is unknown whether it has available capacity. Ms. Grogan observed that Kings Grant is in RDA and was developed under a very old waiver. There is no more development potential there.

In response to Commissioner Lloyd's question whether the discussion today dictates or forecloses on a sewer option, Mr. Liggett said the rule proposal would spell out the options for sewers. Commissioner Lloyd said he wanted the developed area to be served by sewer, not an on-site package plant.

Commissioner Prickett noted the value of wastewater and asked how many houses a package plant could handle.

Mr. Liggett responded that a developer with whom he had spoken said he would pay for such a treatment plant. It would require a capacity of roughly 90,000 gpd to serve 300 houses. He said that was not a huge plant. Option 3 provides the potential to get all development out of the FA and preserve intact FA without scattered clustered development.

Commissioner Galletta said Hammonton's plant can handle 1 million gpd. However, it is not cost effective to have an on-site system that needs a minimum flow to function effectively and operators to run the plant.

Mr. Liggett said that, as was the situation in Woodbine Borough, it is preferable to pipe the wastewater rather than operate an on-site plant.

Ms. Grogan said it would be helpful if the Committee could endorse an approach so that staff could proceed with its work.

Commissioner Lloyd moved that the Committee endorse Option 3 for the establishment of a pilot program to protect the Black Run Watershed. The motion includes the recommendation of Commissioner Galletta that development on sewer, rather than using an onsite wastewater treatment plant, be encouraged in a newly created development zone where density from some 4,000 acres of a newly created FA Zone will be transferred. Commissioner Ashmun seconded the motion.

Commissioner Earlen said he was not yet ready to vote and Commissioner Prickett said, by eliminating the opportunity for the development of a package treatment plant, wouldn't that constrain a potential developer unnecessarily.

Ms. Grogan said staff was not asking the Committee to commit to language today. Staff will try to provide flexibility in the rule proposal and then the Committee can determine the details.

Ms. Grogan said, if the Commission authorizes a pilot program, Evesham will have to make some determinations and the Commission will need to approve implementing ordinances through the conformance process.

Commissioner Ashmun said it was nice to get back to planning.

The vote occurred with all present recommending that Option 3 be advanced with staff developing further details for the Committee's consideration.

3. Discussion of the Commission's threatened and endangered species survey procedures

Ms. Wittenberg said the issue of the appearance of conflict when applicants hire their own consultants to perform threatened and endangered (T/E) species surveys had been raised at the last Commission meeting. She referenced the meeting packet item, an excerpt from the Committee's September 24, 2010 meeting, at which the issue had been discussed and noted that the same concerns remain today. There are difficulties with the Commission finding and hiring a willing consultant.

In response to Commissioner Prickett's comment that the issue also related to engineers, Ms. Wittenberg said that the conflict is less so for a licensed Professional Engineer who would be unlikely to risk the consequences of a perceived conflict. T/E species consultants do not have a license, only a reputation. Staff has developed opinions and recognizes the level of oversight required but cannot recommend firms to the applicants.

Commissioner Prickett said the Commission needs more staff members and Commissioner Earlen said the "best of the best" will decline working for the Pinelands Commission because they would lose their other clients.

Commissioner Ashmun said, to some extent, the Commission's Ecological Integrity Assessment (EIA) study provided much information as to where the red flags should be raised regarding the presence of T/E species.

Mr. Horner said, in 2010, staff made a presentation to the P&I Committee as to how they analyze T/E studies. He said that T/E studies are required on a case-by-case basis and are required of roughly 10% of all applications. He said his recollection was that it was the consensus of the Committee at that time to continue in the current manner. He said staff attempts to verify protocols and makes field site visits. The surveys are monitored although they are not failsafe. He said having applicants file an escrow to allow the Commission to hire the consultants leads

down a complicated road; a determination would have to be made as to who is qualified. That would require the Commission to develop a complex certification process and that might further limit the number of interested firms.

In response to Chairman Lohbauer's question if NJDEP has an in-house procedure, Ms. Wittenberg said they have more in-house staff but even when NJDEP submits applications to the Commission, our staff question them.

Commissioner Lloyd said the Commission needs to evaluate evidence based on the level of expertise. He asked if the major concern was for the Commission to hire its own expert.

Ms. Roth said this is a conflicts issue. The State cannot allow the appearance of conflict, just as it applied to developing a Request for Proposal (RFP) for the Stafford stormwater basin. The Commission had to make sure that the engineer hired did not have any pending applications before the Commission at the time.

Mr. Horner said there is a very small number of firms that perform T/E surveys exclusively.

In response to Commissioner Lloyds' statement that he thought the Commission should do RFPs for consultants for individual applicants, Ms. Wittenberg said that would be a very tedious process and she'd rather have more in-house expertise.

Mr. Liggett said this is the same issue with cultural resource surveys.

Commissioner Ashmun asked if there weren't other agencies, e.g., Department of Transportation, that could offer expertise.

Ms. Wittenberg said there are experts at NJDEP but they are overwhelmed. For example, she contacted them for help when former Cultural Resource Planner, Barry Brady, retired. Fortunately, through NJDEP, she found a contract person who is working out well. But there is no sense of "we're all in this together."

