



## RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-17- 10

**TITLE:** Resolution Setting Forth the Process By Which the Pinelands Commission will Review the Determination of its Executive Director Finding that the Installation of 12.1 miles of 30-inch Natural Gas Pipeline Proposed by New Jersey Natural Gas (Pinelands Application No. 2014-0045.001) is Consistent with the Standards of the Pinelands Comprehensive Management Plan.

Commissioner Rac moves and Commissioner Chila  
seconds the motion that:

WHEREAS, the Pinelands Commission (Commission) is an independent political subdivision of the State of New Jersey created pursuant to Section 4 of the Pinelands Protection Act (the Act), N.J.S.A. 13:18A-1, *et seq.*, and charged with the implementation of the Act and the Pinelands Comprehensive Management Plan (the CMP), N.J.A.C. 7:50; and

WHEREAS, the Commission is also the planning entity authorized under Section 502 of the National Parks and Recreation Act of 1978; and

WHEREAS, on April 10, 2015, New Jersey Natural Gas (NJNG) submitted a Pinelands Development Application (Application # 2014-0045.001) to the Pinelands Commission for the construction of a proposed natural gas pipeline in Jackson, Manchester and Plumsted Townships; and

WHEREAS, approximately 0.21 miles of the proposed natural gas pipeline will be constructed within a Regional Growth Area, 1.42 miles within a Rural Development Area and 10.45 miles within a Military and Federal Installation Area (Joint Base McGuire-Dix-Lakehurst (JB-MDL)); and

WHEREAS, the Pinelands CMP at N.J.A.C. 7:50-2.11 defines a natural gas pipeline as "public service infrastructure"; and

WHEREAS, public service infrastructure is a permitted use in a Regional Growth Area (N.J.A.C. 7:50-5.28(a) and a Rural Development Area (N.J.A.C. 7:50-5.26(b)(10)); and

WHEREAS, public service infrastructure is a permitted use in a Military and Federal Installation Area provided it will be associated with the function of the Federal Installation and certain other conditions are met (N.J.A.C. 7:50-5.29(a)); and

WHEREAS, the conditions set forth at N.J.A.C. 7:50-5.29(a) are: 1) the development shall be located in that portion of the Federal Installation located within the Pinelands Protection Area, where feasible; and 2) the use shall not require any development, including public service infrastructure, in the Preservation Area District or in a Forest Area; and

WHEREAS, based on its review of the NJNG application, on December 9, 2015, the Commission staff issued a Certificate of Filing indicating that proposed development was consistent with the standards of the CMP; and

WHEREAS, on February 4, 2016, the Commission staff wrote to the Executive Director of the Board of Public Utilities (BPU), enclosing a copy of the Certificate of Filing, and requested copies of the petition NJNG filed for municipal preemption in accordance with N.J.S.A. 40:55D-19; notice of any hearings, public meetings or other formal proceedings pertaining to that petition; copies of any written reports or comments that the Board may receive that raise issues concerning the standards of the Pinelands CMP; and copies of any draft orders; and

WHEREAS, following review of the information received from the BPU from the public and evidentiary hearings conducted by the BPU for the NJNG petition for a determination pursuant to the provisions of N.J.S.A. 40:55D-19 (BPU Docket Number GE15040402), the Commission's Executive Director, on March 10, 2016, issued a subsequent letter indicating that based on the Commission staff's expertise and experience in administering the Pinelands CMP and its review of the record, the finding of CMP consistency contained within the December 9, 2015 Certificate of Filing remained valid; and

WHEREAS, on or about April 21, 2016, Sierra Club filed a Notice of Appeal of the Commission staff's March 10, 2016 letter, Docket No. A-3753-15; and

WHEREAS, on or about April 28, 2016, the Pinelands Preservation Alliance filed a Notice of Appeal of the Commission staff's March 10, 2016 letter, Docket No. A-3762-15; and

WHEREAS, on November 7, 2016, the Appellate Division, in three unrelated, consolidated appeals involving a petition to the BPU for municipal preemption pursuant to N.J.S.A. 40:55D-19 submitted by the South Jersey Gas Company, issued a decision remanding that application to the Pinelands Commission for its review of the Commission staff's consistency determination on that application and issuance of a final decision as to the proposed project's consistency with the minimum requirements of the Pinelands CMP; and

