



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

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

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

MEMORANDUM

To: CMP Policy & Implementation Committee

From: Susan R. Grogan 
Chief Planner

Date: May 9, 2018

Subject: May 18, 2018 Committee meeting

Enclosed please find the agenda for the Committee's upcoming meeting on May 18, 2018. We have also enclosed the following:

- The minutes from the Committee's April 27, 2018 meeting;
- A draft resolution and report on the Mullica Township ordinance listed on the agenda; and
- A memorandum on the reexamination of the Long-Term Economic Monitoring Program with related attachments

/CS15

cc: All Commissioners (agenda only)



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

Richard J. Sullivan Center

Terrence D. Moore Room

15 C Springfield Road

New Lisbon, New Jersey

May 18, 2018

9:30 a.m.

Agenda

1. Call to Order
2. Pledge Allegiance to the Flag
3. Adoption of minutes from the April 27, 2018 CMP Policy & Implementation Committee meeting
4. Executive Director's Reports

Mullica Township Ordinance 6-2018, amending Chapter 144 (Land Development) of the Township's Code by revising permitted uses, water quality standards and zoning boundaries applicable to the WV (Weekstown Village) District.

5. Update on the Long-Term Economic Monitoring Program: reexamination and recommendations
6. Public Comment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

**Richard J. Sullivan Center
Terrence D. Moore Room
15 C Springfield Road
New Lisbon, New Jersey
April 27, 2018- 9:30 a.m.**

MINUTES-OPEN SESSION

MEMBERS IN ATTENDANCE: Chairman Sean Earlen, Candace Ashmun (via telephone), Jordan Howell, Ed Lloyd and Richard Prickett

MEMBERS ABSENT: Robert Barr and Paul E. Galletta

STAFF PRESENT: Executive Director Nancy Wittenberg, Larry L. Liggett, Susan R. Grogan, Ed Wengrowski, Robyn Jeney, Paul Leakan and Betsy Piner. Also present via telephone conference call were Lauren LaRusso and Craig Ambrose, with the Governor's Authorities Unit.

1. Call to Order

Due to the delayed arrival of Chairman Earlen, Commissioner Lloyd served as Acting Chairman and called the meeting of the Comprehensive Management Plan (CMP) Policy and Implementation (P&I) Committee to order at 9:45 a.m.

2. Pledge Allegiance to the Flag

All present pledged allegiance to the Flag.

3. Adoption of minutes from the March 23, 2018 CMP Policy & Implementation Committee Meeting

Commissioner Prickett moved the adoption of the March 23, 2018 meeting minutes. Commissioner Howell seconded the motion. The minutes were adopted with all Committee members voting in the affirmative.

4. Executive Director's Reports

Egg Harbor Township Ordinance 35-2017, amending Chapter 225 (Zoning) by revising permitted uses in the RCD (Regional Commercial Development) District, within the Regional Growth Area

Ms. Grogan said that Egg Harbor Township Ordinance 35-2017 adds adult day care centers and assisted living facilities to two nonresidential zoning districts, one of which is located within the

Regional Growth Area (RGA) while the other is outside the Pinelands Area. Ms. Grogan directed the Committee to the map in the meeting packet and displayed on the SmartBoard. She said the ordinance raises issues related to the provisions for assisted living facilities. Some time ago, the CMP was amended to address specific conditions for assisted living facilities, establishing a density in the RGA with a Pinelands Development Credit (PDC) obligation for projects at a density greater than eight units per acre. She said neither the density nor the PDC obligation is addressed in the ordinance.

Ms. Grogan noted that she had explained to the Township Administrator that the CMP standards must be addressed and she had believed the Township would request an extension in order to make appropriate revisions. However, she said, the Township is not happy with the requirements and has asked that the Commission review the ordinance as submitted. She said she had suggested a number of ways in which the Township could make appropriate changes, including adopting the CMP provisions directly, as described in Attachment A to the Report, or permitting a higher density with an associated PDC component. She said staff is recommending conditional certification of Ordinance 35-2017, following which the Township will have 120 days to respond with an amended ordinance or perhaps by deciding to apply the provisions to the zone outside the Pinelands Area only. She said staff would work with the Township in responding to the conditional certification.

Ms. Grogan confirmed Commissioner Lloyd's conjecture that if the Township were to do nothing, Ordinance 35-2017 would automatically be disapproved at the end of the 120-day period. It would then not be in effect in the Pinelands Area.

Chairman Earlen arrived at 9:50.

Commissioner Lloyd moved the recommendation to the Commission to conditionally certify Egg Harbor Township Ordinance 35-2017. Commissioner Prickett seconded the motion and all voted in favor.

5. Discussion of Winslow Township's Regional Growth Area rezoning plan

Ms. Grogan said representatives of Winslow Township were here today regarding a rezoning project that has been many years in the making. She said the Township was interested in promoting commercial development along the Route 73 corridor but first had to deal with issues related to water supply. She reminded the Committee that in December 2017, the Commission had approved an Amended Memorandum of Understanding (MOU). She said now that the infrastructure issues have been addressed, the Township is returning to discuss its proposal.

Winslow Township Mayor Barry Wright, introduced Ms. Mika Apte, with CME, the Township Planner. He said she would be describing the rezoning proposal the Township has been discussing with staff for the past four years.

Ms. Apte delivered a PowerPoint Presentation (*see Attachment A to these minutes and also posted at:*

<http://www.nj.gov/pinelands/home/presentations/Winslow%20rezoning%20presentation.pdf>)

She described the Winslow project area, which comprises both sides of Route 73, the major road through the Township (the largest in Camden County) and an ideal site for commercial development. She said currently there was inadequate residential development to support expanded commercial development. She said the Township's proposal anticipates providing more "rooftops" or residential development as a means of drawing more commercial development to the area.

Ms. Apte described the three relevant sections of Winslow's portion of Route 73 and the zoning proposal for each. She said the Pinelands Town Center zone, the northernmost segment (Section 1) has not achieved the development envisioned. The proposal calls for split zoning of the large lots in this zone with commercial development at the front, along Route 73, and residential (particularly townhouses) to the rear. This will involve some 227 acres. Ms. Apte said Section 2 (just to the south of Section 1) will involve multiple rezonings to increase both commercial development and residential density and will involve some 582 acres. The southernmost section, Section 3, does not have the large lots of the other two so, although no split zoning is proposed, it will involve rezoning some 244 acres to allow major commercial development. She said the Township's ongoing commitment to protect the environment is reflected in its proposed *de minimus* increase in impervious cover, its proper treatment of stormwater runoff, and its ongoing water conservation program.

Ms. Grogan said with Winslow's proposed increase in density comes an obligation for the use of PDCs. As has been done recently in other municipalities, the Township is proposing to incorporate mandatory requirements for PDCs, using a sliding scale by zoning district that may encourage higher density residential development.

Commissioner Ashmun said higher residential development works well in conjunction with the recently approved MOU for wastewater.

Ms. Grogan said, under this proposal, the overall total residential capacity will increase from 3,142 units to 4,344 units, with PDCs as a mandatory component of all residential projects. Most of the increased capacity is attributed to the rezoning to the PR-4, the highest-density residential zone, in Sections 1 and 2. She said the CMP prescription for Winslow is one of the lowest in the Pinelands RGA. She said sewer capacity is not a concern at this time but, at full build-out, Winslow may require additional capacity. She said under the amended MOU, if the demand for water exceeds supply, the assurance is there that the water supply will come from a non-

Kirkwood-Cohansey source. Ms. Grogan said staff believes this proposal meets CMP standards but, before the Township proceeds with developing ordinances, she wanted the Committee to be updated and feel comfortable with the proposal.

Mr. Liggett said staff believes Winslow should be given credit for its strong conservation measures and that, based on the number of proposed dwelling units, there appears to be sufficient water from New Jersey American Water Company and existing Kirkwood-Cohansey wells at this time. He said originally, all RGAs were assigned a density based upon the prevailing development in 1980, which for Winslow was very sparse at that time. In 2004, the Pinelands Housing Task Force (<http://www.nj.gov/pinelands/landuse/recent/housing/Housing%20Final%20Rpt.pdf>) recommended re-assigning the densities across the Pinelands. He said it would have been too disruptive to do it Pinelands-wide all at once, but this is an opportunity that Winslow is pursuing. The Housing Task Force said it was incumbent upon the Pinelands Commission to promote the efficient use of land.

Ms. Grogan said the Housing Task Force had many representatives from both private and government sectors. She said the Task Force had engaged in a comprehensive evaluation of future population growth, housing needs, land availability, etc. She noted that one of the report's conclusions was the need for "rooftops" to support economic development.

Ms. Apte said the Pinelands Town Center concept never came to fruition and the hope is that the proposed split zoning will facilitate the economic viability the Township seeks.

Mr. Stuart Platt introduced himself as the Winslow Township solicitor and said the Master Plan will be updated to address issues such as traffic impacts, open space, recreation etc. Many elements will be evaluated before Winslow proceeds with the rezoning.

Mr. Liggett noted that the Township has a municipal complex at the center of the project area, including the Township offices, a library and a high school. He said the sewer lines were updated using Pinelands Infrastructure Trust Fund (PITF) monies, so the Commission has a vested interest in this project.

Mayor Wright said rooftops support commercial development and this proposed rezoning was a step in the right direction. He concluded the discussion by stating that the Township wanted to move as quickly as possible on this project.

Commissioner Ashmun disconnected from the conference call at 10:20 a.m.

At the conclusion of Winslow's presentation, the Committee took a brief unannounced break.

6. Update on Pinelands Conservation Fund land acquisition projects (Open Session)

Ms. Jeney delivered a PowerPoint presentation updating the Committee on the four land acquisition projects in the current round of the Pinelands Conservation Fund (*Attachment B to these minutes and posted on the Commission's web site at:*
<http://www.nj.gov/pinelands/home/presentations/2018%2004%2027%20PI%20meeting%20PCF%20OPEN%20SESSION%20ONLY.pdf>)

As described in further detail in her presentation, Ms. Jeney reviewed the three projects that have met their deadlines, one of which, New Jersey Conservation Foundation's (NJCF) Thompson-White project in Southampton and Woodland townships is requesting funding in advance of closing as described in the meeting packet materials.

Ms. Grogan said staff is recommending the advance payment to NJCF. However, Commissioner Lloyd said he had to recuse himself from the matter as did Commissioner Ashmun who was contacted privately after she disconnected from the meeting. Therefore, absent a quorum, no action could be taken by the Committee today.

Ms. Jeney said the fourth project requires the Committee to meet in closed session.

After a motion and second to convene in closed session, the Committee decided to proceed with the open agenda and move into closed session at the end of the meeting.

7. Pilot Program for Alternate Design Wastewater Treatment Systems

Prior to the meeting, staff distributed to all Commissioners a copy of the April 27, 2018 Report on the Implementation of the Alternate Design Treatment Systems Pilot Program. It was subsequently posted on the Commission's web site at:
<http://www.nj.gov/pinelands/landuse/current/altseptic/Final%20April%2027%202018%20%202018%20ImplementationReport.pdf>)

Mr. Wengrowski made a PowerPoint presentation (*Attachment C to these minutes and also posted on the Commission's web site at:*
[http://www.nj.gov/pinelands/home/presentations/Final %20Implementation%20Report%20Presentation %20April%2027,2018%20\(Nov.pdf](http://www.nj.gov/pinelands/home/presentations/Final%20Implementation%20Report%20Presentation%20April%2027,2018%20(Nov.pdf))

Mr. Wengrowski provided an overview of the program and discussed the status of the various technologies that are currently authorized for use, have been removed from the program or have "graduated" from the pilot program and are now authorized for permanent use in the Pinelands Area. He provided data on the various systems by number of installations, by management area, by year, by technology and also the cost and current status regarding program participation. He summarized the various Implementation Report recommendations, particularly the need to allow for continued installation of pilot program technologies beyond the current August 5, 2018 deadline. Staff is recommending that the deadline be deleted from the CMP.