Mr. Horner said the issue is not do we have the expertise. We have staff in the Regulatory Programs and Science offices and we talk with NJDEP when necessary. He said the issue is that staff resources are inadequate to spend time in the field performing these surveys.

In response to Commissioner Prickett's comment regarding any interest by staff at perhaps Rutgers or Stockton universities, Mr. Liggett said Commission staff tried to work with Monmouth University on a cultural resource project but found that the professors prefer long term projects. He added that NJDEP has helped on a number of projects when staff from the State Historic Preservation Office has offered design expertise in the review of development in historic districts.

4. Update on a proposed pilot program for special events and expanded economic opportunities in the Agricultural Production Area

Ms. Wittenberg said staff had started discussions with various interested parties regarding a proposed pilot program for special events and expanded economic opportunities in the Agricultural Production Area. She said, by the time the Agriculture Committee holds its first meeting on May 1, 2015, staff should have some more information.

5. Public Comment

Mr. Fred Akers, with the Greater Egg Harbor Watershed Association, referencing the Water Quality Management Plans, said there is a new amendment to expand some 13,000 more acres of sewer service area in the Pinelands and that a public hearing was to be conducted at this office on May 13, 2015.

Ms. Grogan interjected that the hearing relates to corrections to County plans that should have been made previously and does not involve any expansion beyond what is consistent with the CMP in the Regional Growth Area, Pinelands Towns and Pinelands Villages. The hearing was being conducted by NJDEP at the office of the Pinelands Commission because it involves the corrections to the Pinelands Counties' Water Quality Management Plans. She said Commission staff has reviewed the maps to make sure the sewer service boundaries are consistent with the Commission's Memorandum of Understanding with the NJDEP.

In response to Commissioner Lloyd's question if staff is comfortable with the mapping, Ms. Grogan and Ms. Wittenberg said staff were. Ms. Wittenberg noted that Mr. Tyshchenko had worked extensively to resolve any discrepancies.

Mr. Akers said he disagreed and that he had seen a map adopted by Atlantic County that included sewer service area in the Rural Development and Forest Areas. He said he wanted to make sense of the plans.

Mr. Bill Wolfe, a resident of Bordentown, said he felt blindsided by Mr. Akers comments regarding changes to sewer service areas and that he was concerned with NJDEP's policy. Regarding the T/E species surveys, he said using academic resources paid for by an escrow account with the applicant would be an effective means of assuring an unbiased study. As to the Black Run, he said at the time the Medford/Evesham Plan was developed, there were development pressures that are no longer there and he felt that Option 2 was the preferable approach. He said the Commission would be correcting a mapping problem, not establishing a pilot program. He said there was no need to accommodate development pressure (Option 3) that doesn't exist.

Ms. Fran Brooks, a resident of Tabernacle, asked for clarification regarding the May 1, 2015 Agriculture Committee meeting.

Ms. Grogan responded that the agenda and packet were on the website.

In response to Ms. Brooks' question regarding a new date for the hearing on the Tuckahoe Turf Farm, Mr. Horner said that it had not yet been established but he would provide her with relevant information following this meeting.

Ms. Brooks' final comment was that she reinforced the comments by Commissioner Prickett that using the expertise of local colleges would be a good way to conduct T/E surveys.

Ms. Marianne Clemente, a resident of Barnegat asked which Commissioner had replaced Commissioner Jackson on the P&I Committee and if Commissioner Barr been assigned a Committee.

Chairman Lohbauer said he invited Commissioners to let him know on which committees they wished to serve but there was not yet a replacement for Commissioner Jackson on the P&I Committee. He also said that Commissioner Barr had not yet been assigned a committee.

In response to Ms. Clemente's question regarding NJ Natural Gas and an application for a pipeline, Ms. Wittenberg responded that an application had been received within the last two weeks and is under review. She said it is a private application.

Ms. Clemente said that allowing applicants to hire their own consultants to perform T/E species surveys is the equivalent of allowing the fox in the hen house. She said she thought that qualified professors from educational institutions should be involved and that the Commission needed expertise on staff. She said she did not see that there would be a conflict if a consultant were hired for a specific project.

Chairman Lohbauer responded that the Commission has not been empowered to hire any new employees and that the potential conflict of the Commission hiring consultants directly is an issue.

In response to questions from Ms. Clemente, Mr. Leakan projected the list of *ad hoc* MOA Policy Committee members on the smart board and stated that this is a page directly from the Commission's web site.

Mr. Lee Rosenson, with the Pinelands Preservation Alliance and NJ Audubon Society, thanked the Committee for raising the T/E issue but challenged the arguments that had been offered this morning against the Commission hiring the T/E consultants, rather than the applicants.

Ms. Wittenberg said that the Commission has the expertise to review the work of the consultants and the Science office provides additional review.

Commissioner Earlen said that all consultants had to be vetted by the staff. There is no organization that knows more about the Pinelands than this staff and there is no need to bring in an outsider.

Mr. Jay Mounier, a Franklin Township resident, thanked the staff for posting the electronic packets on the web site now for all Committee meetings.

Ms. Clemente made a final comment regarding her concerns with T/E studies performed by Walters Homes in Barnegat Township.