WHEREAS, the Commission staff utilized the same review process for both the South Jersey Gas Company's and the New Jersey Natural Gas Company's Pinelands Development Applications; and

WHEREAS, given the holding of the Appellate Division in the South Jersey Gas Company consolidated appeals, the Commission passed Resolution PC4-16-43, authorizing the Division of Law to file motions in the Appellate Division to have the two appeals related to the Commission's consideration of the NJNG's proposed pipeline project (Pinelands Development Application 2014-0045-.001) remanded to the Pinelands Commission; and

WHEREAS, on January 10, 2017, motions to remand the two appeals related to the Commission's consideration of the NJNG's proposed pipeline project to the Pinelands Commission were filed; and

WHEREAS, on January 19, 2017, Sierra Club filed a response to the Commission's remand motion; and

WHEREAS, also on January 19, 2017, the Pinelands Preservation Alliance filed a response to the Commission's remand motion and a Cross Motion to Invalidate Resolution PC4-16-42 and Amend the Comprehensive Management Plan in Compliance with APA and Provide a Hearing; and

WHEREAS, on January 31, 2017, the Appellate Division issued an Order granting the Commission's remand motion and dismissing Sierra Club's appeal; and

WHEREAS, in its Order, the Appellate Division directed the Commission to determine whether to render its decision based on the record developed before the Board of Public Utilities or to allow the parties to present additional evidence and to also determine whether to refer the matter to the Office of Administrative Law for an evidentiary hearing before an Administrative Law Judge; and

WHEREAS, on February 15, 2017, the Appellate Division issued Orders granting the Commission's remand motions and denying Pinelands Preservation Alliance's cross motion and motion to amend; and

WHEREAS, pursuant to N.J.S.A. 13:18A-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 the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE BE IT RESOLVED** that, in conformance with the Appellate Division's Remand Orders dated January 31, 2017 and February 15, 2017, the Commission will review the Commission staff's consistency determination for the proposed pipeline project according to the following process:

1. The Commission intends to rely on the record developed before the Board of Public Utilities for NJNG's N.J.S.A. 40:55D-19 municipal preemption petition, as well as the Commission's Regulatory Program's application file for Pinelands Development Application 2014-0045.001 and the staff's consistency determination.
2. The Commission has considered whether to refer this matter to the Office of Administrative Law for an evidentiary hearing and has decided not to do so, because:
  - a. An additional evidentiary hearing is not necessary at this time given the limited regulatory issues involved in this application and the extensive record already developed both as part of the Commission's review of the application and hearings conducted before the BPU.

3. The Commission staff shall provide notice of the public's opportunity to provide both oral and written comments regarding the Commission staff's consistency determination. Such notice shall be posted on the Commission's website and mailed to the applicant, the Sierra Club and the Pinelands Preservation Alliance, and any person, organization or agency which has registered under N.J.A.C. 7:50-4.3(b)2i(2). Such notice shall indicate that the oral comment meeting will occur no sooner than 45 days after the execution of this resolution and that written comments may be provided until 5:00 p.m. one week following the meeting at which the opportunity for oral public comment on the proposed pipeline application will be provided.

4. The former Appellants (Sierra Club and the Pinelands Preservation Alliance) may submit any additional information that they wish as part of the public comment process.

5. The Commission staff shall, following the close of the public comment period, review the record and any public comment provided and shall prepare a recommendation as to whether its prior consistency determination should be affirmed. Such recommendation report shall be posted on the Commission's website within 10 days of the Commission meeting at which Commission staff plans to present it for the Commission's consideration.

6. Any interested party who possesses a particularized property interest sufficient to require a hearing on constitutional or statutory grounds in accordance with N.J.S.A. 52:14B-3.2 & 3.3, may within 15 days of the posting of the Commission staff's recommendation report, submit a hearing request to the Commission.

7. At the next Commission meeting after the time for appeal set forth in Paragraph 6 above has expired and if no valid hearing request has been submitted, the Commission, based on the record as delineated in Paragraph 1 above, any public comments received and the Commission staff's recommendation, shall either approve or disapprove such recommendation.