In response to Commissioner Lloyd's question if a CMP amendment were needed by the August 5, 2018 deadline for installation, Ms. Grogan said yes, but it is not possible to complete the rulemaking process within such a short time period. She said staff wanted the Commission to be aware of the installation deadline, which has been an ongoing issue since the inception of the program, requiring that the deadline be changed periodically. She said she had written amendment language to deal with this issue and will be back before the Commission with it shortly. However, she said, meanwhile there is a concern for those applicants in various stages of the development process and how they can be assisted while dealing with this pending deadline. She said in the early days of the program, it was important to have an installation deadline, but staff now believes there are adequate safeguards built into the pilot program, so a hard and fast deadline isn't necessary.

Mr. Wengrowski closed by saying that the Bioclere, Amphidrome and FAST systems have "graduated" from the pilot program so the deadline for installations does not apply to them.

8. Public Comment

Mr. Fred Akers, with the Great Egg Harbor Watershed Association, referenced a recent article in the *Press of Atlantic City*, http://www.pressofatlanticcity.com/news/breaking/state-preserves-acres-in-mays-landing/article_b3f2261e-8ec6-54e6-bf40-4f3d7885dcef.html regarding Atlantic County's acquisition of some 1,155 acres in flood prone area of Mays Landing.

Mr. Leakan displayed the Pinelands map of permanently protected lands on the SmartBoard. Ms. Grogan identified the subject area, noting that much of the property is wetlands, zoned for 70 acres/unit in the Forest Area. She said the protection of this land fits in well with other land preservation activities in the area.

Mr. Acres said the federal Wild and Scenic River designation of the Egg Harbor River was referenced as a reason to protect the property.

Also, Mr. Akers updated the Committee on his impervious cover project in Winslow Township with Rutgers University and said that "Sustainable Monroe" (Monroe Township) is interested in an impervious cover assessment project.

9. Update on Pinelands Conservation Fund land acquisition projects (Closed Session)

At 11:15 a.m. Commissioner Lloyd moved that the Committee meet in closed session to discuss matters related to land acquisition. Commissioner Howell seconded the motion and all voted in the affirmative.


During closed session (11:20 a.m.), Mr. Craig Ambrose, with the Governor's Authorities Unit, thanked and replaced Ms. LaRusso on the conference call.

At 11:22 a.m., the Committee returned to Open Session but no members of the public were present.

Ms. Jeney said that the Committee had granted a deadline extension to one project until December 1, 2018. She also provided a status of the projects, noting that if all four projects in the current round go to closing, 801 acres will be preserved at a cost of roughly \$475,000 of the \$500,000 initially available for the current round of the Pinelands Conservation Fund. *(See Attachment B)*

There being no other items of interest, Commissioner Prickett moved the adjournment of the meeting and Commissioner Lloyd seconded the motion. The meeting was adjourned at 11:26 a.m.

Certified as true and correct:




Betsy Piner,
Principal Planning Assistant

Date: May 9, 2018


Route 73 Proposed Rezoning

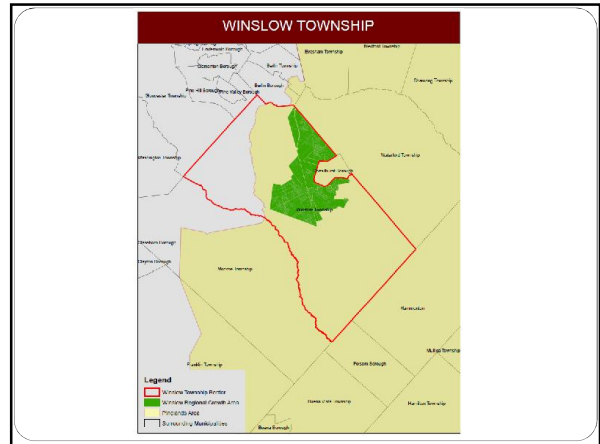
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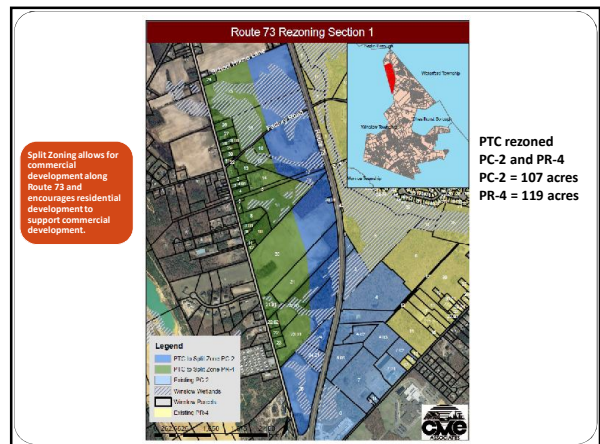
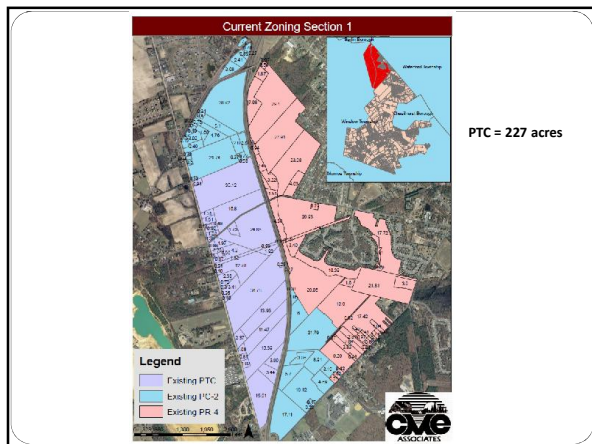
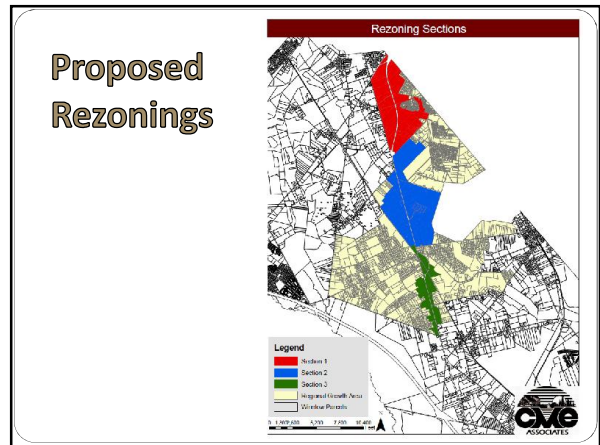
CWE ASSOCIATES

On Behalf Of



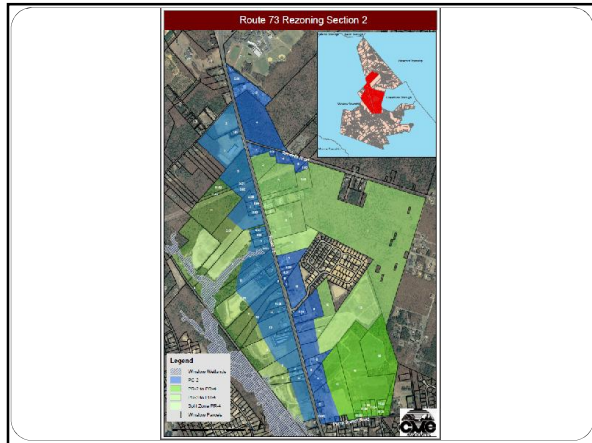
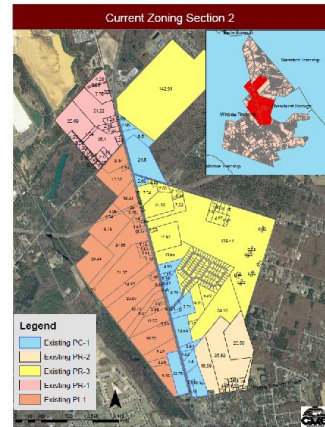


- ## Township Goals
- Create a more viable commercial corridor in the Regional Growth Area along Route 73 through rezoning and increased residential density.
 - Recognize that the PTC (Pinelands Town Center) Zone, created in 2002, has been unsuccessful in increasing commercial development or encouraging mixed use development.
 - Eliminate PDC requirements for commercial uses.
 - Encourage townhouse development.



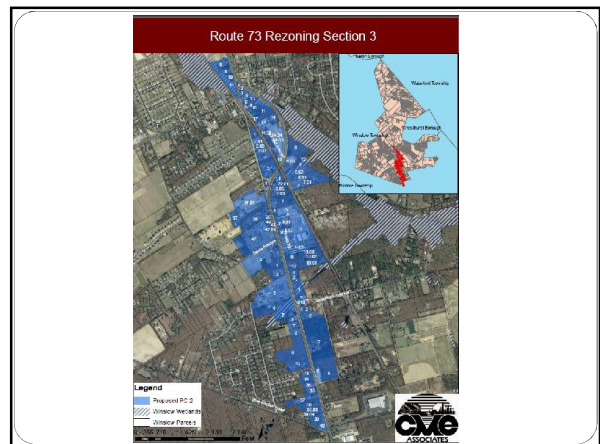
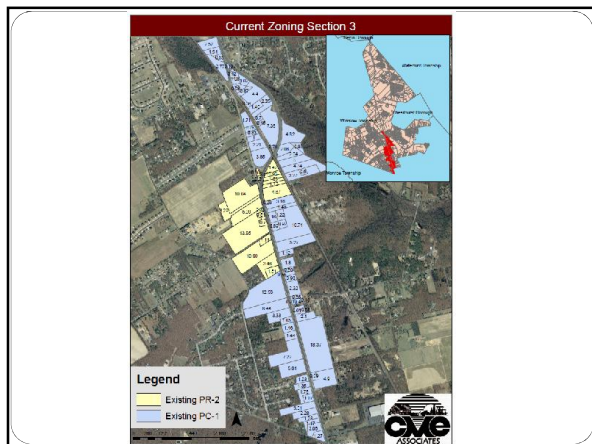
Section 2 Proposed Rezoning

- This section starts at the south end of Winslow Township High School and continues to the intersection of Pump Branch Road and Route 73.
- There are several proposed rezonings in this section which include:
 - PC-1 (Minor Commercial) to PC-2 (Major Commercial)
 - 84 acres
 - PR-3 (Medium Density Residential) to PR-4 (High Density Residential)
 - 223 acres
 - PR-3 (Medium Density Residential) to PC-2 (Major Commercial)
 - 17 acres
 - PR-2 (Low Density Residential) to PR-4 (High Density Res.)
 - 88 acres
 - PI-1 (Industrial) to a Split Zone of PR-4 and PC-2
 - PI-1 to PC-2, 82 acres
 - PI-1 to PR-4, 86 acres
- Total Section 2 Rezoning
 - 582 acres



Section 3 Proposed Rezoning

- This section begins at the intersection of Pump Branch Road and terminates at the intersection of Blue Anchor Road and Route 73.
- There are only 2 proposed rezonings for this section which include:
 - PC-1 (Minor Commercial) to PC-2 (Major Commercial)
 - 184 acres
 - PR-2 (Low Density Residential) to PC-2 (Major Commercial)
 - 60 acres
- A total of 244 acres will be rezoned in Section 3



Cluster Development

- Cluster development will continue to be permitted for single family detached units in the three RGA residential zones (PR-2, PR-3, PR-4).
- Bonus density will be provided to encourage clustering and lot consolidation.

PARCEL SIZE	PR-2, PR-3, PR-4 DISTRICTS	
<50 acres	0	
50-99.99 acres		15%
100-149.99 acres	20%	
≥ 150 acres	25%	

- Currently, only two properties are large enough to qualify for clustering bonus density, resulting in 43 additional units. However, future lot consolidation may result in large enough properties to trigger the bonus density.

Impacts to Natural Resources

- It is anticipated that impervious coverage increase from our proposed build-out will be *de minimus*. A total increase of 26.5 acres or 1% increase is anticipated for the entire RGA.
- The Township's current stormwater ordinance will ensure stormwater management systems properly treat increased volume and run-off as required by the State.
- The Township has a Water Conservation Program which alternates outdoor water use on even and odd numbered days and regulates water saving fixtures and irrigation.
- Additionally, the Township has and will continue to promote sustainable lifestyle practices and education on the importance of water conservation, preventing stormwater pollution, and increasing groundwater recharge.

Conclusion

- The proposed Route 73 rezoning would increase residential zoning capacity in the RGA while maintaining a proper balance of infrastructure capacity, open space preservation through clustering, and use of PDC's.
- Our rezoning proposal will allow for more efficient development than can be found under current zoning.
- The adoption of this rezoning proposal can achieve a more practical utilization of Winslow's Regional Growth Area without sacrificing the integrity of the Pinelands.