6. Other Items of Interest

Ms. Wittenberg announced that the regular Commission meeting scheduled for Thursday, May 7, 2015 @ 6 p.m., had been rescheduled for 9:30 a.m. on Friday, May 8, 2015. This was to accommodate those who wished to attend the event sponsored by the Hammonton Lions Club naming Commissioner Galletta as its Citizen of the Year.

The meeting adjourned at 11:45 a.m. (moved by Commissioner McGlinchey and seconded by Commissioner Earlen.)

Certified as true and correct:

instructions.



Betsy Pfner,
Principal Planning Assistant

Date: May 5, 2015

Black Run Rule Proposal



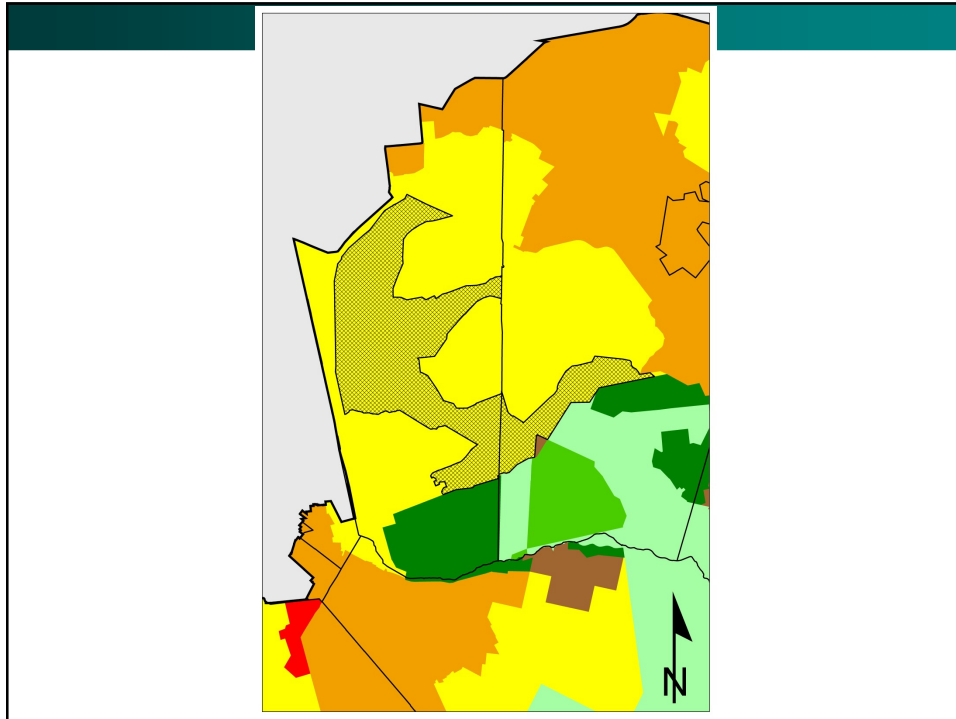
April 24, 2015

CMP Policy & Implementation Committee

Options for Addressing the Black Run Watershed & Adjacent Areas of High Ecological-Integrity

- **Option 1: No Change**
 - Retain RDA management area designation
 - Continue to rely on the CMP and local ordinances for resource protection

- **Option 2: Expand the Forest Area**
 - Redesignate +/- 4,000 acres from RDA to FA
 - Decrease permitted density to 1 du/25 acres

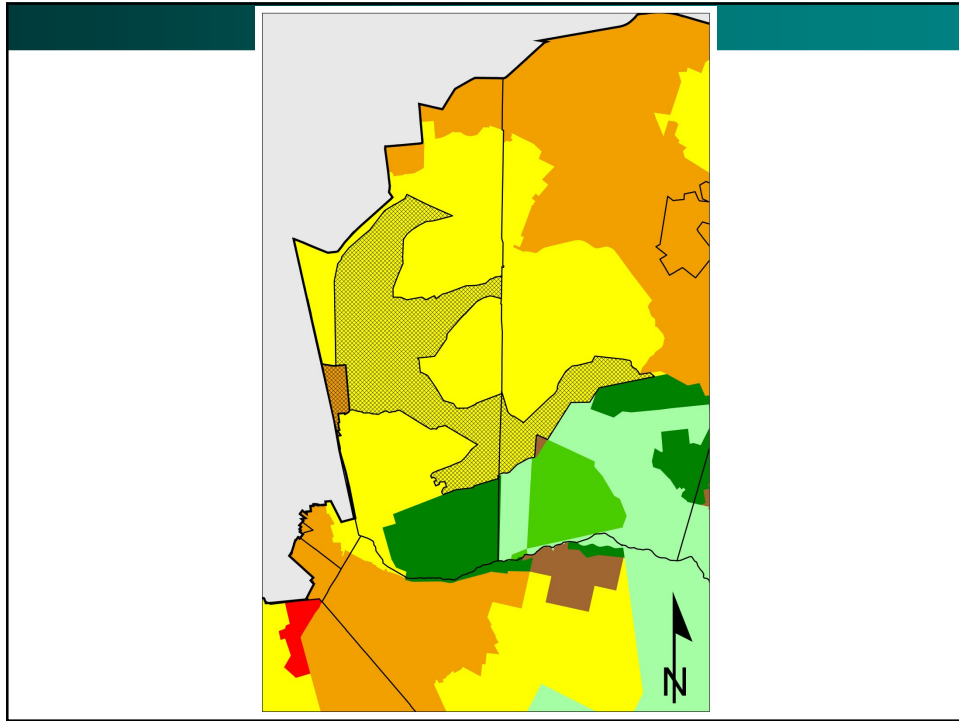


Options for Addressing the Black Run Watershed & Adjacent Areas of High Ecological-Integrity