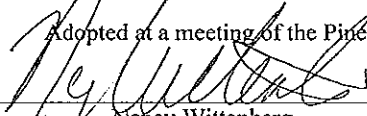
**Record of Commission Votes**

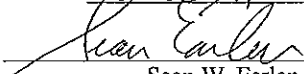
	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Ashmun	X				Galletta	X				Prickett	X			
Avery	X				Jannarone	X				Quinn	X			
Barr	X				Lloyd				R	Rohan Green	X			
Brown	X				Lohbauer			X		Earlen	X			
Chila	X				McGlinchey	X								

\* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 9, 2017

  
 Nancy Wittenberg  
 Executive Director

  
 Sean W. Earlen  
 Chairman



**RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION**

NO. PC4-17- 11

**TITLE:** Approving With Conditions Applications for Public Development (Application Numbers 1984-0606.006, 1985-0641.012 & 2017-0060.001)

Commissioner Avery moves and Commissioner Barr 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:

**1984-0606.006**

**Applicant:** Pemberton Township  
**Municipality:** Pemberton Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** May 19, 2017  
**Proposed Development:** Demolition of an 8,461 square foot commercial building, 50 years old or older;

**1985-0641.012**

**Applicant:** Pemberton Township Board of Education  
**Municipality:** Pemberton Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** May 19, 2017  
**Proposed Development:** Placement of two classroom trailers; and

**2017-0060.001**

**Applicant:** Pemberton Township  
**Municipality:** Pemberton Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** May 19, 2017  
**Proposed Development:** Demolition of a single family dwelling, 50 years old or older.

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.

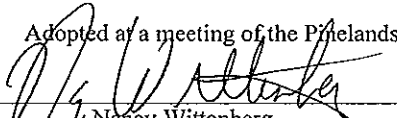
NOW, THEREFORE BE IT RESOLVED that Application Numbers 1984-0606.006, 1985-0641.012 & 2017-0060.001 for public development are hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

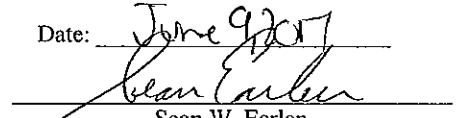
AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*				
Ashmun	X			Galletta			X	Prickett				R
Avery	X			Jannarone	X			Quinn	X			
Barr	X			Lloyd	X			Rohan Green	X			
Brown			X	Lohbauer			X	Earlen	X			
Chila	X			McGlinchey	X							

\* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

  
 Nancy Wittenberg  
 Executive Director

Date: June 9, 2017

  
 Sean W. Earlen  
 Chairman



# State of New Jersey

THE PINELANDS COMMISSION

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Chris Christie  
Governor

Kim Guadagno  
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

May 19, 2017

David Benedetti  
Pemberton Township  
500 Pemberton Browns Mills Road  
Pemberton, NJ 08068

Re: Application # 1984-0606.006  
Block 553, Lot 34  
Pemberton Township

Dear Mr. Benedetti:

The Commission staff has completed its review of this application for the demolition of an 8,461 square foot commercial building, 50 years old or older. 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 June 9, 2017 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 demolition, 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)





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

Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

David Benedetti  
Pemberton Township  
500 Pemberton Browns Mills Road  
Pemberton, NJ 08068

Application No.: 1984-0606.006  
Block 553, Lot 34  
Pemberton Township

This application proposes the demolition of an 8,461 square foot commercial building, 50 years old or older, located on the above referenced 0.35 acre parcel in Pemberton Township. The Township owns the parcel.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in a Pinelands Regional Growth Area. The demolition of a commercial building is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing building, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The applicant has provided the requisite public notices. Newspaper public notice was completed on April 12, 2017. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 13, 2017. The application was designated as complete on the Commission's website on April 21, 2017. The Commission's public comment period closed on May 12, 2017. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.





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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 June 6, 2017 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.



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Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

May 19, 2017

Pat Austin, Business Administrator  
Pemberton Township Board of Education  
1 Egbert Street  
Pemberton, NJ 08068

Re: Application # 1985-0641.012  
Block 839.02, Lot 44.06  
Pemberton Township

Dear Ms. Austin:

The Commission staff has completed its review of this application for the placement of two classroom trailers. 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 June 9, 2017 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)
- Dante Guzzi





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

Sean W. Earlen  
 Chairman

Nancy Wittenberg  
 Executive Director

**PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

Pat Austin, Business Administrator  
 Pemberton Township Board of Education  
 1 Egbert Street  
 Pemberton, NJ 08068

Application No.: 1985-0641.012  
 Block 839.02, Lot 44.06  
 Pemberton Township

This application proposes placement of two classroom trailers, each containing 1,440 square feet, on the above referenced 35 acre parcel in Pemberton Township. The Samuel T. Busansky Elementary School is located on the parcel. The school is serviced by public sanitary sewer.

