



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



RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

MEMORANDUM

To: Members of the Commission

From: Nancy Wittenberg
Executive Director

Date: June 5, 2019

Subject: Summary of the June 14, 2019 Meeting Packet

Minutes

The May 12, 2019 Commission Meeting minutes (open and closed sessions) and attachments are included in your packet.

Public Development Application

The following public development application is being recommended for approval with conditions:

1. **Application Number 1981-0545.013/Hamilton Township Municipal Utilities Authority**, Hamilton Township, Regional Growth, Construction of a 3,709 square foot addition to an existing operations building.

Waiver of Strict Compliance

There are no Waivers of Strict Compliance applications on this month's agenda.

Letter of Interpretation

Four Pinelands Development Credit (PDC) Letters of Interpretation (attached) were issued since the last Commission meeting, allocating 5.50 PDCs to 121.02 acres.

Off-Road Vehicle Event Route Map Approval

No Off-Road Vehicle Event Route Map Approvals were issued since the last Commission meeting.

Planning Matters

Ordinances from Dennis Township and Pemberton Township are being recommended for certification at this month's meeting. Dennis Township Ordinance 2019-01 revises the boundaries of two Pinelands Villages: Belleplain and Dennisville. Pemberton Township Ordinance 12-2019 adopts a Redevelopment Plan for the Rowan College at Burlington County Redevelopment Area, which is located in the Pinelands Regional Growth and Rural Development Areas. Pemberton Township Ordinance 13-2019 adopts a Redevelopment Plan for the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area, which is located in the Pinelands Regional Growth Area.

Master Plans and Ordinances Not Requiring Commission Action

We have included a memorandum on four ordinance amendments that we reviewed and found to raise no substantial issues with respect to Comprehensive Management Plan standards. These amendments were submitted by Hamilton Township, Monroe Township and Washington Township.

Other Items

Also included in this month's packet is:

1. A resolution that will allow the Commission to continue with its normal expenditures until the Fiscal Year 2020 budget is approved; and
2. A memorandum from the Regulatory Programs office that finds one public development application to be consistent with an existing Memorandum of Agreement (MOA).

Closed Session

The Commission may need to convene into closed session.

Please note that future meetings and office closure dates, as well as any Pinelands-related activities of interest, are listed at the bottom of the agenda.

/ PC1



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NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, June 14, 2019

Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey
9:30 a.m.

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- May 10, 2019 (open and closed sessions)

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approval
 - None
- Public Development Projects and Waivers of Strict Compliance
 - Approving With Conditions an Application for Public Development (Application Number 1981-0545.013)(3,709 square foot addition to an existing operations building, Hamilton Township MUA)

B. Planning Matters

- Municipal Master Plans and Ordinances

- Issuing an Order to Certify Ordinance 2019-01, Amending Chapter 185 (Zoning) of the Code of Dennis Township
 - Issuing an Order to Certify Pemberton Township Ordinance 12-2019, Adopting the Rowan College at Burlington County Redevelopment Plan, and Ordinance 13-2019, Adopting the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plan
 - Other Resolutions
 - None
 - CMP Amendments
 - None
5. Public Comment on Public Development Applications, Waivers of Strict Compliance, and ***Where the Record is Not Closed.***
- A. Public Development Projects
- None
- B. Waivers of Strict Compliance
- None
6. Master Plans and Ordinances Not Requiring Commission Action
- Hamilton Township Ordinance 1900-2019
 - Monroe Township Ordinance O:12-2019
 - Washington Township Ordinance 2018-05
 - Washington Township Ordinance 2018-07
7. Other Resolutions
- To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2020 at the Same Level of Expenditures as Fiscal Year 2019 until the Adoption of the Fiscal Year 2020 Budget
8. General Public Comment
9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters (*The Commission reserves the right to reconvene into public session to take action on closed session items.*)
10. Adjournment

Upcoming Meetings

Unless otherwise noted, all meetings/events are conducted at the offices of the Pinelands Commission in New Lisbon

Fri., June 28, 2019	Policy and Implementation Committee Meeting (9:30 a.m.)
Fri., July 12, 2019	Pinelands Commission Meeting (9:30 a.m.)

Events of Interest

Pinelands Summer Short Course - Kramer Hall, Hammonton, NJ - July 18, 2019

Pinelands Municipal Council Meeting and Pinelands Orientation-
New Lisbon, NJ - Richard J. Sullivan Center - July 23, 2019 at 4:00 p.m.

Upcoming Office Closures

Thursday, July 4, 2019 Independence Day

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to three minutes. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Web site and can be viewed at www.nj.gov/pinelands/. The agendas are also posted and can be viewed at the Pinelands Commission Offices, 15 Springfield Road, New Lisbon, New Jersey or for more information on agenda details, e-mail the [Public Programs Office](mailto:PublicProgramsOffice@pinelands.nj.gov) at Info@pinelands.nj.gov or call (609) 894-7300.