RGA Vacant Acres (2012)

Zone	Current	Proposed
PR-2 (Low Density)	1,102	1,022
PR-3 (Medium Density)	239	15
PR-4 (High Density)	118	642
PTC (Town Center)	193	0
PC-1 (Minor Commercial)	91	0
PC-2 (Major Commercial)	185	417
PI-1 (Industrial)	188	19
TOTAL	2,116	2,116

RGA Densities and PDC Use

Zone	Current		Proposed	
	Base Density	Maximum Density	Maximum Density	Required PDC %
PR-2	0.70	1.45	1.50	50
PR-3	1.40	2.55	2.50	40
PR-4	2.25	5.25	4.25	25
PTC	2.00	5.25	n/a	n/a

RGA Residential Zoning Capacity

Zone	Current Units	Proposed Units*
PR-2	1,598	1,575
PR-3	610	38
PR-4	620	2,731
PTC	314	0
TOTAL	3,142	4,344

*includes 43 units permitted through clustering bonus on multiple properties

RGA Summary

Zone	Current	Proposed
Residentially Zoned Land	1,556 acres	1,679 acres
Net Density	2.02	2.59
PDC Units	1,577 (optional)	1,486 (mandatory)

Sewer Capacity

- The Cedarbrook Pumping Station handles wastewater flow for the RGA
- 1.63 mgd is allocated to Winslow
- Winslow is currently using only 0.20 mgd, with approximately 1.43 mgd in remaining capacity
- Although the system can absorb a large amount of future development, additional capacity may be needed to address full buildout under the rezoning proposal
- Continued I & I may reduce current wastewater flow to the pumping station

Future Water Use

- Demand
 - Current usage: 2,357,000 gpd
 - Future demand: 2,015,400 gpd
 - Total demand: **4,372,400** gpd
- Supply
 - K/C maximum: 1,300,000 gpd
 - NJ American: 1,500,000 gpd
 - Other wells: 240,000 gpd
 - Total supply: **3,040,000** gpd
 -
- Future Need: 1,332,400 gpd
 - Requires non-K/C source, per 2018 Amended MOU

Justification for Increased Density

The CMP allows municipalities to zone for increased residential zoning capacity and provide additional density bonuses in RGAs if:

- The lands being "upzoned" are appropriate for higher intensity development
 - Clustering and variety of housing types address on-site environmental limitations (wetlands)
- Sufficient PDC opportunities are provided
 - Rezoning includes 25-50% mandatory PDC requirements
- Sufficient infrastructure exists or can be provided
 - 2018 Amended MOU protects K/C



PCF 2017 Round of Applications

- June 30, 2017 P&I Committee meeting
- July 14, 2017 Commission meeting
- November 17, 2017 P&I Committee meeting

Photo by Paul Leckon, NJPC

PCF 2017 Round of Applications

Photo by Paul Leckon, NJPC

December 1, 2017
May 1, 2018 Deadline

- Sign contract with landowner
- Complete appraisal(s)
- Obtain certification of fair market value
- Execute grant agreement

Today's Recommendations

Status

Of the 4 projects granted PCF allocations:

- 3 have met the deadline
 - 1 of which is requesting advanced payment of funds
- 1 is requesting an extension

Photo by Paul Leckon, NJPC

OCNLT: Korb-Mahoney

Map prepared by Robyn A. Jersey, NJPC

- Barnegat Township
- Ocean County Forest Area
- 100 acres (approx.)
- Adjacent to hundreds of acres of permanently protected lands

OCNLT: Korb-Mahoney


Project Details	
Size (est.):	100 acres
Total Cost:	\$555,000 (\$5,550/acre)
PCF Allocation:	\$184,815 (33.3%)
Ultimate Landowner:	Ocean County Natural Lands Trust

Project Status	
Contract?	YES
Appraisal(s)?	YES
CFMV?	YES
Grant Agreement?	YES - 2/23/2018
Closed?	NO
Grant Paid?	NO

Deadline met!

Photo by Paul Leckon, NJPC

OCNLT: Daniels




- 🌲 Ocean Township
- 🌲 Forked River Mountain target area
- 🌲 Regional Growth Area & Rural Development Area
- 🌲 44 acres (approx.)
- 🌲 Adjacent to thousands of acres of permanently protected lands

Map prepared by Robyn A. Jeney, NJPC

OCNLT: Daniels

Project Details	
Size (est.):	44 acres
Total cost:	\$285,000 (\$6,477/acre)
PCF Allocation:	\$54,363 (19%)
Ultimate Landowner:	Ocean County Natural Lands Trust

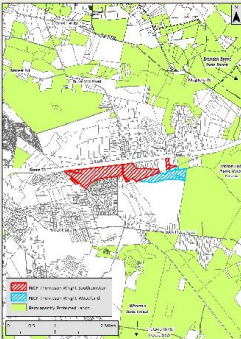
Project Status	
Contract?	YES
Appraisal(s)?	YES
CFMV?	YES
Grant Agreement?	YES – 11/13/2017
Closed?	YES – 12/7/2017
Grant Paid?	NO



Deadline met!

Photo by Paul Leskian, NJPC

NJCF: Thompson-Wright




- 🌲 Southampton and Woodland townships
- 🌲 Sooy Place Road target area
- 🌲 PAD (Woodland parcels); FA (Southampton parcels)
- 🌲 457 acres (approx.)
- 🌲 Adjacent to more than 38,000 acres of permanently protected lands

Map prepared by Robyn A. Jeney, NJPC

NJCF: Thompson-Wright

Project Details	
Size (est.):	457 acres
Total Cost:	\$512,500 (\$1,121/acre)
PCF Allocation:	\$169,000 (33.3%)
Ultimate Landowner:	New Jersey Conservation Foundation

Project Status	
Contract?	YES
Appraisal(s)?	YES
CFMV?	YES
Grant Agreement?	YES – 9/5/2017
Closed?	NO – est. 5/29/2018
Grant Paid?	NO




Deadline met!

Photo by Paul Leskian, NJPC

NJCF: Thompson-Wright

Project Details	
Size (est.):	457 acres
Total Cost:	\$512,500 (\$1,121/acre)
PCF Allocation:	\$169,000 (33.3%)
Ultimate Landowner:	New Jersey Conservation Foundation

Project Status	
Contract?	YES
Appraisal(s)?	YES
CFMV?	YES
Grant Agreement?	YES – 9/5/2017
Closed?	NO – est. 5/29/2018
Grant Paid?	NO



Approve request for advanced payment of funds?

Photo by Paul Leskian, NJPC

Summary of Closed Session


A project in Burlington County requested and was granted an extension.

New deadline of **December 1, 2018** to:




- 🌲 Sign contract with landowner
- 🌲 Obtain fair market value certification
- 🌲 Execute grant agreement



Photo by Paul Leskian, NJPC



2017 PCF Available Funds

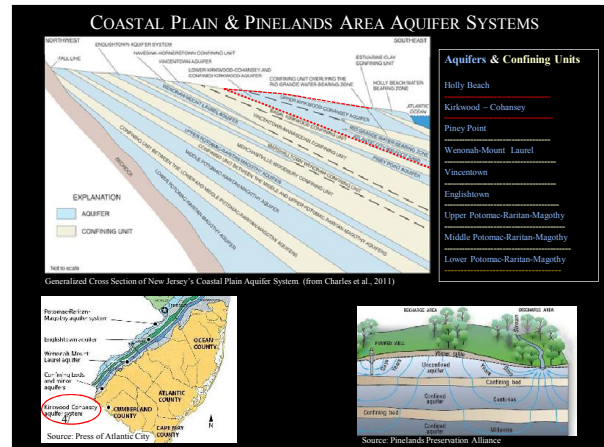
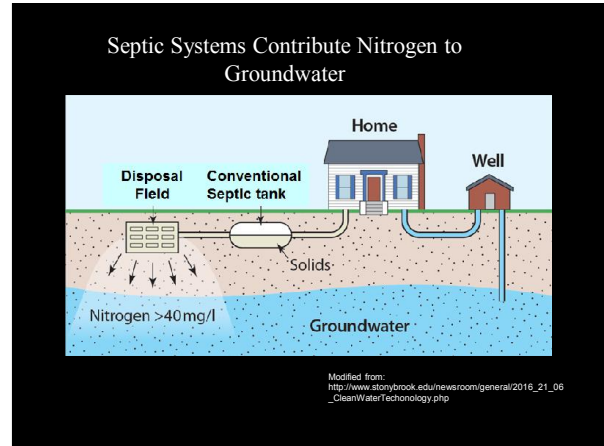
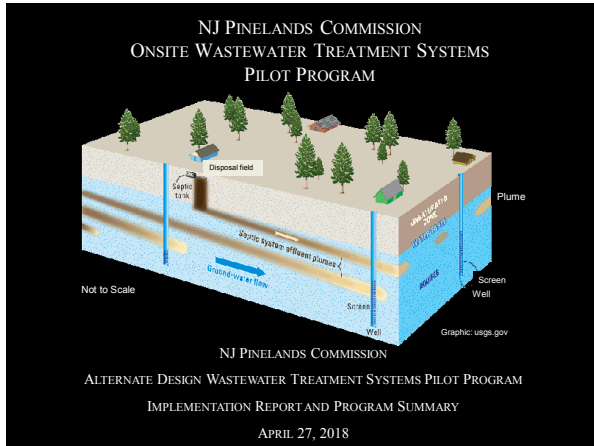
Initial funds available: **\$500,000**

Allocation Area	Allocated	Paid	Acres
Forked River Mtns	\$ 54,363	--	44
Ocean Co. Forest	\$184,815	--	100
Sooy Place Road	\$169,000	--	457
Contingency	\$ 66,667	--	200
Total	\$474,845	\$--	801



Photos by Paul Leaton, NJPC





Public Health Implications & Ecological Concerns in the Nitrogen-Sensitive Environments of the Pinelands and Throughout NJ

High density residential development on septic systems & wells (potable water well contamination threat)

Lake communities with shallow SHWT and legacy septic systems (eutrophication threat)

Surface Water Antidegradation Designations

Outstanding National Resource Waters (ONRW)

- Afforded the highest level of protection-set aside for posterity
- FWI Nondegradation waters
- PL waters


Category One (C1) Waters

- Protected from measurable change in quality due to exceptional ecological, recreational water supply or fisheries significance.

Pinelands Centralized Sewer and Onsite Septic System Service Areas

- Centralized sewers are permitted only in designated growth areas. (RGA, Towns and Villages)
- Onsite (septic and advanced) systems are relied upon in the Pinelands protection areas and are a permanent component of the region's distributed or decentralized wastewater infrastructure.
- Standard septic systems meet the Commission's nitrogen standard through dilution on larger lots.
- Advanced systems meet the nitrogen standard by a combination of active treatment and dilution on smaller lots.

Pinelands Alternate Design Wastewater Treatment Systems Pilot Program



Goal is to protect surface and groundwater from excessive nitrogen loading.

- Federal and State Pinelands Statutes call for preservation, protection and enhancement of Pinelands water resources.
- Pinelands standard is 2 mg/L Nitrate-N (anti-degradation – not ambient).
- All septic systems must result in ≤ 2 mg/L Total Nitrogen at the parcel line (based on septic dilution modeling).

Why monitor Nitrogen?

- Useful indicator of both surface and groundwater quality in the Pinelands.
 - Limiting nutrient, naturally present $< [0.17\text{mg/l}]$;
 - Conservative (persistent) pollutant (as nitrate);
 - Mobility marker due to solubility in water;
 - Excessive $[\text{NO}_3]$ can cause ecological disruptions;
 - Inexpensive laboratory test.