**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 is located in a Pinelands Regional Growth Area. The proposed classroom trailers are a permitted use in a Pinelands Regional Growth Area.

**Wetlands Standards (N.J.A.C. 7:50-6.14)**

There are wetlands located within 300 feet of the proposed development. There is existing development, including buildings and parking areas, located closer to wetlands than the proposed development.

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

The proposed development will be located within an existing maintained lawn 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. The applicant does not propose any revegetation.

### **PUBLIC COMMENT**

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 10, 2017. The Commission’s public comment period closed on May 12, 2017. 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 two sheets, prepared by Dante Guzzi Engineering Associates, both sheets dated March 14, 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.

### **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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**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 5:00PM on June 6, 2017 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.



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Chairman

Nancy Wittenberg  
Executive Director

May 19, 2017

David Benedetti  
Pemberton Township  
500 Pemberton Browns Mills Road  
Pemberton, NJ 08068

Re: Application # 2017-0060.001  
Block 410, Lot 8  
Pemberton Township

Dear Mr. Benedetti:

The Commission staff has completed its review of this application for the demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, 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)





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Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

David Benedetti  
Pemberton Township  
500 Pemberton Browns Mills Road  
Pemberton, NJ 08068

Application No.: 2017-0060.001  
Block 410, Lot 8  
Pemberton Township

This application proposes the demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.18 acre parcel in Pemberton Township. The Township owns the parcel.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in a Pinelands Regional Growth Area. The demolition of a single family dwelling is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing dwelling, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 7, 2017. The Commission’s public comment period closed on May 12, 2017. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
2. Reconstruction of a single family dwelling, within five years of its demolition, does not require an application to the Pinelands Commission.
3. Prior to demolition of the single family dwelling, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.





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www.nj.gov/pinelands



Chris Christie  
Governor

Kim Guadagno  
Lt. Governor

General Information: [Info@njpines.state.nj.us](mailto:Info@njpines.state.nj.us)  
Application Specific Information: [AppInfo@njpines.state.nj.us](mailto: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 at the Commission office no later than 5:00 PM on June 6, 2017 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. PC4-17- 12

**TITLE:** Approving With Conditions Applications for Public Development (Application Numbers 1985-0023.004 & 2001-0297.005)

Commissioner Avery moves and Commissioner Chila 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:

**1985-0023.004**

**Applicant:** Borough of Folsom Board of Education  
**Municipality:** Borough of Folsom  
**Management Area:** Pinelands Village  
**Date of Report:** May 19, 2017  
**Proposed Development:** Construction of a 1,808 square foot storage building; and

**2001-0297.005**

**Applicant:** Egg Harbor Township  
**Municipality:** Egg Harbor Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** May 19, 2017  
**Proposed Development:** Five lot resubdivision and no further development.

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 1985-0023.004 & 2001-0297.005 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			X	Galletta			X	Prickett	X		
Avery	X			Jannarone	X			Quinn	X		
Barr	X			Lloyd			X	Rohan Green	X		
Brown			X	Lohbauer			X	Earlen	X		
Chila	X			McGlinchey	X						

\* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 9, 2017

Nancy Wittenberg  
Nancy Wittenberg  
Executive Director

Sean W. Earlen  
Sean W. Earlen  
Chairman



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Chris Christie  
Governor

Kim Guadagno  
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

May 19, 2017

Christopher Veneziani, Business Administrator  
Borough of Folsom Board of Education  
1357 Mays Landing Road  
Folsom, NJ 08037

Re: Application # 1985-0023.004  
Block 801, Lot 9  
Borough of Folsom

Dear Mr. Veneziani:

The Commission staff has completed its review of this application for the construction of a 1,808 square foot storage building accessory to the Borough of Folsom Elementary School. 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 June 9, 2017 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, Borough of Folsom Planning Board (via email)  
Borough of Folsom Construction Code Official (via email)  
Borough of Folsom Environmental Commission (via email)  
Atlantic County Department of Regional Planning and Development (via email)  
David S. Scheidegg, PE, PP, CME (via email)





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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

**PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

Christopher Veneziani, Business Administrator  
 Borough of Folsom Board of Education  
 1357 Mays Landing Road  
 Folsom, NJ 08037

Application No.: 1985-0023.004  
 Block 801, Lot 9  
 Borough of Folsom

This application proposes the construction of a 1,808 square foot storage building on the above referenced 25 acre parcel in the Borough of Folsom. The proposed storage building will be accessory to the existing Borough of Folsom Elementary School that is located on the parcel. The application also proposes the construction of 134 linear feet of an eight foot wide sidewalk.