- **Option 1: No Change**
 - Retain RDA management area designation
 - Continue to rely on the CMP and local ordinances for resource protection

- **Option 2: Expand the Forest Area**
 - Redesignate +/- 4,000 acres from RDA to FA
 - Decrease permitted density to 1 du/25 acres

- **Option 3: Expand the Forest Area; authorize new Pilot Program**
 - Redesignate +/- 4,000 acres from RDA to FA
 - Decrease permitted density to 1 du/25 acres
 - Authorize a new Off-Site Clustering Pilot Program that would allow sewered residential development in a designated development area (RGA) if lands in a designated conservation area (FA) are protected.



Committees/Roles	
1. Project Steering Committee	<ul style="list-style-type: none">■ Chief decision making body
2. Project Advisory Committee	<ul style="list-style-type: none">■ Provided recommendations on preservation and land use policy
3. Technical Support Group	<ul style="list-style-type: none">■ Provided technical guidance on land use and environmental issues

Committees/Roles	
1. Project Steering Committee	<ul style="list-style-type: none">■ Chief decision making body■ 4 members representing Evesham, Medford, NJDEP, Commission
Dennis Funaro	Planning and Zoning Director, Medford Twp.
Jose Fernandez	Director of Parks and Forestry, NJDEP
Edward Sasdelli	Manager, Evesham Twp.
Candace McKee Ashmun	Member, Pinelands Commission

Committees/Roles

2. Project Advisory Committee

- Provided recommendations on preservation and land use policy
- 18 members representing 16 local, regional and statewide organizations, including environmental and development interests

Gina Berg	Burlington County
Salvatore Cardillo	Evesham Council
Hank Cram	Medford Twp. Planning Board
Kathi Croes	New Jersey Green Acres
Bill Dalton	New Jersey Concrete and Aggregate Association
Julie Gandy	Burlington County
Gabor Grunstein	New Jersey Farm Bureau
John Hooper	Builders League of South Jersey
Anne Heasley	The Nature Conservancy
Rob Hofstrom	Medford Twp. Open Space & Environmental Commission
Richard McDonald	Rancocas Conservancy
Carleton Montgomery	Pinelands Preservation Alliance
Lew Nagy	Medford Twp. Economic Development Committee
Mary Pat Robbie	Burlington County
Steffi Pharo	Evesham Twp. Environmental Commission
Barbara Rich	Association of New Jersey Environmental Commissions
Lee Snyder	New Jersey Sierra Club
George Youngkin	Medford Twp. Zoning Board

Committees/Roles

3. Technical Support Group

- Provided technical guidance on land use and environmental issues
- 17 natural resource experts, planning and design professionals representing 13 local, regional and statewide organizations

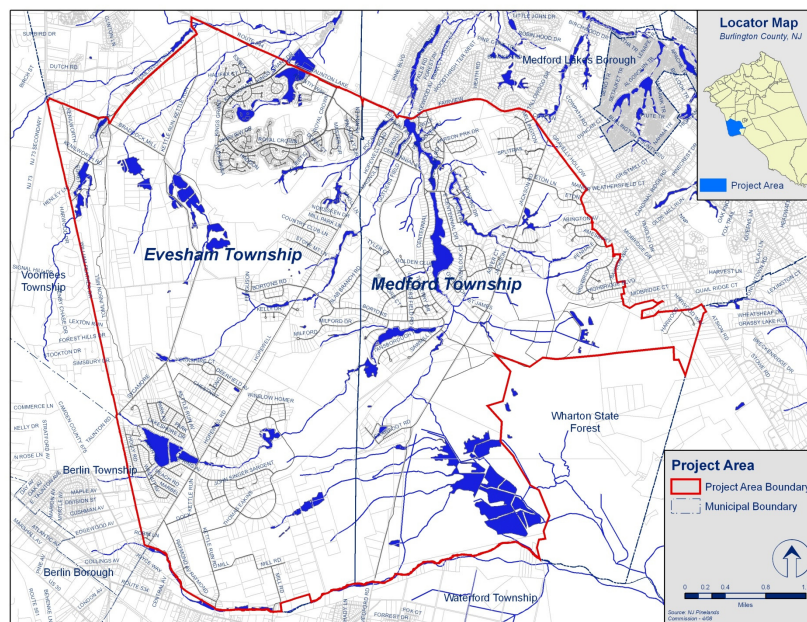
James Barresi	NJDEP
Bob Cartica	NJDEP
Emile DeVito	New Jersey Conservation Foundation
Troy Eittle	New Jersey Audubon Society
Dennis Funaro	Medford Twp. Planning and Zoning Director
David Golden	NJ Division of Fish and Wildlife
Ted Gordon	Pine Barrens Inventories
Doug Heinold	Evesham Twp. Attorney
Russell Juleg	Pinelands Preservation Alliance
Donald McCloskey	Public Service Electric and Gas Company
Bob Nicholson	U. S. Geological Survey
Chris Noll	Medford Twp. Engineer
Tom Norman	Medford Twp. Planning Board Attorney
Mark Remsa	Burlington County Land Use Office
F. Robert Perry	Evesham Twp. Planner
Jim Ruddiman	Evesham Twp. Engineer
David Schneider	Herpetological Associates, Inc.