Ecological Implications of Excessive Nitrogen Loading

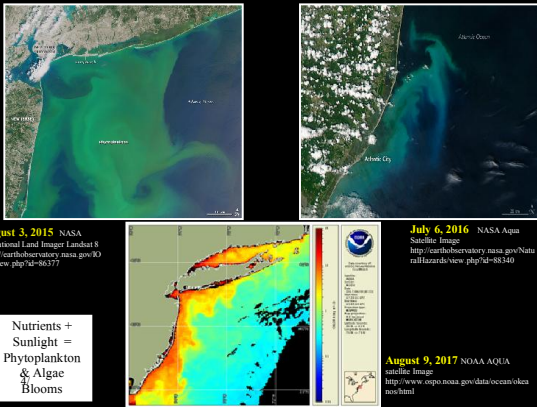
- Eutrophication of surface waters – nitrogen from septic systems (and other sources) “fertilize” the waters increasing algae and phytoplankton growth
- Phytoplankton and algae blooms increase turbidity, decrease sunlight penetration: stress and kill benthic vegetation that serves as fish nurseries and habitat.
- Blooms die off, decomposition leads to low dissolved oxygen levels stressing aquatic organisms.
- Deposition of biomass speeds the process of hydrarch succession in which lakes and ponds fill-in via deposition of phytoplankton and algae.



(lake → marsh → dry land)

Algae Bloom in Sept. 2014 Parcoast Mill Pond, Buena Vista Township, Atlantic County. (Downstream of wastewater treatment plant outfall (prior to plant upgrades) and managed turf on golf course fairways).

Nutrient-fueled Phytoplankton Blooms off the New Jersey Coast



August 3, 2015 NASA Operational Land Imager Landsat 8
<https://earthdata.nasa.gov/EO/13/WWW.php?d=86377>

July 6, 2016 NASA Aqua Satellite Image
<http://earthobservatory.nasa.gov/NatHazards/view.php?id=88340>

August 9, 2017 NOAA AODU Satellite Image
<http://www.noaa.gov/data/ocean/odc/aodum.html>

Nutrients + Sunlight = Phytoplankton & Algae Blooms

The Pinelands Septic Dilution – Mass Balance Model

Land use planning tool where:

- At = total parcel area
- Af = area of disposal field
- F = unit conversion factor of 10
- Lf = flux of nitrate-nitrogen below disposal field (kg/ha/yr)
- C = concentration of nitrate-nitrogen (ppm)
- Df = equivalent depth of percolate below disposal field (cm/yr)
- Do = equivalent depth of percolate below open acres (cm/yr)

$$At - Af \left(\frac{FLf}{C} - Df \right) Af = Do$$

Parameter	Assumption
Number of persons/dwelling	3.5
Number of persons/age restricted dwelling	2.0
Residential wastewater flow (gal/capita/day)	75
Plant uptake of nitrogen	4.5% A soils / 9.0% B soils
Infiltration rainfall	20.0 inches/year
Nitrogen production (grams/capita/day)	11.2
Distribution of nitrogen in wastewater	83% blackwater / 17% greywater
Nitrogen concentration in residential wastewater	39.45 ppm

Requires 3.2 acres to meet Pinelands water quality standard if using a conventional septic system

Nitrogen Dilution Modeling

Minimum lot size requirements

Effluent Total [N] mg/l	% Reduction N removal rate	Lot Area (acres) to meet 2 mg/l
39.45	0	3.2
32	20	2.5
26	35	2.0
19	50	1.5
14	65	1.0

Pinelands Pilot Program


Septic System Effluent Monitoring

- Testing for multiple nitrogen species:
 - Total Kjeldahl Nitrogen (TKN) (Ammonia + Organic N)
 - Nitrate
 - Nitrite
 - Ammonia

Total Nitrogen = TKN + Nitrate + Nitrite

Rules Governing Onsite Wastewater Systems in the Pinelands

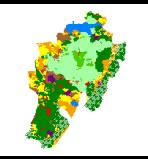
STANDARDS FOR INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS



New Jersey Department Of Environmental Protection
N.J.A.C 7:9A

Treatment and isolation of pathogens to prevent disease transmission

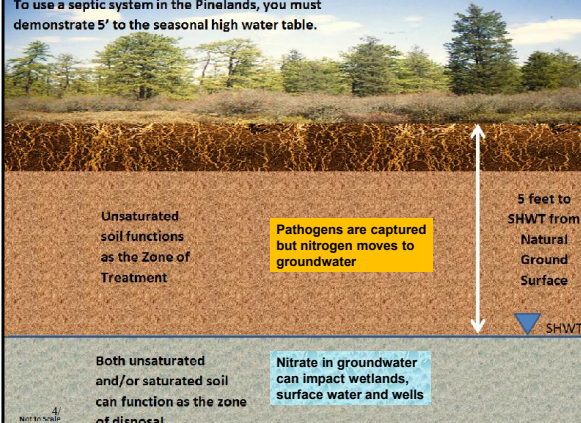
PINELANDS COMPREHENSIVE MANAGEMENT PLAN



New Jersey Pinelands Commission
N.J.A.C 7:50

Treatment and dilution of Nitrogen for ecological protection

To use a septic system in the Pinelands, you must demonstrate 5' to the seasonal high water table.



Unsaturated soil functions as the Zone of Treatment

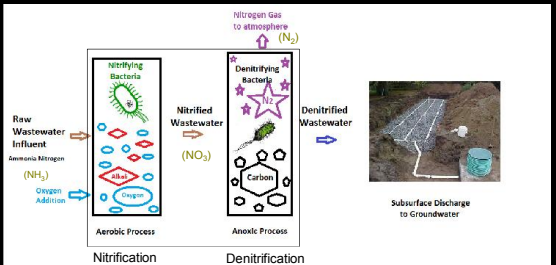
Pathogens are captured but nitrogen moves to groundwater

5 feet to SHWT from Natural Ground Surface

SHWT

Both unsaturated and/or saturated soil can function as the zone of disposal

Nitrate in groundwater can impact wetlands, surface water and wells



Raw Wastewater Influent
Ammonia Nitrogen (NH₄)

Oxygen Addition

Nitrifying Bacteria

Nitrified Wastewater (NO₃)

Nitrification

Denitrifying Bacteria

Denitrified Wastewater

Anoxic Process

Denitrification

Nitrogen Gas to atmosphere (N₂)

Subsurface Discharge to Groundwater

Onsite Treatment Process for Biological Nitrogen Removal (Required in Pinelands if < 3.2 acres)

Original Five Pilot Program Authorized Systems

System Name	System Vendor	Treatment Process
Amphidrome	F.R. Mahony & Assoc.	Fixed Film SBR
Bioclere	Aqua point Inc.	Modified Trickling Filter
Cromaglass	Cromaglass Corp.	Sequencing Batch Reactor
Fast	Bio-Microbics, Inc.	Fixed Film Activated Sludge
Ashco RFS ^{III} (Removed Dec. 2007)	Ashco-A-Corp.	Recirculating Sand Filter


Original Five Pilot Program Wastewater Systems

System Name	Pilot Program Status
Amphidrome	Permanently approved for use on min. 1.0 acre lots
Bioclere	Permanently approved for use on min. 1.0 acre lots
Fast	Permanently approved for use on minimum 1.4 acre lots
Cromaglass	Removed from the pilot program (Sept. 2014)
Ashco RFS ^{III}	Removed from pilot program Dec. 2007

Original Pilot Program Technologies

Amphidrome

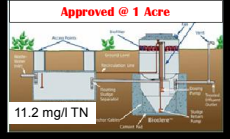
Approved @ 1 Acre



11.9 mg/l TN

Bioclere


Approved @ 1 Acre



11.2 mg/l TN

Cromaglass


Eliminated from the Pilot Program



31.5 mg/l TN

FAST

Approved @ 1.4 Acres



18.2 mg/l TN

Four New NSF 245 Pilot Program Systems

System Name	System Vendor	Treatment Process
BioBarrier	Bio-Microbes, Inc.	Membrane Bioreactor
Busse GT	Busse Green Technologies, Inc	Membrane Bioreactor
Hoot ANR	Hoot Systems, LLC.	Extended Aeration/ Activated Sludge
SeptiTech	SeptiTech, LLC	Fixed Film Trickling Filter

Four New NSF 245 Pilot Program Systems

System Name	Pilot Program Status
BioBarrier	Currently authorized for use on minimum 1.7 acre lots based on interim performance
Busse GT	Currently authorized for use on minimum 1.0 acre lots – but none yet installed
Hoot ANR	Currently authorized for use on minimum 1.0 acre lots – but none yet installed
SeptiTech	Currently authorized for use on minimum 1.7 acre lots based on interim performance

New Pilot Program Technologies

Septi Tech

Recommend continued piloting on 1.7 acre parcels

15.7 mg/l TN

Recommend continued participation on 1.0 acre parcels subject to effluent monitoring

Bio Barrier

Recommend continued piloting on 1.7 acre parcels

24.4 mg/l TN

Recommend placing technology on notice if not installed by Nov. 2019

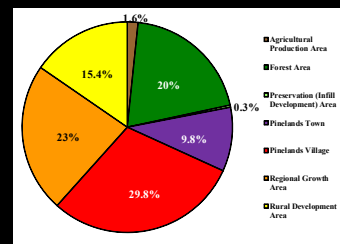
Installed Pilot Program Technologies

Technology	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Amphidrome	7	10	10	27	12	7	5	8	4	5	1	1	4	2	103
Bioclere	0	2	11	9	7	9	6	5	5	5	8	4	4	1	76
Cromglass	0	19	24	3	6	4	3	0	0	0	0	0	0	0	59
FAST	0	0	0	0	2	5	3	3	3	5	2	2	0	0	25
SeptiTech	Admitted into the pilot program in 2013										3	9	11	7	30
BioBarrier	Admitted into the pilot program in 2013										5	7	0	0	12
Busse GT	Admitted into the pilot program in 2013										0	0	0	0	0
Hoot ANR	Admitted into the pilot program in 2013										0	0	0	0	0
Total	7	31	45	39	27	25	17	16	12	15	19	23	19	10	305

Pilot Program Technologies Past and Present

Technology Name	Microbiological Treatment Type	Equipment Cost	Median [TN] mg/L to date (≤ 14.0 mg/L TN is required for use on a 1 acre parcel)	Status
Amphidrome	Sequencing Batch Aerated Stone Aggregate Filter (Attached Growth)	\$19,563	< 14.0	Authorized for permanent use on 1.0 acre lots. "Graduated" from the pilot program.
Asheo RFS III	Recirculating Sand Filter (Attached Growth)	N/A	N/A	Eliminated due to lack of sales in the Pinelands Area. No units installed in the Pinelands.
Bioclere	Trickling Plastic Media Filter (Attached Growth)	\$17,612	< 14.0	Authorized for permanent use on 1.0 acre lots. "Graduated" from the pilot program.
BioBarrier	Membrane Bioreactor (Suspended Growth)	\$18,708	24.4	Min. lot size increased to 1.7 acres. Moratorium on new installations by vendor.
Busse GT	Membrane Bioreactor (Suspended Growth)	N/A	N/A	No units installed in the Pinelands.
Cromglass	Sequencing Batch Reactor (Suspended Growth)	\$22,553	31.5	Eliminated from the pilot program due to unsatisfactory TN attenuation.
FAST	Fixed Film (Attached Plastic Media and Suspended Growth)	\$17,892	18.2	Authorized for permanent use on 1.4 acre lots. "Graduated" from pilot program.
Hoot ANR	Suspended Growth Activated Sludge	N/A	N/A	No units installed in the Pinelands.
SeptiTech	Fixed Film Plastic and Polystyrene Trickling Filter	\$19,132	15.7	Minimum lot size increased to 1.7 acres. Performance has improved with system re-programming.