**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. 7:50-5.27)

The proposed development is located in the Pinelands Village of Folsom. The proposed development is a permitted land use in a Pinelands Village Management Area.

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

The proposed development will be located in a maintained 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.

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

The applicant previously removed 3,488 square feet of paved area associated with the school from the

parcel. The proposed development, consisting of a storage building, a concrete ramp and sidewalk, results in 3,096 square feet of proposed impervious surfaces. There will be a 392 square foot reduction in the area of impervious surfaces on the parcel. Based upon this reduction, there will be no increase in volume and rate of stormwater runoff after development than occurred prior to the proposed development. No further stormwater management is required. The proposed development is consistent with the stormwater management standards of the CMP.

### **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 April 13, 2017. Newspaper public notice was completed on April 13, 2017. The application was designated as complete on the Commission's website on May 1, 2017. The Commission's public comment period closed on May 12, 2017. 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 two sheets, prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, both sheets dated March 27, 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.

### **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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Kim Guadagno  
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

**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, received at the Commission office not later than 5:00 PM on June 6, 2017 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.



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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

May 19, 2017

Peter Miller, Administrator  
Egg Harbor Township  
3515 Bargaintown Road  
Egg Harbor, NJ 08234

Re: Application # 2001-0297.005  
Block 5953, Lots 5, 20, 21, 23 & 24  
Egg Harbor Township

Dear Mr. Miller:

The Commission staff has completed its review of this application for a five lot resubdivision and no further development of the above referenced 1.64 acre parcel. 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 June 9, 2017 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)
- Gregory Schneider





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Chris Christie  
 Governor

Kim Guadagno  
 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**

May 19, 2017

Peter Miller, Administrator  
 Egg Harbor Township  
 3515 Bargaintown Road  
 Egg Harbor, NJ 08234

Application No.: 2001-0297.005  
 Block 5953, Lots 5, 20, 21, 23 & 24  
 Egg Harbor Township

This application proposes a five lot resubdivision and no further development of the above referenced 1.64 acre parcel in Egg Harbor Township.

The Township owns vacant Block 5953, Lot 5. The Township proposes to subdivide vacant Block 5953, Lot 5 into five lots. Four of the proposed vacant lots will then be consolidated with existing Block 5953, Lots 20, 21, 23 & 24. Each of those four lots contains an existing single family dwelling. The fifth proposed lot will be a vacant 8,000 square foot remainder lot.

**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. 7:50-5.21)**

The parcel is located in a Pinelands Regional Growth Area. Resubdivisions are permitted in the Pinelands Area.

The 1.64 acre parcel subject of this application is located in Egg Harbor Township’s RG-1 zoning district. The RG-1 zoning district requires a “by right” residential density of one dwelling unit per acre with a minimum “by right” lot area of 30,000 square per dwelling. Four of the proposed vacant lots will be consolidated with existing residentially developed lots.

The proposed 8,000 square foot vacant lot does not meet the “by right” residential density requirement or the “by right” minimum lot area requirement for a dwelling in the RG-1 zoning district. Based upon the current municipal zoning, any proposed future development of the proposed 8,000 square foot lot may require the purchase of Pinelands Development Credits.



## **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 April 7, 2017. Newspaper public notice was completed on April 19, 2017. The application was designated as complete on the Commission's website on April 26, 2017. The Commission's public comment period closed on May 12, 2017. 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 prepared by Mott Associates, LLC and dated January 26, 2017.
2. Any future development of the proposed vacant 8,000 square foot lot requires completion of an application to the Commission.

## **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.

**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 the by 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 June 6, 2016 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. PC4-17- 13

**TITLE:** Approving With Conditions an Application for Public Development (Application Number 1987-1326.002)

Commissioner Avery moves and Commissioner Chila 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:

1987-1326.002

**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

**Manchester Township Board of Education**  
Manchester Township  
Pinelands Town  
May 19, 2017  
Expansion of an existing parking area to 47 spaces and the paving of the entire parking area.

