

**N. J. A. C. Title 7, Chapter 50  
Subchapter 6  
Pinelands Management Plan  
Part - XII — Fire Management**

**7:50 — 6.121 PURPOSE**

Forest vegetation represents a significant wildfire threat to structure developed within the Pinelands. Therefore all development in the Pinelands shall conform to the requirements in order to protect life and property from catastrophic forest fires and to ensure the maintenance of the Pinelands forest ecosystem.

**7:50 -6.122 FIRE MANAGEMENT PROGRAM**

In order to be certified under the provisions of N .1 AC 7:50-3, a municipal master plan or land use ordinance must provide a fire management program. It is not necessary that the municipal program incorporate the literal terms of the program set out in this Part; rather, a municipality may adopt alternative and additional techniques which will achieve the equivalent management objectives as would be achieved under the provisions of this Part.

**7:50 — 6.123 FIRE HAZARD CLASSIFICATIONS**

The following vegetation classifications shall be used in determining the fire hazards of a parcel of land:

Fire Hazard Classification

<b>Hazard</b>	
Low	Atlantic white Cedar. Hardwood swamps.
Moderate	Non-Pine Barrens forest and prescribed burned areas.
High	Pine Barrens forest including mature forms of pine, pine-oak, and oak- pine.
Extreme	Immature or dwarf forms of pine—oak or oak-pine, all classes of pine—scrub oak and pine-lowland.

**7:50 — 6.124 FIRE HAZARD MITIGATION STANDARDS**

(a) No application for development approval shall be granted in moderate, high and extreme fire hazards areas unless the applicant demonstrates that:

1. All proposed developments, or units or sections thereof, of 25 dwelling units or more will have two access ways of a width and surface composition sufficient to accommodate and support fire fighting equipment;
2. All dead—end roads will terminate in a manner which provides safe and effective entry and exit for fire fighting equipment;
3. The rights-of—way of all roads will be maintained so that they provide an effective fire break;
4. Except as provided in (a) 5 below, a fire hazard fuel break is provided around structures proposed for human use by the selective removal or thinning of trees, bushes, shrubs and ground cover as follows:
  - i. In moderate fire hazard areas a fuel break of 30 feet measured outward from the structure in which:

- (1) Shrubs, understory trees and bushes and ground cover are to be selectively removed, mowed or pruned and maintained on an annual basis;
    - (2) All dead plant material is removed.
  - ii. In high fire hazard areas a fuel break of 75 feet measured outward from the structure in which:
    - (1) Shrubs, understory trees and bushes and ground cover are to be selectively removed, mowed or pruned and maintained on an annual basis;
    - (2) All dead plant material is removed.
  - iii. In extreme high hazards areas a fuel break of 100 feet measured outward from the structure in which:
    - (1) Shrubs, understory trees and bushes and ground cover are to be selectively removed, mowed or pruned and maintained on an annual basis;
    - (2) No pine tree (*Pinus* spp.) is closer than 25 feet to another pine tree; and
    - (3) All dead plant material is removed.
5. All residential development of 100 dwelling units or more in high or extreme high hazards areas will have a ZOO-foot perimeter fuel break between all structures and the forest in which:
  - i. Shrubs, understory trees and bushes and ground cover are selectively removed, mowed or pruned and maintained on an annual basis;
  - ii. All dead plant material is removed;
  - iii. Roads, right-of-way, wetlands and waste disposal sites shall be used as fire breaks to the maximum extent practical; and
  - iv. There is a specific program for maintenance.

#### **7:50 — 6.125 GUIDELINES FOR CONSTRUCTION**

(a) Municipalities may use the following construction guidelines in formulating municipal ordinance standards:

1. Roofs and exteriors will be constructed of fire resistant materials such as asphalt rag felt roofing, tile, slate, asbestos cement shingles, sheet iron, aluminum or brick. Fire retardant-treated wood shingles or shake type roofs are prohibited in high or extreme fire hazard areas.
2. All projections such as balconies, decks and roof gables shall be constructed of fire resistant material or materials treated with fire retardant chemicals.
3. Any openings in the roof, attic and the floor shall be screened.
4. Chimneys and stovepipes which are designed to burn solid or liquid fuels shall be equipped with screens over the outlets.
5. Flat roofs are prohibited in areas where vegetation is higher than the roof.