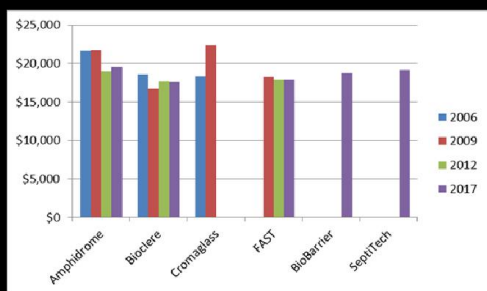
Pilot Program Technologies - Installations by Management Area



Pinelands Management Area	No. of Systems	Percentage of Systems
Agricultural Production Area	5	1.6
Forest Area	61	20
Preservation (Affili Development) Area	1	0.3
* Pinelands Town	30	9.8
* Pinelands Village	91	29.8
* Regional Growth Area	70	23
Rural Development Area	47	15.4

* Approximately 65% installed in designated Pinelands Growth Areas

Average Equipment Cost for the Pilot Program Technologies



Average Total Cost for the Pilot Program Technologies

Name of Treatment System Technology	No. of Systems included in this cost analysis	Average Reported Cost per Treatment Unit and 5 year service package	Average Reported Cost for Engineering, Soil Absorption Field Installation, Electrical Connections, etc. (1)	Average Reported Total Cost of the Alternate Design Treatment Systems
BioBarrier	12	\$18,708	\$10,033	\$ 28,741
Busse GT	N/A	N/A	N/A	N/A
Hoot ANR	N/A	N/A	N/A	N/A
SeptiTech	27	\$19,132	\$9,360	\$28,492
Amphidrome	69	\$19,563	\$12,202	\$31,765
Ashco RSF III	0	N/A	N/A	N/A
Bioclere	59	\$17,612	\$10,023	\$27,635
Cromaglass	41	\$22,553	\$12,712	\$ 35,265
FAST	25	\$17,892	\$11,616	\$ 29,508

Pilot Program Implementation Report Recommendations

- Amend the CMP to extend the pilot program beyond its current sunset date of Aug. 5, 2018 without establishing a new deadline for system installations.
 - The Executive Director can suspend new installations and/or adjust minimum lot size requirements by publishing notice in the NJR.
- Retain SeptiTech and BioBarrier technologies in the pilot program to allow for continued evaluation.
- Provide a follow-up Implementation Report to the Commission by Nov. 5, 2019.

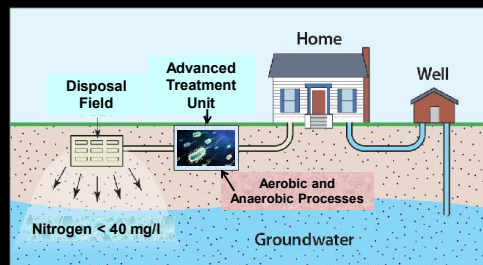
Pilot Program Implementation Report Recommendations

- Introduce two new NSF Standard 245 / US EPA ETV certified technologies to the pilot program. (CMP permits up to six piloted technologies at one time).
- Notify the manufacturer of the Busse GT technology that the system will be suspended from participating in the pilot program unless the system is installed by Nov. 5, 2019. (7 years since first being admitted)
 - If permanently removed via a CMP amendment, introduce a third new NSF Standard 245 / US EPA ETV certified technology.

Pilot Program Implementation Report Recommendations

- Continue to work with NJDEP and the County Health Departments to ensure adherence to NJDEP's advanced treatment system Operation and Maintenance (O&M) requirements.
 - This includes meeting regularly with program managers at the County Health Departments to provide:
 - Refresher training on NJDEP's septic system regulations;
 - Advanced treatment system location and management status updates;
 - Contact information for qualified O&M service providers;
 - Enhanced O&M tracking software; and
 - Notice of O&M contract expiration dates and non-renewals.

Pinelands Alternate Design Wastewater Treatment System Pilot Program



Ed Wengrowski, REHS
Environmental Technologies Coordinator
Ed.Wengrowski@pinelands.nj.gov
www.nj.gov/pinelands

Modified from:
http://www.dohyhealth.edu/newsroom/general/2016_21_06_CleanWaterTechnology.php



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-18-_____

TITLE: Issuing an Order to Certify Ordinance 6-2018, Amending Chapter 144 (Land Development) of the Code of Mullica Township

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, on February 3, 1984, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Mullica Township; and

WHEREAS, Resolution #PC4-84-11 of the Pinelands Commission specified that any amendment to the Township’s certified Master Plan and Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, Resolution #PC4-84-11 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and

WHEREAS, on March 27, 2018, Mullica Township adopted Ordinance 6-2018, amending Chapter 144 (Land Development) of the Township’s Code by revising permitted uses, water quality standards and zoning boundaries applicable to the WV (Weekstown Village) District; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance 6-2018 on April 4, 2018; and

WHEREAS, by letter dated April 6, 2018, the Executive Director notified the Township that Ordinance 6-2018 would require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on Ordinance 6-2018 was duly advertised, noticed and held on April 25, 2018 at the Richard J. Sullivan Center, 15C Springfield Road, New Lisbon, New Jersey at 9:30 a.m.; and

WHEREAS, the Executive Director has found that Ordinance 6-2018 is consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that Ordinance 6-2018 is in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that Ordinance 6-2018 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning Ordinance 6-2018 and has reviewed the Executive Director’s report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; 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

1. An Order is hereby issued to certify that Ordinance 6-2018, amending Chapter 144 (Land Development) of the Code of Mullica Township, is in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to Mullica Township’s certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Nancy Wittenberg
Executive Director

Sean W. Earlen
Chairman



Philip D. Murphy
Governor
Sheila Y. Oliver
Lt. Governor

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



Sean W. Earlen
Chairman
Nancy Wittenberg
Executive Director

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

**REPORT ON ORDINANCE 6-2018, AMENDING CHAPTER 144
(LAND DEVELOPMENT) OF THE CODE OF MULLICA TOWNSHIP**

May 18, 2018

Mullica Township
PO Box 317
Elwood, NJ 08217

FINDINGS OF FACT

I. Background

The Township of Mullica is located in western Atlantic County, in the central portion of the Pinelands Area. Pinelands municipalities that abut Mullica Township include Washington Township in Burlington County and Egg Harbor City, the Town of Hammonton and the townships of Galloway and Hamilton in Atlantic County.

On February 3, 1984, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Mullica Township.

On March 27, 2018, Mullica Township adopted Ordinance 6-2018, amending Chapter 144 (Land Development) of the Code of Mullica Township by revising permitted uses and water quality standards applicable in the WV (Weekstown Village) District. Ordinance 6-2018 also revises the boundary of the WV District. The Pinelands Commission received a certified copy of Ordinance 6-2018 on April 4, 2018.

By letter dated April 6, 2018, the Executive Director notified the Township that Ordinance 6-2018 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following ordinance has been submitted to the Pinelands Commission for certification:

- * Ordinance 6-2018, amending Chapter 144 (Land Development) of the Code of Mullica Township, introduced on February 27, 2018 and adopted March 27, 2018.

The above-mentioned ordinance has been reviewed to determine whether it conforms with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50-3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50-3.39.

1. Natural Resource Inventory

Not applicable.

2. Required Provisions of Land Use Ordinance Relating to Development Standards

Ordinance 6-2018 amends Chapter 144 (Land Development) of the Code of Mullica Township by expanding the list of permitted uses in the WV (Weekstown Village) District. Specifically, Ordinance 6-2018 adds boat building, repair and sales as a permitted use. Ordinance 6-2018 also amends the Township's Zoning Map by expanding the boundaries of the WV District to include a portion of one lot (Block 5401, Lot 2) (see Exhibit #1). The lot in question is situated on Green Bank Road and contains the existing Viking Yachts boat building facility. As noted, only a portion of Block 5401, Lot 2 is being rezoned; the remainder of the property will continue to be located in the PA (Preservation Area) District. In total, Ordinance 6-2018 adds approximately 40 acres to the WV District.

The WV District comprises the Pinelands Village of Weekstown in Mullica Township, which is located in the northeastern corner of the municipality. Permitted uses in the WV District include single family detached dwellings on five acre lots, agriculture, agricultural commercial establishments, forestry, campgrounds, schools, churches, home occupations and bed and breakfast inns. As currently certified, Weekstown Village contains approximately 370 acres of land and 50 existing homes or principal non-residential structures. Future development potential in the village is quite limited, due to the five acre lot size requirement established by the Township, the lack of sewer infrastructure and wetlands constraints (see Exhibit #2). At most, an additional 15 homes or 95,000 square feet of nonresidential space might be feasible.

As is evident from Exhibit #2, the boundaries of Weekstown Village were carefully delineated when Mullica Township's land use ordinances were originally certified by the Commission in 1984. Existing developed properties along and at the intersections of Pleasant Mills, Green Bank and Weekstown Roads were included, with wetlands generally serving as the outer boundary of the Village. Where wetlands areas were included in the Village, it was because they comprised portions of developed lots or the edges of vacant, developable properties. One large farm in the northern portion of the Village was also included and has since been protected through the State's Farmland Preservation Program.

It is unclear why the property containing the boat building facility (then known as Ocean Yachts) was not included in Weekstown Village when Mullica Township was first certified. The boat

building facility has been in operation on this site since 1977, several years before the CMP was adopted. Normally, a nonresidential use of such significant size located on the boundary of a development-oriented Pinelands management area would be included in that management area. That did not happen in this case, perhaps due to the presence of intervening wetlands between the edge of the Village and the existing buildings on the Viking Yachts property. More likely, the implications of excluding the facility from the Village, thereby rendering it a nonconforming use in the Preservation Area District, were not yet fully understood. In the Pinelands Area, pre-existing nonconforming uses are governed by N.J.A.C. 7:50-5.2, which allows such uses to continue and expand under certain conditions. These conditions include a limitation on expansion to “50 percent of the floor area, the area of the use or the capacity of the use on January 14, 1981.” This particular facility was able to continue operating and expand over the past three decades but has arguably reached the 50 percent limit in floor area, area and/or capacity. Rezoning the property to the Pinelands Village makes the existing boat building facility a permitted use, no longer subject to N.J.A.C. 7:50-5.2(b). Outward expansion of the facility will still not be permitted due to the presence of wetlands and required wetlands buffers; however, redevelopment within the existing building footprint will now be feasible, as will an increase in employees and connection of existing buildings (over existing impervious surfaces) for additional floor area or office space. In short, the zoning change merely recognizes and encompasses an existing business, enhancing its long-term viability without allowing development of additional lands. Because this management area change (from Preservation Area District to Pinelands Village) involves a developed property and is essentially a correction of a prior management area line, no offsetting management area changes are necessary.

Ordinance 6-2018 makes one other amendment of note to Chapter 144 that will affect the rezoned property. Specifically, Ordinance 6-2018 expands the categories of development in Weekstown Village that will be allowed to use contiguous lands outside the Village for septic dilution purposes. Normally, N.J.A.C. 7:50-6.84(a)4iii and 5v of the CMP permit only single family dwellings on existing lots, nonresidential development on lots of five or fewer acres and residential cluster developments to use lands in other management areas or zoning districts for dilution. Ordinance 6-2018 provides this same opportunity for the expansion of nonresidential uses in the WV District, provided that the nonresidential use is in existence as of the effective date of the ordinance and that any contiguous lands outside the WV District used for dilution are in common ownership as of the effective date of the ordinance with the lot containing the existing nonresidential use. Based on this amendment, septic dilution calculations for the Viking Yachts facility will take into consideration the entirety of Block 5401, Lot 2 (71 acres), rather than only the 40 acres now located in the WV District. This will allow increased future employment at the facility and greater redevelopment flexibility within the existing building footprint. The alternative would have been to redesignate all 71 acres of the property from Preservation Area District to Pinelands Village, an inappropriate outcome given the northern portion of the parcel is vacant and undevelopable.

Allowing lands in a different management area and zoning district to be used to meet septic dilution requirements for expansion of nonresidential uses, regardless of lot size, is not something the CMP normally permits. However, this does not automatically render the Township’s ordinance inconsistent with the CMP. Pinelands municipalities have the ability to refine the various standards and provisions of the CMP and tailor them to local conditions,

provided CMP goals and objectives continue to be achieved. In this case, Mullica Township has chosen to adopt an ordinance that allows pre-existing nonresidential development in one of its village zoning districts to use lands already in common ownership for purposes of septic dilution. Based on the information available, an analysis of Weekstown Village reveals that this provision will be of extremely limited applicability. In all likelihood, the Viking Yachts facility is the only existing nonresidential use in the WV District that owns vacant contiguous lands outside the Village boundary. The standards adopted by Ordinance 6-2018 recognize that the facility is already using lands in the Preservation Area District for dilution purposes and allow that to continue after the zoning change. This represents an appropriate exercise of municipal flexibility, one that meets the objectives of the CMP.

The revised zoning boundaries, permitted uses and water quality standards adopted by Ordinance 6-2018 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

It should be noted that by adding lands to the WV District, Ordinance 6-2018 expands the area in Mullica Township in which sewer service is permitted. This will necessitate the submission of an Atlantic County Water Quality Management Plan revision to the New Jersey Department of Environmental Protection for review and approval.