WHEREAS, the applicant previously expanded the parking area subject of this approval to 30 spaces and paved that parking area without application to, and approval by, the Commission and this constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan; and

WHEREAS, the completion of this application is intended to address this violation; and

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 1987-1326.002 for public development is hereby approved subject to the conditions recommended by the Executive Director.

**Record of Commission Votes**

	AYE	NAY	NP	AR*		AYE	NAY	NP	AR*		AYE	NAY	NP	AR*
Ashmun				X	Galletta				X	Prickett	X			
Avery	X				Jahnarone	X				Quinn	X			
Barr	X				Lloyd				X	Rohan Green	X			
Brown				X	Lohbauer				X	Earlen	X			
Chila	X				McGlinchey	X								

\* A = Abstained / R = Recused

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

Date: June 9, 2017  
Sean W. Earlen  
Sean W. Earlen  
Chairman



State of New Jersey

THE PINELANDS COMMISSION

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Chris Christie  
Governor

Kim Guadagno  
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

May 19, 2017

Craig Lorentzen  
Manchester Township Public Schools  
P.O. Box 4100  
Whiting, NJ 08759-4100

Re: Application # 1987-1326.002  
Block 109, Lot 3  
Manchester Township

Dear Mr. Lorentzen:

The Commission staff has completed its review of this application for the expansion of an existing parking area to 47 spaces and the paving of the entire parking area at the Manchester Township Public Schools District Office. 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 June 9, 2017 meeting.

**The applicant previously expanded the same parking area to 30 spaces and paved that parking area prior to completion of an application with the Commission. This constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan. Completion of this application is intended to address that violation.**

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)
- Walter Hopkin (via email)



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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

**PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

Craig Lorentzen  
 Manchester Township Public Schools  
 P.O. Box 4100  
 Whiting, NJ 08759-4100

Application No.: 1987-1326.002  
 Block 109, Lot 3  
 Manchester Township

This application proposes the expansion of an existing parking area to 47 spaces and the paving of the entire parking area at the Manchester Township Public Schools District Office located on the above referenced 10.08 acre parcel in Manchester Township.

The applicant previously expanded the same parking area to 30 spaces and paved that parking area prior to completion of an application with the Commission. This constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan. Completion of this application is intended to address that violation.

**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. 7:50-5.27)

The parcel is located in the Pinelands Town of Whiting. The proposed development is a permitted use in a Pinelands Town Management Area.

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

The proposed parking area will be located within an existing oak/pine forest area and disturbed areas. The proposed development will disturb approximately 3,800 square feet of forested land. The proposed clearing and 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. The applicant proposes to use grass species that meet this 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 the stormwater management standards, the applicant will be constructing an underground stormwater infiltration trench.

**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 August 31, 2016. Newspaper public notice was completed on September 1, 2016. The application was designated as complete on the Commission's website on May 2, 2017. The Commission's public comment period closed on May 12, 2017. 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 four sheets, prepared by WJH Engineering and dated as follows:  
  
Sheets 1-3 - October 23, 2015; revised to April 18, 2017  
Sheet 4 - September 8, 2016; revised to April 18, 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.

**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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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 at the Commission office no later than 5:00 PM on June 6, 2017 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. PC4-17- 14

**TITLE:** Approving With Conditions Applications for Public Development (Application Numbers 2016-0142.001, 2016-0153.001, 2016-0154.001, 2016-0155.001, 2016-0156.001 & 2016-0157.001)

Commissioner Bacc moves and Commissioner Jannarone 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:

**2016-0142.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Village  
May 19, 2017  
Demolition of a single family dwelling, 50 years old or older;

**2016-0153.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Rural Development Area  
May 19, 2017  
Demolition of a single family dwelling, 50 years old or older;

**2016-0154.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Rural Development Area  
May 19, 2017  
Demolition of a single family dwelling, 50 years old or older;

**2016-0155.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Village  
May 19, 2017  
Demolition of a 1,500 square foot commercial building, 50 years old or older;

**2016-0156.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Agricultural Production Area  
May 19, 2017  
Demolition of a single family dwelling, 50 years old or older; and

**2016-0157.001**  
**Applicant:**  
**Municipality:**  
**Management Area:**  
**Date of Report:**  
**Proposed Development:**

Winslow Township  
Winslow Township  
Pinelands Agricultural Production Area  
May 19, 2017  
Demolition of a single family dwelling, 50 years old or older.