Committees/Roles

• **Additional support was provided by:**

Michael Catania President, Conservation Resources, Inc.
Amy Cradic Deputy Director of Parks and Forestry, NJDEP
Pinelands Commission staff

22.7 sq. miles



Regulatory policies should address the following:

- Existing area infrastructure is limited and would not support extensive future development.
- Remaining undeveloped parcels are under active consideration for development.
- Existing zoning does permit additional development, though it is likely to be scattered.
- Scattered development will fragment undisturbed forest communities and threaten Pinelands characteristic watersheds

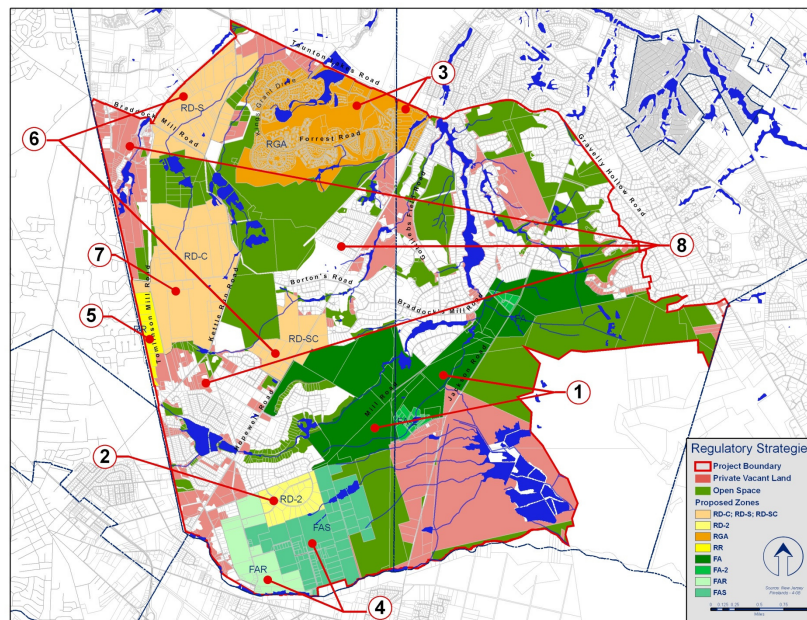
Conservation efforts should address the following:

