

PUBLIC NOTICE

Pursuant to N.J.A.C. 7:50-3.45, the New Jersey Pinelands Commission will conduct a public hearing on Monroe Township Ordinance O:04-2023. Comments are being sought on whether the ordinance is in conformance with the Pinelands Comprehensive Management Plan (CMP).

Ordinance O:04-2023 adopts the Hexa Builders Redevelopment Plan, dated August 4, 2022. The redevelopment area contains three lots (Block 8401, Lots 8, 9, and 10) approximating 158 acres. The redevelopment area is composed of undeveloped forested areas and farmland. Approximately 127 acres are located within the Regional Growth Mixed-Use (RG-MU) District with the remaining 31 acres located within the Rural Development Residential Receiving (RD-RR) District. The RG-MU District is located within a Pinelands Regional Growth Area and the RD-RR District is located within a Pinelands Rural Development Area.

For the portion of the redevelopment area that is within the RD-RR District, the Redevelopment Plan maintains the permitted uses and standards of the RD-RR District. For the portion of the redevelopment area that is within the RG-MU District, the Redevelopment Plan permits warehouse, storage, and distribution facilities as well as office space specific to warehouse operations. The plan also permits the redeveloper to develop under the permitted uses and standards of the RG-MU District. The plan includes various development standards related to lot area and bulk, vegetative buffering, parking, design, lighting, and signage. Lastly, any non-residential development permitted under the redevelopment plan is required to redeem Pinelands Development Credits at a rate of one quarter (1/4) Pinelands Development Credit (PDC) for every 18,000 square feet of gross floor area within principal use buildings.

As such, Ordinance O:04-2023 directly relates to CMP standards and must be formally reviewed and approved by the Pinelands Commission before it may take effect.

The hearing will be conducted remotely and broadcast live on the Commission's YouTube channel at the following time:

Date: Wednesday, April 5, 2023
Time: 9:30 a.m.

To view the hearing, visit https://youtube.com/live/8nw0_9OjhJA?feature=share

The public may provide comment during the hearing by calling 929-205-6099 and using Meeting ID: **868 7650 6510**.

The public may submit written comment by email (preferred), regular mail, or facsimile by April 7, 2023, to:

Planning Office
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
Facsimile: (609) 894-7330
Email: planning@pinelands.nj.gov or through the Commission's website at <https://www.nj.gov/pinelands/home/contact/public.shtml>

The ordinance is available electronically for public inspection on the Commission's website or upon request by contacting the Pinelands Commission at planning@pinelands.nj.gov.