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 2016-0142.001, 2016-0153.001, 2016-0154.001, 2016-0155.001, 2016-0156.001 & 2016-0157.001 for public development are hereby approved subject to the conditions recommended by the Executive Director.

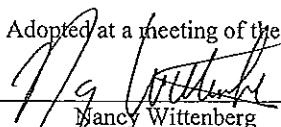
Record of Commission Votes

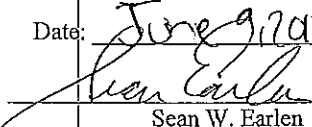
AYE	NAY	NP	A/R*	AYE	NAY	NP	A/R*	AYE	NAY	NP	A/R*
		X		Galletta			X	Prickett	X		
X				Jannarone	X			Quinn	X		
X				Lloyd			X	Rohan Green	X		
		X		Lohbauer			X	Earlen	X		
X				McGlinchey	X						

\* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 9, 2017

  
 Nancy Wittenberg  
 Executive Director

  
 Sean W. Earlen  
 Chairman



State of New Jersey  
THE PINELANDS COMMISSION  
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Chris Christie  
Governor

Kim Guadagno  
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

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Re: Application # 2016-0142.001  
Block 7404, Lot 1  
Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of this application for the demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, 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, Winslow Township Planning Board (via email)  
Winslow Township Construction Code Official (via email)  
Winslow Township Environmental Commission (via email)  
Secretary, Camden County Planning Board (via email)





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Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Application No.: 2016-0142.001  
Block 7404, Lot 1  
Winslow Township

This application proposes the demolition of a single family dwelling, 50 years old or older, located on the above referenced 4.36 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the dwelling. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in a Pinelands Village of Winslow. The demolition of a dwelling is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing dwelling, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2017. The Commission’s public comment period closed on May 12,

2017. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. No demolition of the dwelling shall occur without the permission of the property owner unless the Township determines it has the legal authority to undertake the proposed demolition based upon its November 15, 2016 notice of an unsafe structure.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition 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 June 6, 2017 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.



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Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Re: Application # 2016-0153.001  
Block 2501, Lot 9  
Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of the application for the demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, 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, Winslow Township Planning Board (via email)  
Winslow Township Construction Code Official (via email)  
Winslow Township Environmental Commission (via email)  
Secretary, Camden County Planning Board (via email)





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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

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Application No.: 2016-0153.001  
Block 2501, Lot 9  
Winslow Township

This application proposes the demolition of a single family dwelling, 50 years old or older located on the above referenced 0.63 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township has advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the dwelling. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in a Pinelands Rural Development Area. The demolition of a dwelling is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing dwelling, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2017. The Commission’s public comment period closed on May 12,



2017. No public comment was submitted to the commission regarding this application.

**CONDITIONS**

1. No demolition of the dwelling shall occur without the permission of the property owner unless the Township determines it has the legal authority to undertake the proposed demolition based upon its November 15, 2016 notice of an unsafe structure.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



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

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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 June 6, 2017 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.



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Sean W. Earlen  
Chairman

Nancy Wittenberg  
Executive Director

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Re: Application # 2016-0154.001  
Block 4101, Lot 28  
Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of this application for the demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, 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, Winslow Township Planning Board (via email)  
Winslow Township Construction Code Official (via email)  
Winslow Township Environmental Commission (via email)  
Secretary, Camden County Planning Board (via email)





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Sean W. Earlen  
 Chairman

Nancy Wittenberg  
 Executive Director

**PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

John Iannaco, Construction Office  
 Winslow Township  
 125 South Route 73  
 Braddock, NJ 08037

Application No.: 2016-0154.001  
 Block 4101, Lot 28  
 Winslow Township

This application proposes the demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.38 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the dwelling. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

**STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)

The parcel is located in a Pinelands Rural Development Area. The demolition of a dwelling is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing dwelling, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

**PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2017. The Commission’s public comment period closed on May 12,

2017. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. No demolition of the dwelling shall occur without the permission of the property owner unless the Township determines it has the legal authority to undertake the proposed demolition based upon its November 15, 2016 notice of an unsafe structure.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



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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 at the Commission office no later than 5:00 PM on June 6, 2017 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
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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.