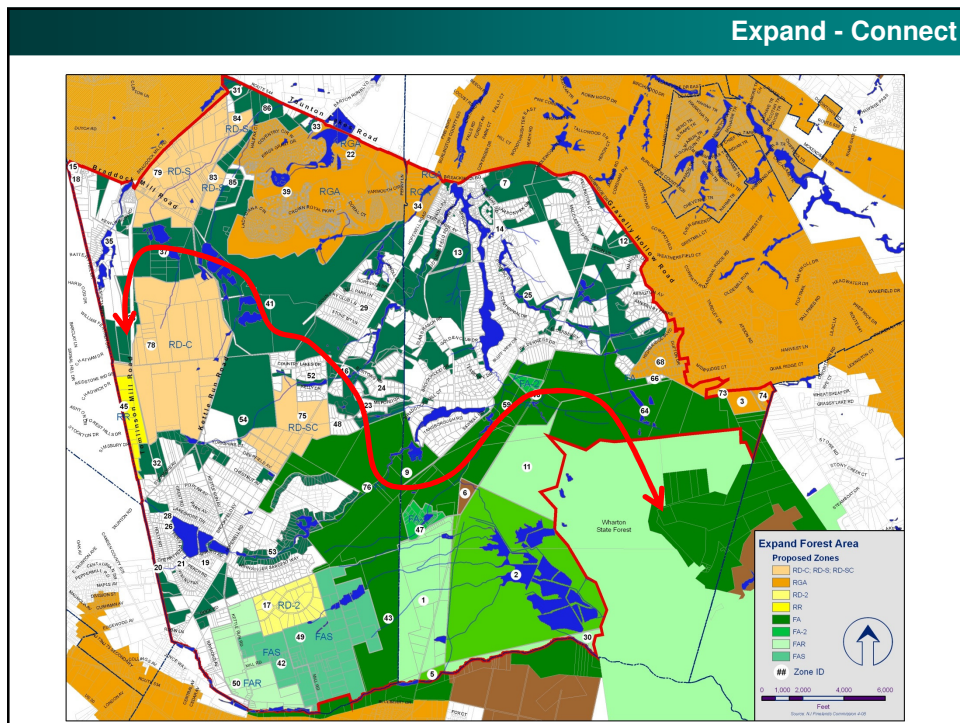
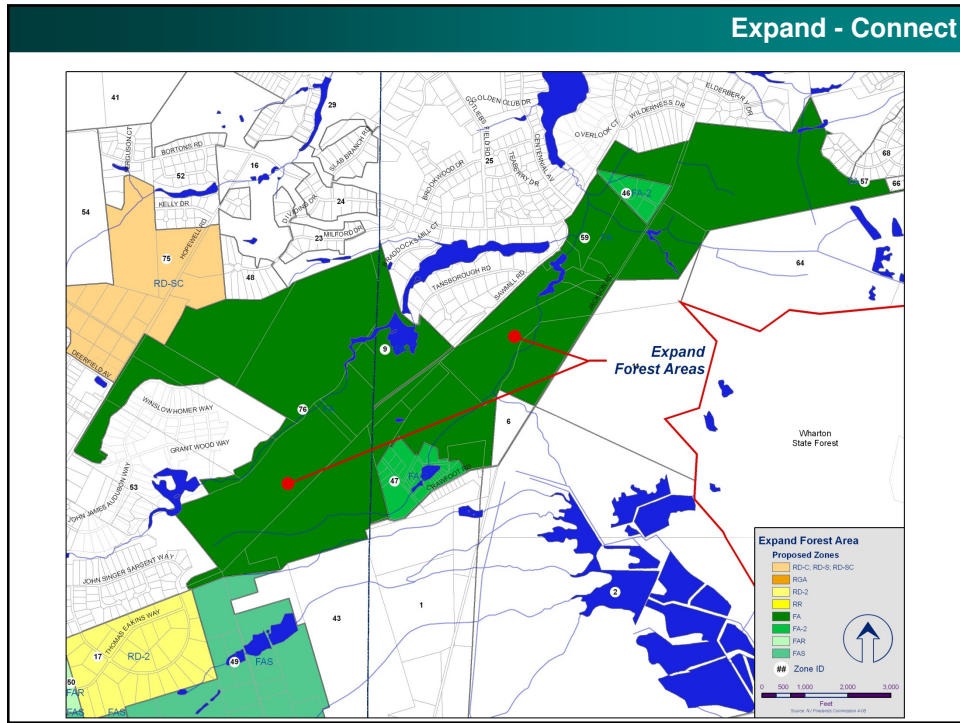
- Several watersheds in area exhibit undisturbed water quality characteristics. Where water quality is declining it is due to development disturbance.
- Limited surveys that have been undertaken in the area indicate suitable habitat for rare plants and animals
- Uninterrupted, undisturbed forests help to support rare plant and animal populations. Connections help to maintain biodiversity.
- Areas most distant from disturbed lands have highest water quality and greatest amounts of undisturbed forest cover.

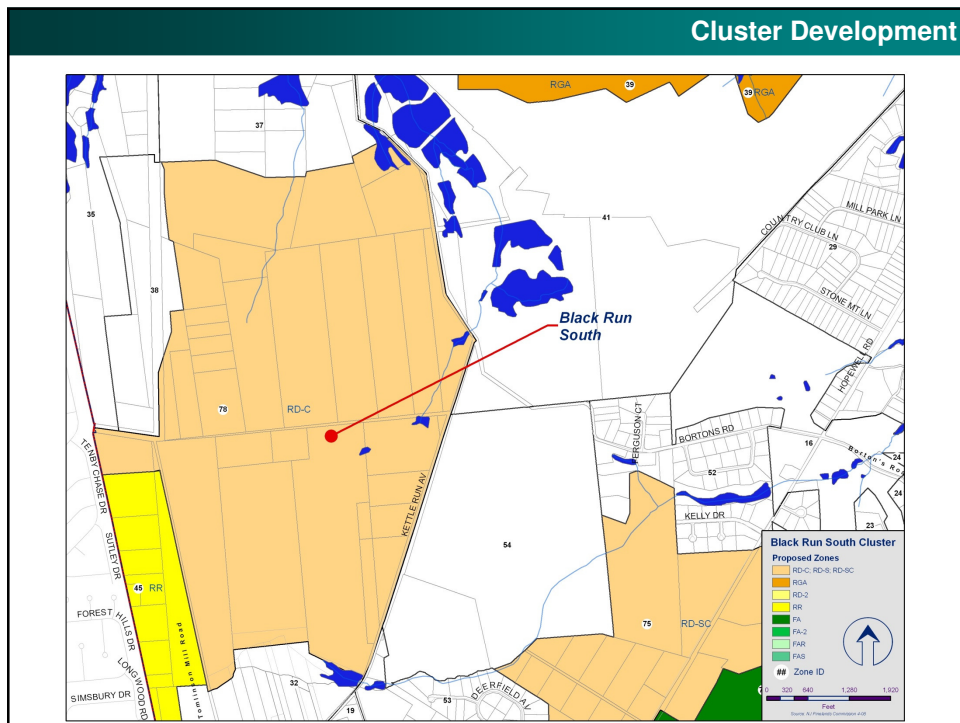
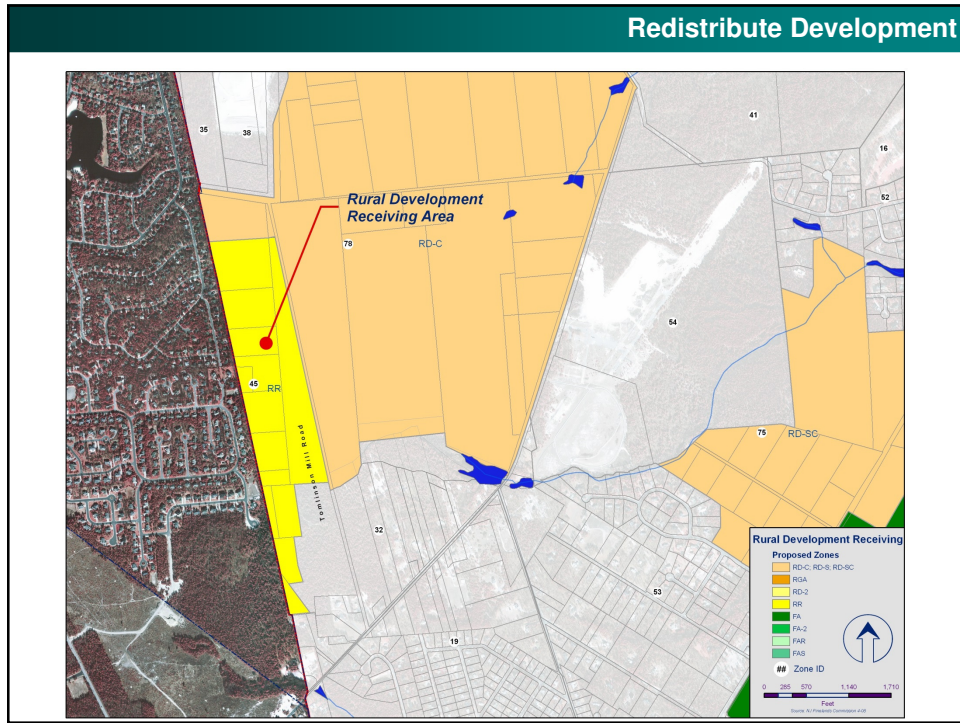
Task Force's Objectives