3. Requirement for Certificate of Filing and Content of Development Applications

Not applicable.

4. Requirement for Municipal Review and Action on All Development

Not applicable.

5. Review and Action on Forestry Applications

Not applicable.

6. Review of Local Permits

Not applicable.

7. Requirement for Capital Improvement Program

Not applicable.

8. Accommodation of Pinelands Development Credits

Not applicable.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

Ordinance 6-2018 is consistent with standards and provisions of the Pinelands Comprehensive Management Plan.

This standard for certification is met.

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

Ordinance 6-2018 is consistent with standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act.

This standard for certification is met.

13. Procedure to Resolve Intermunicipal Conflicts

The amendments adopted by Ordinance 6-2018 do not impact lands located along Mullica Township's boundary with any adjoining municipalities. Therefore, intermunicipal conflicts are not anticipated. This standard for certification is met.

PUBLIC HEARING

A public hearing to receive testimony concerning Mullica Township's application for certification of Ordinance 6-2018 was duly advertised, noticed and held on April 25, 2018 at the Richard J. Sullivan Center, 15C Springfield Road, New Lisbon, New Jersey at 9:30 a.m. Ms. Grogan conducted the hearing, at which no testimony was received.

Written comments on Ordinance 6-2018 were accepted through May 2, 2018 and received from the following individuals:

May 1, 2018 letter from Katherine Smith, Policy Advocate, Pinelands Preservation Alliance (see Exhibit #3)

May 1, 2018 letter from Chris Babek, Plant Engineering Manager, Viking Yachts (see Exhibit #4)

May 1, 2018 letter from John Leek, IV (see Exhibit #5)

EXECUTIVE DIRECTOR'S RESPONSE

On behalf of the Pinelands Preservation Alliance, Ms. Smith raises two concerns with Ordinance 6-2018. First, the ordinance adopts a zoning change that will result in wetlands habitat being added to a Pinelands Village, which Ms. Smith submits is inconsistent with N.J.A.C. 7:50-5.16. Second, the ordinance permits lands in other management areas and zoning districts to be used for septic dilution purposes in situations where the CMP (N.J.A.C. 7:50-6.84(a)4 and 5) does not. Ms. Smith suggests these amendments are evidence of the Township's attempts "to manipulate an area intended for preservation".

Ms. Smith's letter makes reference to the CMP's guidelines for delineation of Pinelands Village boundaries, including N.J.A.C. 7:50-5.16(a)5, which specifies that villages should not intrude into wetlands vegetation associations. The Executive Director agrees that this guideline should be followed to the greatest extent practicable, as the CMP directs. Accordingly, the area added to Weekstown Village has been limited to the developed portion of Block 5401, Lot 2 and surrounding areas already used for storage, parking and an existing septic system. The strip of wetlands between the existing Village boundary and the developed portion of Block 5401, Lot 2 is included only to ensure contiguity of the Village as a whole. The mere fact that there are wetlands on a property does not preclude its incorporation in a Pinelands Village. This is particularly true when the property in question is already developed. The zoning change adopted by Ordinance 6-2018 does not allow development to occur on wetlands or in required wetlands buffers. Rather, it merely changes the status of an existing business from a nonconforming use to a permitted use, thereby providing opportunities for increased employment and redevelopment within the existing building footprint.

With respect to septic dilution requirements, Ms. Smith's letter notes that Ordinance 6-2018 allows for a variation from CMP standards and may have unintended consequences if it applies to properties other

than the Viking Yachts facility. The Executive Director agrees that the standards adopted by Ordinance 6-2018 do not match what a strict interpretation of the CMP would call for. However, N.J.A.C. 7:50-6.84(a)4 and 5 of the CMP do acknowledge that there are circumstances under which lands in other management areas and zoning districts can be used when calculating septic dilution requirements. Here, another exception has been carefully crafted in recognition of pre-existing development. The exception applies only to the expansion of existing nonresidential uses in the WV District, and then only if the contiguous lands to be used for dilution are owned by the nonresidential use as of the effective date of Ordinance 6-2018. Based on the property ownership information available to Commission staff, there is only one property in the WV District that can meet all of the conditions, the Viking Yachts facility.

As discussed in section 2 above, the CMP provides Pinelands municipalities with flexibility in designing and implementing the land use and environmental standards of the CMP in recognition of the fact that modifications may be necessary to accommodate specific local conditions. Here, there is a clear example of a case where adjustments to CMP standards are warranted to recognize pre-existing development. As always when the Preservation Area District is involved, these adjustments must be very carefully considered. If the property affected by Ordinance 6-2018 were vacant, or if the septic dilution standards adopted by Ordinance 6-2018 applied to vacant properties in Weekstown Village, certification would not be recommended. This is not the case. Rather, the amendments made by the ordinance recognize a pre-existing use of substantial size and facilitate the continuation of an industry (boat building) of historical importance to the Township and the Pinelands region. The extent of the zoning change has been appropriately limited, as has the applicability of the new septic dilution requirement.

CONCLUSION

Based on the Findings of Fact cited above, the Executive Director has concluded that Ordinance 6-2018 is consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Accordingly, the Executive Director recommends that the Commission issue an order to certify Mullica Township Ordinance 6-2018.

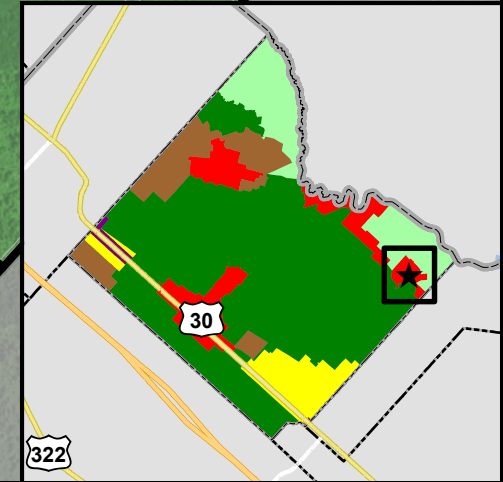
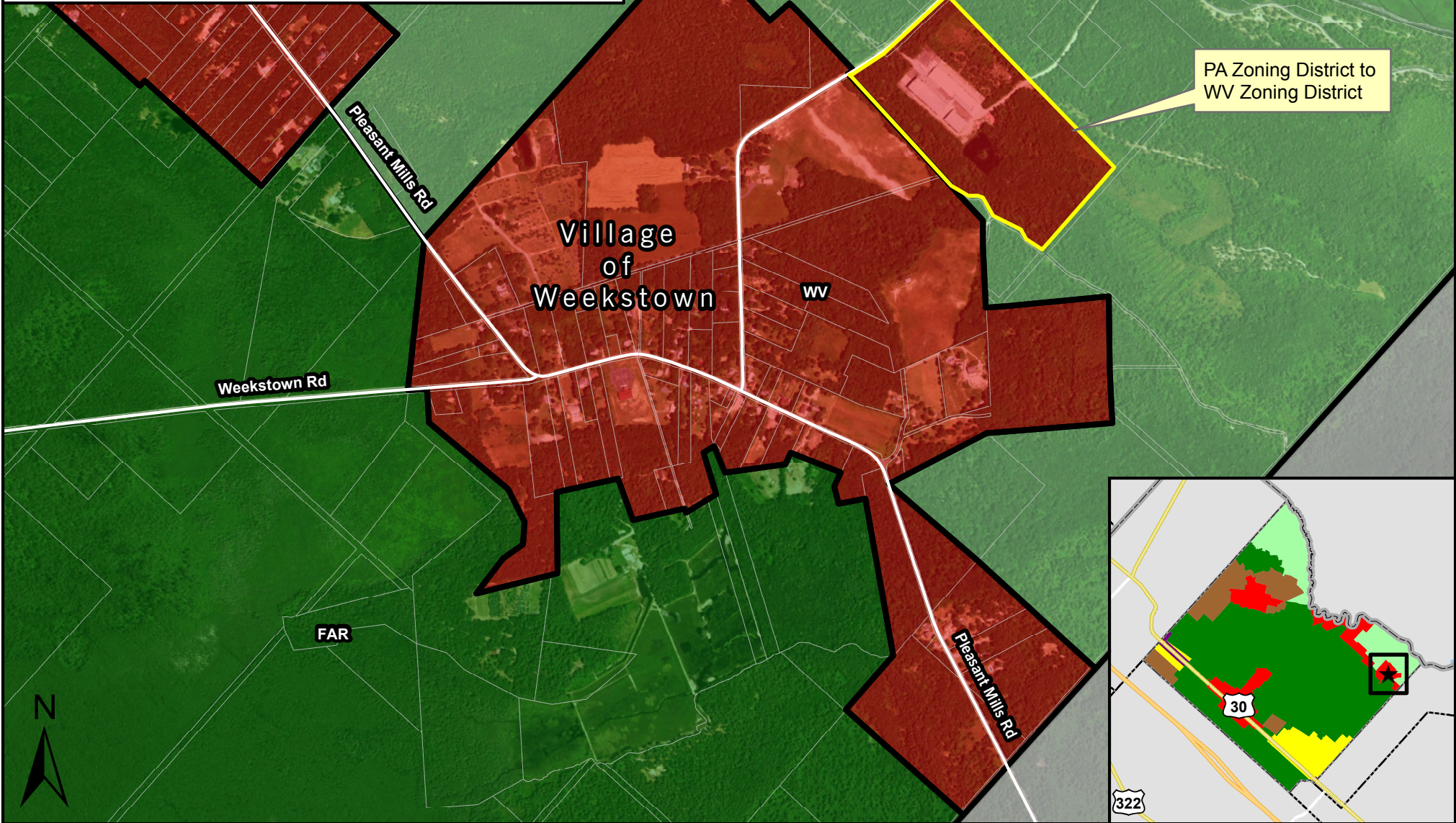
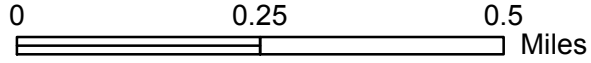
SRG/CMU
Attachments

Mullica Twp. Proposed Zoning Change

Executive Director's Report
Mullica Ordinance 6-2018
Exhibit 1
5/18/2018

Pinelands Management Areas

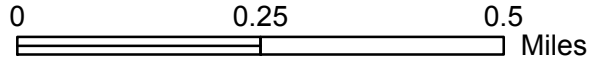
- Preservation Area District
- Forest Area
- Pinelands Village
- Preservation Area to Pinelands Village
- Parcels
- Existing Zoning