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Chairman

Nancy Wittenberg  
Executive Director

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Re: Application # 2016-0155.001  
Block 6417, Lot 4  
Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of this application for the demolition of a 1,500 square foot commercial building, 50 years old or older. 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 June 9, 2017 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 demolition, 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, Winslow Township Planning Board (via email)  
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Winslow Township Environmental Commission (via email)  
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Chairman

Nancy Wittenberg  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Application No.: 2016-0155.001  
Block 6417, Lot 4  
Winslow Township

This application proposes the demolition of a 1,500 square foot commercial building, 50 years old or older located on the above referenced 0.22 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the structure. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in the Pinelands Village of Blue Anchor. The demolition of a commercial building is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing building, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2017. The Commission’s public comment period closed on May 12,



2017. No public comment was submitted to the commission regarding this application.

**CONDITIONS**

1. No demolition of the dwelling shall occur without the permission of the property owner unless the Township determines it has the legal authority to undertake the proposed demolition based upon its November 15, 2016 notice of an unsafe structure.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



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**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 June 6, 2017 and include the following information:

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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.



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Sean W. Earlen  
 Chairman

Nancy Wittenberg  
 Executive Director

May 19, 2017

John Iannaco, Construction Office  
 Winslow Township  
 125 South Route 73  
 Braddock, NJ 08037

Re: Application # 2016-0156.001  
 Block 6601, Lot 14  
 Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

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(609) 894-7300  
www.nj.gov/pinelands



Chris Christie  
Governor

Kim Guadagno  
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**

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Application No.: 2016-0156.001  
Block 6601, Lot 14  
Winslow Township

This application proposes the demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.47 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the dwelling. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.21)**

The parcel is located in a Pinelands Agricultural Production Area. The demolition of a dwelling is permitted by the CMP.

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

The evidence of cultural activity on the parcel, including the existing dwelling, lacks any potential for designation as a historic resource. Based upon this determination, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2017. The Commission’s public comment period closed on May 12,

2017. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. No demolition of the dwelling shall occur without the permission of the property owner unless the Township determines it has the legal authority to undertake the proposed demolition based upon its November 15, 2016 notice of an unsafe structure.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



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**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 June 6, 2017 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.



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May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Re: Application # 2016-0157.001  
Block 6601, Lot 37.04  
Winslow Township

Dear Mr. Iannaco:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. 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 June 9, 2017 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 demolition, 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, Winslow Township Planning Board (via email)  
Winslow Township Construction Code Official (via email)  
Winslow Township Environmental Commission (via email)  
Secretary, Camden County Planning Board (via email)





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## State of New Jersey

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### **PUBLIC DEVELOPMENT APPLICATION REPORT**

May 19, 2017

John Iannaco, Construction Office  
Winslow Township  
125 South Route 73  
Braddock, NJ 08037

Application No.: 2016-0157.001  
Block 6601, Lot 37.04  
Winslow Township

This application proposes the demolition of a single family dwelling, 50 years old or older, located on the above referenced 1.93 acre parcel in Winslow Township. By letter dated November 22, 2016, the Township advised the Commission staff that the structure is in an unsafe condition. The Township proposes to demolish the dwelling. The Township has not provided the written permission of the property owner for the filing of this application with the Commission.

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2017. No public comment was submitted to the Commission regarding this application.

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

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



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3. the date on which the determination to be appealed was made;
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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.

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**RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION**

NO. PC4-17- 15

**TITLE:** To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2018 at the Same Level of Expenditures as Fiscal Year 2017 until the Adoption of the Fiscal Year 2018 Budgets

Commissioner Avery moves and Commissioner Chila seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with continuing implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, it is anticipated that the New Jersey Legislature will appropriate \$2,649,000 to support the Commission's operations during Fiscal Year 2018; and

WHEREAS, pursuant to N.J.S.A 13:18A-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 the Governor shall approve same, in which case the actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2018 at the same level of expenditures as Fiscal Year 2017 until the Commission's adoption of the Fiscal Year 2018 Budgets.

**Record of Commission Votes**

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

\* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 9, 2017

Nancy Wittenberg  
Nancy Wittenberg  
Executive Director

Sean W. Earlen  
Sean W. Earlen  
Chairman