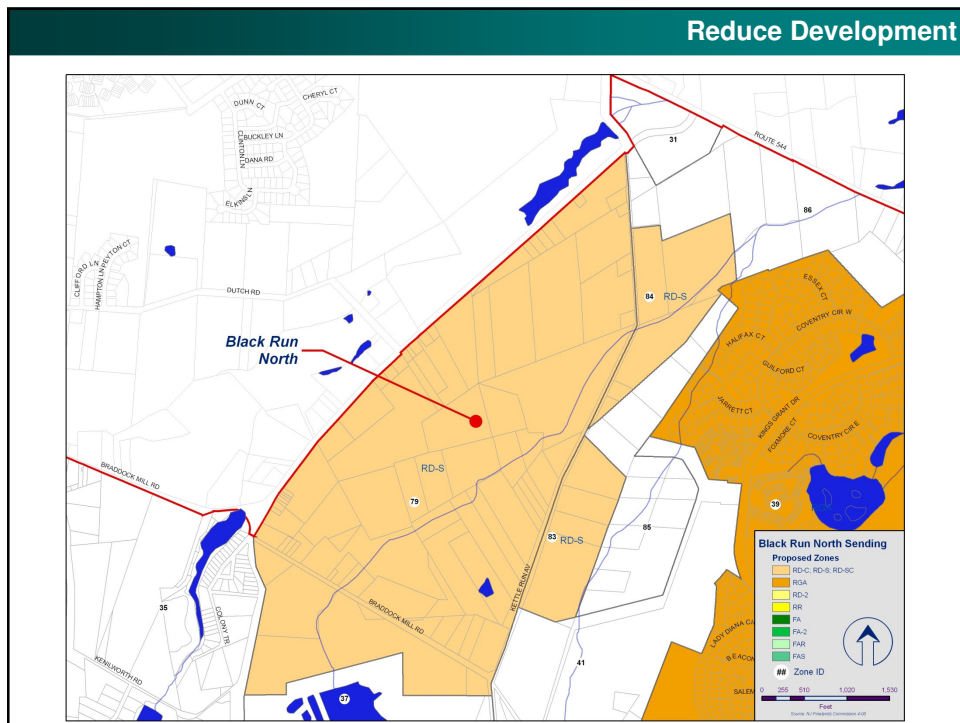
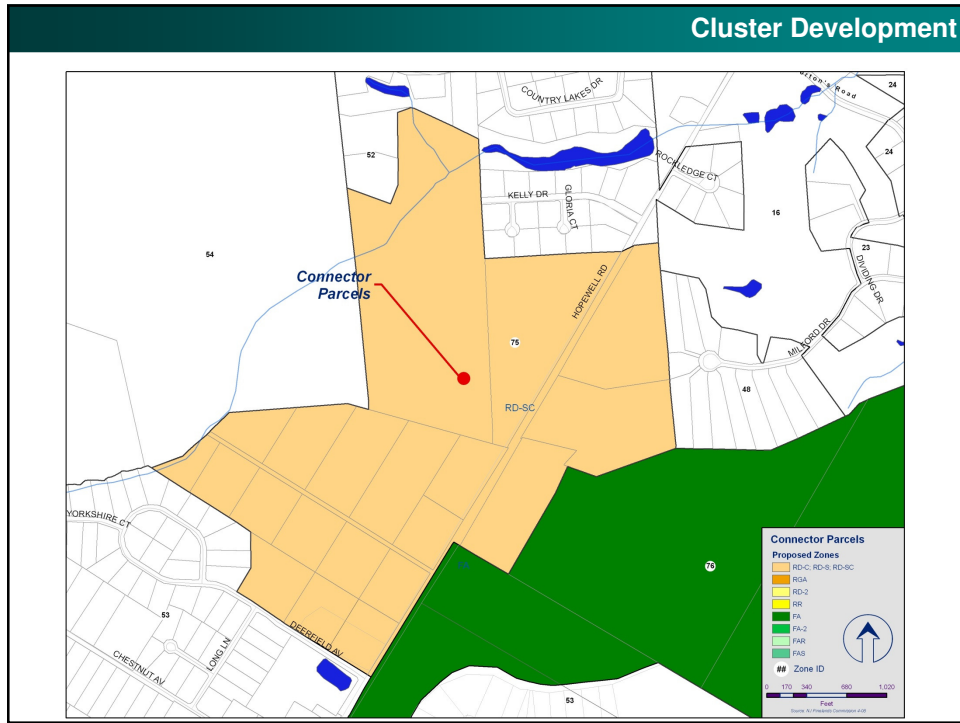
1. **Protect important natural resource values, including water quality, within the project area;**
2. **Promote less land-consumptive land use patterns to reduce fragmentation of important landscapes and lessen municipal service costs;**
3. **Encourage land stewardship practices that further conservation objectives;**
4. **Use a variety of regulatory and non-regulatory techniques to balance conservation and development objectives;**
5. **Accommodate future development within appropriate areas;**
6. **Reduce the extent of non-conformity between existing developed areas and municipal zoning policies;**
7. **Greater predictability in the development permitting process.**