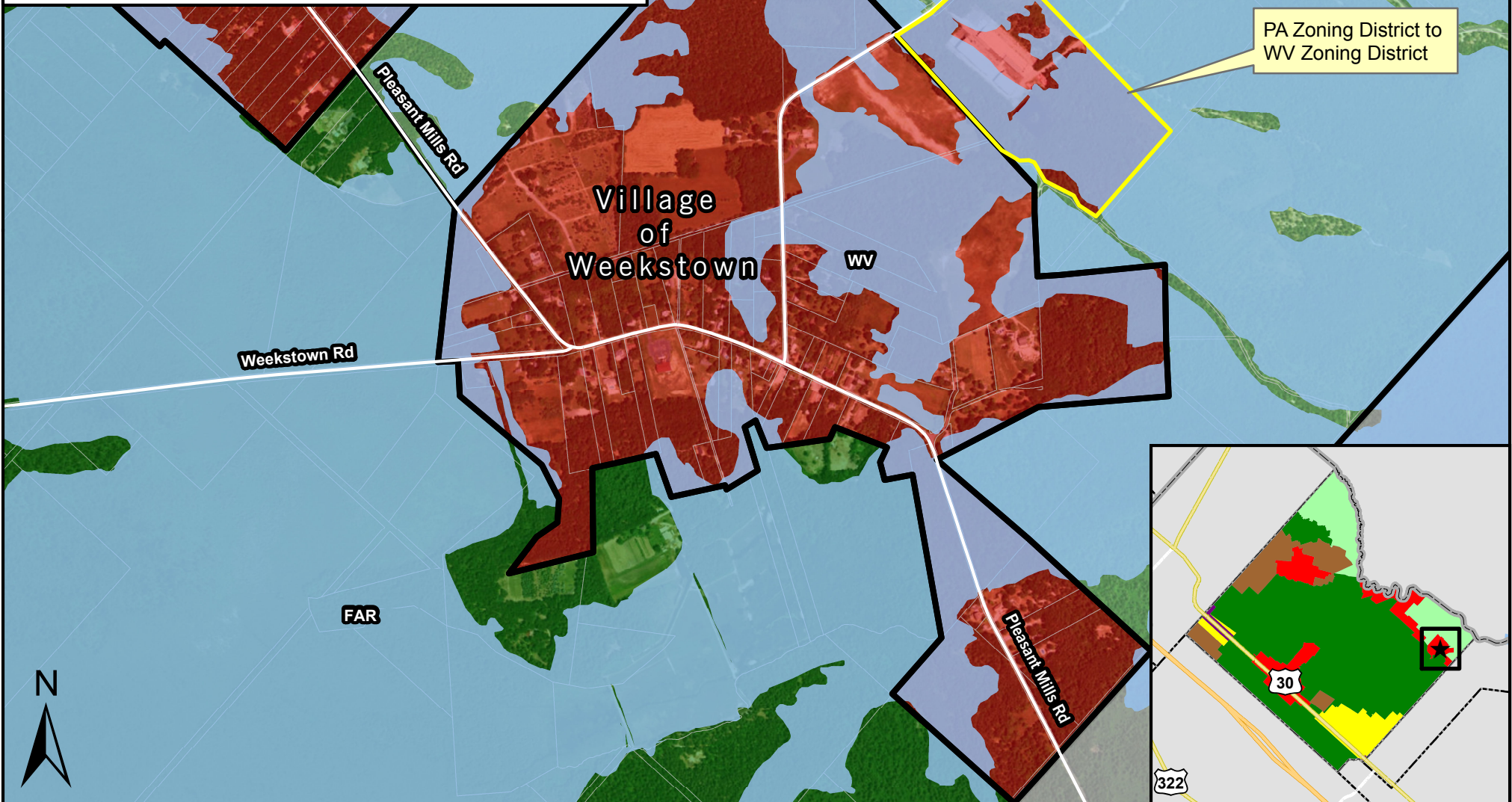
Mullica Twp. Weekstown Wetlands

Pinelands Management Areas

- Preservation Area District
- Forest Area
- Pinelands Village
- Preservation Area to Pinelands Village
- Parcels
- Existing Zoning
- Wetlands



Executive Director's Report
Mullica Ordinance 6-2018
Exhibit 2
5/18/2018





PINELANDS PRESERVATION ALLIANCE

Bishop Farmstead ♦ 17 Pemberton Road ♦ Southampton, NJ 08088
Phone: 609-859-8860 ♦ ppa@pinelandsalliance.org ♦ www.pinelandsalliance.org

Susan Grogan, Chief Planner
New Jersey Pinelands Commission
15 Springfield Rd
New Lisbon, NJ 08068

May 1, 2018

Re: Mullica Township Ordinance 6-2018

Dear Ms. Grogan,

I am writing on behalf of the Pinelands Preservation Alliance with regard to Mullica Township Ordinance 6-2018, which designates a portion of Block 5401, Lot 2 (Area) currently in the Preservation Area District as part of the Weekstown Village District as well as allows contiguous lands to be used for septic dilution regardless of their zoning district. This ordinance fails to comply with the Comprehensive Management Plan both in spirit and in letter. The township is attempting to manipulate an area intended for preservation that currently serves to protect the Mullica River from runoff and contamination.

N.J.A.C. 7:50-6.84(a)4iii, Minimum standards for point and non-point source discharges, explicitly forbids this type of ordinance:

Only contiguous land located within the same municipal zoning district and Pinelands management area as the proposed septic waste water treatment system or systems may be utilized for septic dilution purposes, except for the development of an individual single family dwelling on a lot existing as of January 14, 1981, non-residential development on a lot of five acres or less existing as of January 14, 1981, or cluster development as permitted by N.J.A.C. 7:50-5.19.

The ordinance in question would allow contiguous lands to be used for septic dilution purposes without these key restrictions built into the Comprehensive Management Plan. Even if the development existed as of the 1981 date, Block 5401, Lot 2 is 71 acres, and there is no possibility for clustering non-residential development. In addition to this lot for which the ordinance is proposed, there may be other lots that fit these parameters that the Township and Commission may feel are inappropriate. These protections regarding septic dilution enable the Pinelands Commission and the public to reduce the risk of eutrophication in the Kirkwood-Cohansey. These regulations cannot be manipulated to serve landowners.

Further, N.J.A.C. 7:50-5.16, Guidelines for the delineation of boundaries of Pinelands Villages, states that “village delineations should not intrude into wetlands vegetation associations.” However, virtually the entirety of the Area is wetland habitat per the 2012 New Jersey Department of Environmental Protection Land Use data, in direct violation of this regulation. What is more, there is a documented breeding sighting of the state-threatened barred owl (*Strix varia*), a wetland-dependent species, within the Area.

Per N.J.A.C. 7:50-5.13, the Preservation Area District is “the heart of the Pinelands environment and represents the most critical ecological region in the Pineland” and it “must be protected from development and land use that would adversely affect its long-term ecological integrity.” We urge the Commission to uphold the spirit and letter of the Comprehensive Management Plan and work with the town to modify the ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Smith". The signature is fluid and cursive, with the first name "Katherine" and the last name "Smith" clearly distinguishable.

Katherine Smith
Policy Advocate



New Jersey Pinelands Commission
15 Springfield Road
P.O. Box 359
New Lisbon, NJ 08064
Attn: Ms. Susan R. Grogan, PP, AICP

May 1, 2018

Via email

RE: Weekstown Village Expansion
Township of Mullica, Atlantic County, New Jersey

Dear Ms. Grogan:

Please accept this correspondence in support of the proposed certification of Mullica Township Ordinance 6-2018 by the New Jersey Pinelands Commission. Ordinance 6-2018, which amends Chapter 144 (Land Development) of the Code of Mullica Township by revising permitted uses and water quality standards applicable in the Weekstown Village District, as well as expanding the District, serves to recognize pre-existing uses and development patterns within this portion of the Township. Accordingly, by certifying this Ordinance, the New Jersey Pinelands Commission will aid the Township in correcting an oversight in its zoning district standards and provide for the continued viability of existing enterprise within the Township, all while stewarding and protecting the Township's sensitive natural resources.

The addition of "boat building, repair and sales" to permitted uses in Subchapter 144-135 memorializes a long-standing tradition of family boat-building in the Township. Beginning in 1977, well in advance of the effective date of the Pinelands Protection Act in 1979, this manufacturing facility was not included in the original Weekstown Village Area. By omitting the boat manufacturing facility from the Village, a planning incongruity was created. Ordinance 6-2018 corrects this planning omission Viking Yacht's acquisition of the boat-building enterprise restores the history of family boat-building on-site and charts a course of renewed utility and purpose for this facility

On behalf of Viking Yachts, our employees and partners, I respectfully ask for your support in certifying the Township's Ordinance 6-2018, especially to ensure the legacy of boat-building in the Township which is part of the historical industry in the Pinelands.

Sincerely,

A handwritten signature in blue ink that reads "Chris Babek".

Plant Engineering Manager – Viking Yachts

May 1, 2018

Ms. Susan R. Grogan, PP, AICP
New Jersey Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064

Re: Weekstown Village Ordinance
Mullica Twp., New Jersey

Dear Ms. Grogan,

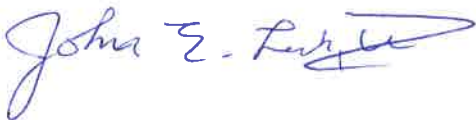
By way of introduction, I am one in a long line of boat builders that have called Block 5401, Lot 2 my professional home. Since 1977, my family has crafted boats on the banks of the Mullica River, and our family's boat-building tradition extends back many generations before that time. Presently, I live adjacent to Lot 2, the boat manufacturing site which is the subject of the Weekstown Village expansion (Ordinance 6-2018), and I am relieved to learn that the Township has taken steps to include the manufacturing plant in the Village.

Please accept my support of the Township's amendment to the Weekstown Village zoning standards and resolution currently under consideration by the Pinelands Commission. Not only does this action make sense from a planning perspective, it also secures a legacy that my family is quite proud of. When my grandfather started building boats on this property, the Pinelands Commission was not yet formed, but he took great effort to be a steward of the lands that surrounded the boat building operations. We continue to have a great appreciation for the natural resources and believe that the Ordinance continues to provide the protections necessary for the Township. The present owners, Viking Yachts, have continued to hold fast to the same responsible land stewardship and clean operations that were always cornerstones of my family's boat-building ethics.

Thank you for considering my input as an adjacent neighbor and Township resident.

Sincerely,

John Leek, IV

A handwritten signature in blue ink that reads "John E. Leek, IV". The signature is written in a cursive style with a long, sweeping underline.



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

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




SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

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

MEMORANDUM

To: CMP Policy & Implementation Committee

From: Larry L. Liggett 
Director, Land Use & Technology Programs

Date: May 18, 2018

Subject: Long-Term Economic Monitoring (LTEM) Program Reexamination

Commission staff commenced a reexamination of the Pinelands Long-Term Economic Monitoring (LTEM) Program in the spring of 2017. At the May P&I Committee meeting, staff will provide a briefing on the reexamination process, its outcomes, and the next steps for modifying the program.

The goal of the LTEM program is to continually evaluate the health of the Pinelands economy in an objective and reliable way. Since its inception in the mid-1990s, this program, in conjunction with the Long-Term Environmental Monitoring program, has provided essential information to the Pinelands Commission and its stakeholders. A reexamination of the program was initiated upon the recommendation of the National Park Service, which has funded both monitoring programs since their inception.

Attached for your review are three documents related to the reexamination process. The Commission contracted with Rutgers University faculty to attend two stakeholder meetings and to provide a report that evaluated the annual LTEM report, provide recommendations for improvement to the annual report, and suggest potential in-depth special studies. The following excerpts from the report are attached: (1) the executive summary of the report and (2) a table of existing indicators and additional indicators recommended for monitoring. Please note that the Rutgers report is currently under review by Commission staff, and therefore, any recommendation contained therein have not been endorsed by staff at this time. The third attachment contains a list of the participants in two stakeholder meetings that were held to receive feedback on the existing products of the LTEM program as well suggestions on possible improvements to the program.

EXECUTIVE SUMMARY

This study evaluates the Pinelands Commission's Long-Term Economic Monitoring Program (LTEM). Discussions by two *ad hoc* groups—one of users of the LTEM reports and another of potential data providers—inform it. The agenda of the evaluation is four-pronged:

- 1) to examine the suitability of the current set of LTEM indicators;
- 2) to appraise the existing LTEM approach;
- 3) to recommend changes in LTEM reporting; and
- 4) to identify future special study topics.

Indicator Selection

In addition to the 22 indicators now included as part of the LTEM, more than 40 other indicators are suggested as worth including as part of the program. Each has an economics rationale vis-a-vis development Pinelands tied to it. Given the cacophony of indicators now available and the ease of accessing them from public and private data providers, however, other criteria are also important. One is the time lag between the valid date of the indicators and the date they are released. Another is the frequency of the release of the data—some are released monthly, some quarterly, some annually, some every five years, and some only every ten years. The thought is that some priority should be given to indicators that more immediately describe aspects of development in the Pinelands, even if they are not ideal.

Indicator Evaluation

The comparative geography used in the LTEM passed muster. In essence, while imperfect, no better comparative geography exists. This is because it has no true peer. Nearly all other public land reserves, preserves, conservation areas, wildernesses, and wild lands of even a quarter the size of the Pinelands Reserve are somewhat more remote from concentrations of population and, hence, pressures of urbanization. Even development pressures in the New Jersey Highlands are shown to be substantially different.