PINELANDS COMMISSION MEETING

Richard J. Sullivan Center
Terrence D. Moore Conference Room
15 Springfield Road
New Lisbon, New Jersey

MINUTES

May 10, 2019

Commissioners Present

Alan W. Avery Jr., Bob Barr, Daniel Christy, Jordan P. Howell, Jerome H. Irick, Jane Jannarone, Mark Lohbauer, William Pikolycky, Richard Prickett, and Chairman Sean Earlen. Also present were Executive Director Nancy Wittenberg, Governor's Authorities Unit representative Craig Ambrose and Deputy Attorney General (DAG) Kristina Miles.

Commissioners by Phone

D'Arcy Rohan Green

Commissioners Absent

Candace Ashmun, Ed Lloyd and Gary Quinn.

Chairman Earlen called the meeting to order at 9:39 a.m.

DAG Miles read the Open Public Meetings Act Statement (OPMA).

The Commission and public in attendance pledged allegiance to the Flag.

Oath of Office

DAG Miles administered the oath of office to Mr. Daniel Christy, who will serve as Gloucester County's appointee on the Commission.

Chairman Earlen welcomed Commissioner Christy to the Commission.

Executive Director Nancy Wittenberg called the roll and announced the presence of a quorum. (There were 11 Commissioners who participated in the meeting.)

Minutes

Chairman Earlen presented the open and closed session minutes from the April 12, 2019 Commission meeting. Commissioner Avery moved the adoption of the minutes. Commissioner Prickett seconded the motion.

The April 12, 2019 Commission meeting minutes (open and closed sessions) were adopted by a vote of 10 to 0. Commissioner Christy abstained from the vote.

Committee Chairs' Reports

Chairman Earlen said the April 26th Policy and Implementation Committee meeting was canceled.

Vice-Chairman Avery provided an overview of the May 3, 2019 Personnel and Budget Committee meeting:

The Committee adopted the minutes from the February 26, 2019, meeting.

Staff reviewed the check registers, electronic disbursements and application fees covering February and March. The application fees have reached 110%, exceeding the budgeted amount.

Staff provided an update on employee actions.

Staff presented a draft resolution authorizing a change of the Commission's financial institution to The Bank of Princeton.

Executive Director Wittenberg gave an update on the audit process, Edmunds Software processing and CWA contract ratification.

There was no public comment but the Committee did meet in Closed Session.

Executive Director's Reports

ED Wittenberg introduced Jeff Dragon, a new member of the Commission's Science office. She also introduced April Field, a former employee, who recently rejoined the Commission.

ED Wittenberg said former Commissioner Steve Lee invited her to attend a tour on April 16, 2019 to survey various plots of forested land throughout the Pinelands. She said the tour was an outcome of the joint Assembly hearing on fire safety. She said legislators, legislative staff, New Jersey Department of Environmental (NJDEP) staff, foresters and

landowners also attended the tour. She witnessed firsthand the complexity of forest maintenance for fire safety.

She said she had her first NJDEP coordination meeting with Policy Advisor to the Commissioner, Dan Ryan.

Commissioner Lohbauer said he was pleased to hear that ED Wittenberg is involved in forest management discussions so the Commission will not have to make last minute or urgent decisions regarding clear cutting trees.

Director Chuck Horner provided information on the following regulatory matters:

- Staff met with Mullica Township representatives regarding economic development and potential zoning changes along the White Horse Pike.
- Staff met with Egg Harbor City officials regarding a potential minor rezoning to accommodate commercial development.
- Staff met with Tabernacle Township to discuss development options along Route 206 and a change of use at the Sequoia Alternative High School.
- Staff is scheduled to meet with Hammonton officials to discuss the Town's wastewater treatment facility on May 15th.

Director Horner said the Staff has also been involved in two violation matters:

- Staff supported Winslow Township in court regarding an agricultural operation that removed a substantial amount of soil from the property.
- Staff will be providing assistance to Mullica Township regarding a commercial activity that has occurred without application to the Township and the Commission.

Stacey Roth, Chief, Legal & Legislative Affairs, reminded Commissioners that Financial Disclosure Statements must be filed by May 15, 2019.

Ms. Roth said that oral argument for the South Jersey Gas matter was scheduled for the end of May. DAG Miles sent a letter to the court on May 6th requesting adjournment and made a motion for the matter to be remanded back to the Commission. She said the request for adjournment was granted and we are waiting for a decision on the remand request.

Ms. Roth said that a member of the public requested an adjudicatory hearing for application number 1987-1299.005. She said although the hearing request was procedurally deficient, it was reviewed based on the public comment that was submitted and ultimately denied.