Affected 8 Areas









Other Regulatory Tools

1. Modified T&E Species Survey Requirements
2. On-site Clustering

Area subject to streamlined Threatened and Endangered Species surveys - surveys are not required for development within this area unless site visits demonstrate species presence

Rural Development Receiving

Proposed Zones

RDC RD-C RD-SC
RD
RD-2
RD
FAR
FAR

Zone ID

Scale: 0 1.42 2.84

Expected Results

1. Reduce development potential
2. Create incentives to transfer all development to more suitable areas
3. Cluster development that does occur to increase open space
4. Adjust current zoning to match existing development patterns
5. Create an uninterrupted green-belt through project area

Regulatory Strategies

Project Boundary
Private Source Land
Open Space
Proposed Zones
RDC RD-C RD-SC RD RD-2 FAR
FAR

Stewardship

1. **Backyard habitat protection**
2. **Integration of natural resource data in Township/County Master Plans**
3. **Golf Course management**
 - **Beneficial reuse of waste water**
 - **Best Management Practices**
 - Reduce consumptive use of water
 - Reduce application of fertilizers
 - Reduce stormwater runoff
 - Create plant and animal habitat
4. **Other Considerations**
 - **Education and enforcement programs to reduce illegal ATV use and dumping**

Township Role

1. **Adopt Final Plan, add to Township Master Plan**
2. **Enact zoning district re-designations; adjust existing zoning standards for clustering, density transfer, mandatory wetlands buffer in Black Run; write new Regional Growth Area regulations (Kings Grant)**
3. **Prepare/adopt Official Map**
4. **Develop partnerships for property acquisition with Green Acres, Burlington County, Pinelands Commission, Rancocas Conservancy, NJ Conservation Foundation**
5. **Authorize Environmental Commission to participate in development of backyard habitat education materials, golf course best management practices**
6. **Administer density transfer program COMPLEX & TIME-CONSUMING TASK**

Role of Other Partners

Partners: Pinelands Commission, NJDEP, Burlington County, Non-Profit Organizations

1. **Contribute toward acquisition through State Open Space Acquisition Fund, Pinelands Conservation Fund, County Open Space and/or Farmland Preservation Fund – negotiate with property owners**
2. **Assist in developing necessary land use controls and administrative process for density transfer**
3. **Conduct rare plant surveys and develop stewardship recommendations**
4. **Develop beneficial wastewater reuse program for golf course irrigation – work with golf course owners to implement**
5. **Develop and present backyard habitat protection education for developers, homeowners and public officials – work with Environmental Commissions**

Resolution PC4-06-43

- In 2006, the Pinelands Commission, and Medford and Evesham townships all endorsed the Medford-Evesham Plan through adoption of Resolution PC4-06-43
- “[I]n order to implement the strategies of the [Medford-Evesham] Plan, the Pinelands Commission encourages [Evesham] to incorporate the density transfer option... including expanding the [receiving area], to provide the most effective means of conserving the Black Run-south area while addressing property-owner interests.”

Questions?