Based on the objectives of the LTEM, its indicators should focus on detection of (a) land use changes in either a more- or a less-intensive direction, (b) changes in property prices and property tax rates, and (c) changes in governmental charge/tax rates. Given this backdrop, a key study finding is that the LTEM should focus on the following ten indicators:

Ten Focal Indicators

Certificates of occupancy;
Average home price;
Ratio of land to improvement value
Volume of real estate transactions;
Permits issued for alterations/additions;
Effective property tax
Equalized property value per acre;
Per capita spending by municipalities;
Residential housing permits; and
Value of construction permitted

This means that indicators long reported by the LTEM—e.g., population, poverty rates, household size, school quality, unemployment rate, and employment by industry—are not so important. Rather, they inform underlying causes of changes in property prices, property tax rates, and land use intensity not due to interventions by the Pinelands Commission.

Indicator Reporting

Generally speaking the LTEM *Annual Report* and *Municipal Fact Book* have been well received by users. They particularly liked the visuals and tables, insofar as they valued the particular indicators. With the improved internet access, some of the historic numbers need not be repeated in each issue, however. But improvements could be made via changes in reporting frequency, added indicators, and some minor tweaks to some of the metrics by indicator.

In terms of reporting, four separate reports are suggested. They are largely based on the periodicity of the indicators. The most frequent of them, which could be released monthly or quarterly, would strictly be made available online, would include just six indicators: Certificates of occupancy, Residential mortgage foreclosures, and Permits issued for alterations/additions, Residential housing permits, Value of construction permitted, and Demolition permits. It could also be readily accompanied by results of Delphi investigations with local real estate professionals and government officials.

The second would be a revised version of the current annual report, with a much-expanded *Municipal Fact Book*. A ranked list of the pertinent measures is presented in Table 4 in the main body of the text.

The other two recommended reports would separately include key indicators published in the quinquennial *Economic Census* and the decennial *Census of Population and Housing*. The thought here is that, once posted on line or made available at key public points like libraries and town halls, the material therein need no longer be reported annually.

In summary, the availability and accessibility of data have changed markedly since the LTEM started. Not only has the number of state-based sources sky-rocketed, but some federal sources have changed as well, most notably the *American Community Survey*. A main implication to LTEM is that more data on property values, municipal finances, and permit issuance are readily available and other indicators on municipalities are available annually. So, while the geographies at which evaluations should take place need not change, the focus of the analysis of indicators should.

Special Studies

Finally, the LTEM users identified seven core topics of special study on which they would like more information. The contents of them as well as the advantages and disadvantages of each are described in the main body of the report. In ranked order they are:

1. Tourism (ecotourism/agrotourism);
2. Spending patterns in the Pinelands;
3. Relative costs of doing business;
4. Natural capital;
5. Value/feasibility of fast passenger rail service;
6. Municipal fiscal stress index & public services; and
7. Quality of life (QOL) comparative study.

Table 1: Core Indicators Currently Collected by the LTEM Program

Topic	Indicator Name	Data Source	Availability	Level of Geography
Population	Municipal Populations	US Census	Decennial	Municipality
	Census Block Population	US Census	Decennial	Census Block
	Median Age	U.S. Census/ESRI	Decennial /Annual	Municipality/ Block Group
	Population Estimates	NJ Dept. Labor	Annual	Municipality
Real Estate	Res. Units Permits	NJ Dept. Labor	Annual	Municipality
	Average Home Price	NJ Dept. Treasury	Annual	Municipality/ Block-Lot
	Volume of Real Estate Transactions	NJ Dept. Treasury	Annual	Municipality Point
Economy	Per Capita Income	NJ Dept. of Labor/ESRI	Decennial/ Annual	Municipality/ Block Group
	Unemployment Rate	NJ Dept. Labor	Annual	Municipality
	Private Sector Employment	NJ Dept. Labor	Annual	Municipality
	Private Sector Establishments	NJ Dept. Labor	Annual	Municipality
	Private Sector Wages	NJ Dept. Labor	Annual	Municipality
	Retail Estabs. & Per Capita Sales	US Economic Census	Quinquennial	Municipality
	Farmland Assessed Acreage	NJ Dept. Treasury	Annual	Municipality
	Land in Farming, Number of Farms, Avg. Farming Size	USDA – Agricultural Census	Quinquennial	County
	Avg. Sales, Net Cash Income, Net Cash Income per Farm	USDA – Agricultural Census	Quinquennial	County
	Blueberry Volume, Value & Prices	USDA NASS	Annual	State
Cranberry Volume, Value, and Prices	USDA NASS	Annual	State	
Municipal Finance	Average Residential Property Tax Bill	NJ DCA	Annual	Municipality
	Equalized Property Value	NJ DCA	Annual	Municipality
	Effective Tax Rate	NJ Dept. Treasury	Annual	Municipality
	Assessment Class Proportions	NJ DCA	Annual	Municipality
	Municipal Budget, Revenues, State Aid	NJ DCA	Annual	Municipality

Table 2: Recommendations for LTEM Program Indicators

Topic	Indicator Name	Data Source	Addition/ Removal	Availability	Level of Geography	Economic Significance
Population	Municipal Populations	ACS	Addition	Annual (5-year est)	Municipality	Dependent populations (children less than 6, school-aged children, retirees) define the demand for public services
	Block Group Population	ACS	Addition	Annual (5-year est)	Block group	
	Population Estimates	ACS	Addition	Annual (5-year est)	Block group	
	Median Age	U.S. Census/ESRI	Removal	Decennial/Annual	Municipality	Not as informative or valuable as alternative measures
	Median Household Size	ACS	Addition	Annual (5-year est)	Block group	Family & non-family person-per-household counts contribute to the
	Crowded housing	ACS	Addition	Annual (5-year est)	Block group	
	Children in Poverty	ACS	Addition	Annual (5-year est)	Block group	Related to the measure of household fiscal stress
	Educational Attainment	ACS	Addition	Annual (5-year est)	Block group	District growth/decline; signals labor capacity; occup. potential of the college grad pool
Real Estate	Permits for Housing	NJ DCA	Addition	Monthly	Municipality	Indicate prospective development & land use change
	Value of Construction Permits, includes Additions&Alterations	NJ DCA	Addition	Monthly	Municipality	
	Certs of Occupancy	NJ DCA	Addition	Monthly	Municipality	
	Demolition permits	NJ DCA	Addition	Monthly	Municipality	
	Sales Categorized by Use	NJ Division of Taxation	Addition	Annual	Block group/Lot	Measures linked to indicators of municipal fiscal stress
	Value Added	NJ Treasury	Addition	Annual	Municipality/ Block Group/Lot	
	Vacant Lots	NJ Division of Taxation	Addition	Monthly	Block group/Lot	
	Tax Sales	NJ Treasury	Addition	Annual	Block group/Lot	
	Residential Mortgage Foreclosures	NJ Dept. Banking & Insurance	Addition	Monthly (~ 9 month lag)	Municipality	
	Ratio of land value to improvements	NJ DCA	Addition	Annual	Municipality	
	Pinelands Dev. Credits	PDC Bank	Addition	Annual	Municipality/ Management Area	A mark of development pressures and environmental stability
	Farmland Preserved	NJ SADC	Addition	Annual	Municipality	

Topic	Indicator Name	Data Source	Addition/ Removal	Availability	Level of Geography	Economic Significance
Economy	Per Capita Income	ACS	Addition	Annual (5-year est)	Block group	Tracks spending power or residents
	Self-Employment	ACS	Addition	Annual (5-year est)	Block group	Job information on residents
	Local Employment Dynamics	US Census LHED OnTheMap	Addition	Longitudinal estimates	Census block	Indicate area employment patterns
	Wages by Industry	NJ Dept. Labor	Addition	Annual	Municipality	
	Full- /Part-time emp	ACS	Addition	Annual (5-year est)	Block group	
	Journey-to-Work	ACS	Addition	Annual (5-year est)	Census tract	Shows where residents work; changes in congestion.
	Casino Revenue	NJ Div. of Gaming Enforce.	Addition	Monthly	Establishment	Indicates trends of major employer for Pinelands residents
Casino Employment						
<i>Tourism-related</i>	County Hotel/Motel Occupancy Tax	NJ Dept. Treasury	Addition	Monthly	County	Occupancy taxes are an indication of the status of the tourism in the Pinelands
	Visitation Rates to State Parks & Forests	NJ DEP, Div. of Parks & Forestry	Addition	Annual	Park & Forest	Visitation rates mark the level of tourism attraction for the Pinelands
<i>Farming-Related</i>	Total Assessed Value of Farmland	NJ Dept. Taxation,	Addition	Annual	Municipality	Aggregations can enable contrasts of trends inside and outside of the Pinelands
		Statistical Data Farmland/FEC				
	Farm-related Forest Product Income	USDA NASS	Addition	Quinquennial	County	
Municipal Finance	Per Capita Spending	NJ DCA	Addition	Annual	Municipality	Indicates municipal fiscal stress
	Water System Deficit/Surplus	NJ DEP, Div. of Water Supply & Geoscience	Addition	Monthly	Municipality	Indicates when use of municipal infrastructure is near capacity
	Treatment Plant Capacity	NJ DEP (Capacity Assurance Prog)	Addition	12-consecutive month data	County Treatment Plant	
	Transportation Improvements	DVRPC TIP/ SJTPO TIP	Addition	Annual	County/ Municipality	Measure of regional investment & development
	School Quality	NJ Dept. of Educ:	Addition	Annual	School district	An alternative reason for why property values might rise
School Perform. Reports						

Participants August 9, 2017 - Public Users Meeting

John Peterson, Director of Regional Planning & Development, Atlantic County

Robert Lindaw, Assistant Planning Director, Atlantic County

Mark Remsa, Director, Economic Development & Regional Planning, Burlington County Bridge Commission

Ed Fox, Regional Planning Manager, Burlington County Bridge Commission

Carole Mattessich, Esq., Economic Development Coordinator, Cape May County

Robert Brewer, Planning Director, Cumberland County

Tom Bianco, Director, Business and Economic Development, Gloucester County

Victoria Pecchioli, Principal Planner, Ocean County

Leah Furey, Township Planner & Deputy Director of Community Development, Evesham Township

Phil Sartorio, Director, Community Planning and Economic Development, Hamilton Township

David Benedetti, Director of Community Development, Pemberton Township

Jay Renwick, Tax Assessor, Tabernacle Township

Tiffany CuvIELLO, Consulting Planner, Various Municipalities

Sean Thompson, Director, Local Planning Services, New Jersey Department of Community Affairs

Tom Stanuikynas, Senior Planner, New Jersey Department of Community Development

Corey Piasecki, Regional Planner, Highlands Council

Max Slusher, Director of Economic Development, Atlantic County Improvement Authority

Mike Lahr, Research Professor, Rutgers Economic Advisory Service (R/ECON), Bloustein School of Planning & Public Policy, Rutgers University

Peter Samuel, Program Manager, National Heritage Area Program, National Park Service

Ed McGlinchey, Commissioner, NJ Pinelands Commission

Pinelands Commission Staff

Larry Liggett – Directory of Land Use and Technology, New Jersey Pinelands Commission

Susan Grogan - Chief Planner, New Jersey Pinelands Commission

Gina Berg – Resource Planner, New Jersey Pinelands Commission

Brad Lanute – Resource Planner, New Jersey Pinelands Commission

Participants October 27, 2017 - Expert Panel

Bruce Eklund – State Statistician, USDA National Agricultural Statistics Service

Melissa Gorman – New Jersey Department of Treasury

Michael Lahr – Research Professor, Rutgers Economic Advisory Service (R/ECON), Bloustein School of Planning & Public Policy, Rutgers University

Mark Lohbauer – Commissioner, New Jersey Pinelands Commission

Marc Pfeiffer – Assistant Director, Bloustein Local Government Research Center, Bloustein School of Planning & Public Policy, Rutgers University

Emilia Piziak – Undergraduate Intern, Rutgers University

Leonard Preston – Chief, New Jersey State Data Center, New Jersey Department of Labor

Peter Samuel – Program Manager, National Heritage Area Program, National Park Service

Kevin Sullivan – Assistant Director of Statistical Analysis, Office of Research Analytics, Rutgers/New Jersey Agricultural Experiment Station

Ben Witherell – Director of Economic Analysis, New Jersey Department of Environmental Protection

Pinelands Commission Staff

Larry Liggett – Directory of Land Use and Technology, New Jersey Pinelands Commission

Gina Berg – Resource Planner, New Jersey Pinelands Commission

Brad Lanute – Resource Planner, New Jersey Pinelands Commission