Chief Planner Susan R. Grogan updated the Commission on the following planning matters:

- Staff met with Southampton Township to discuss economic development on the Red Lion Circle. The development would require a zoning change or redevelopment plan. The Township is also working with the Burlington County Planning office on a new Master Plan.
- Staff met with Hamilton Township representatives and the property owner of the former Atlantic City Race Course. The parcel consists of about 250 acres that

- includes the old grandstand and a couple of vacant parcels. The proposal includes a redevelopment plan for mixed-use development.
- The Pinelands Infrastructure Trust Fund's recent round of funding generated nine project proposals. Staff will provide the P&I Committee with preliminary recommendations at an upcoming meeting.
 - The Commission was not selected to receive grant funding from the NJDEP for a submission related to the Barnegat Bay stormwater proposal.

Chairman Earlen asked why there had been an increase in ordinances over the last couple of months.

Chief Planner Grogan said that a number of the ordinances pertain to amendments the Commission adopted over the last several years. She said some of the ordinances are for performance guarantees generated by a change to the Municipal Land Use Law. She added that more recently the Commission received ordinances related to solar energy due to the community solar initiative.

Communications Officer Paul Leakan provided an update on the following:

- A tour of the Buena Borough's state of the art wastewater treatment plant has been scheduled for May 22nd.
- The 3rd Annual Summer Short Course at Kramer Hall has been scheduled for July 18th and will include a blacksmithing demonstration and possibly a tour of a local brewery.
- The Pinelands Orientation for newly elected officials is scheduled for July 23 at the Commission's headquarters.

Public Development Projects and Other Permit Matters

Chairman Earlen presented a resolution recommending approval of three public development applications approving the construction of three miles of trail in Buena Vista Township and two electronic traffic advisory signs in Upper Township.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1982-2560.004, 2011-0075.002 & 2017-0191.001) (See Resolution # PC4-19-17). Commissioner Prickett seconded the motion.

Commissioner Christy asked how the signs were relevant to the Pinelands.

Director Horner said signs are typically exempt from review, however there was additional development associated with the advisory signs that required application to the Commission.

The Commission adopted the resolution by a vote of 11 to 0.

Chairman Earlen presented a resolution recommending approval for the construction of a 50 stall paved parking lot in Mullica Township.

Commissioner Avery made a motion Approving With Conditions An Application for Public Development (Application Number 1987-1299.005) (See Resolution # PC4-19-18). Commissioner Lohbauer seconded the motion.

Ms. Roth provided information on the appeal request. She said Ms. Joy Ramer's hearing request was procedurally deficient but a response was provided based on the comments she provided during the public development comment period. She said Ms. Ramer raised concerns about the following neighborhood impacts: increase in stormwater runoff, noise, traffic and light pollution. She said Ms. Ramer does not have a particularized property interest and was not granted the right to an adjudicatory hearing.

Director Horner said the application is for an addition to an existing parking lot. The applicant has submitted stormwater management plans and calculations and meets the Commission's standards. He added that some of issues Ms. Ramer raised are not regulated by the CMP and encouraged her to contact the school district. He said staff spoke with the design engineer for the school and the addition of the parking lot will not worsen the flooding but could provide some relief. He said the engineer indicated that the flooding stems from the adjacent road.

Commissioner Avery asked who owns the roads.

Director Horner said the road is a municipal right-of-way.

Commissioner Irick raised concerns that the school board does not need to seek any further approvals from another governing body.

Director Horner said under the Municipal Land Use Law, a school board does not need to apply to the Township for approval or permits.

Commissioner Irick said the original school and parking lot essentially could have been built without approvals from another agency. He said he was concerned about what efforts have been undertaken regarding buffer, screening and drainage.

Director Horner said the Commission's stormwater management standards do not require an applicant to address pre-existing conditions. He said the staff cannot recommend a denial of an application based on pre-existing conditions. He said when the public raises issues that are outside the Commission's purview, staff recommends that they address their concerns with the public agency in question.

Commissioner Irick asked if the Commission should look into this issue further.

Director Horner said the Commission needs to make a decision as to what degree it would like to review applications.

Commissioner Lohbauer said he disagreed with staff's determination to deny Ms. Ramer's request for an adjudicatory hearing.

The Commission adopted the resolution by a vote of 10 to 0, with Commissioner Irick abstaining.

Director Horner added that he spoke with Ms. Ramer about her concerns.

Chairman Earlen presented a resolution recommending approval for the construction of a 56 stall paved parking lot in Pemberton Township.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 1985-0641.013) (See Resolution # PC4-19-19). Commissioner Jannarone seconded the motion.

Commissioner Prickett asked the Ethics Liaison Officer for guidance on participating in the vote.

Ms. Roth advised Commissioner Prickett that he only had to recuse from the matter if he was involved in the application during his tenure as an elected official for Pemberton Township.

Commissioner Prickett said he had not been involved.

The Commission adopted the resolution by a vote of 11 to 0.

Public Comment on Public Development Applications and Items where the record is open

No members from the public spoke.

Ordinances Not Requiring Commission Action

Chairman Earlen asked if any Commissioners had questions regarding the ordinances not requiring Commission action:

- Buena Borough Ordinance 676
- Evesham Township Ordinance 3-3-2019
- Franklin Township Ordinance O-4-19
- Town of Hammonton Ordinance 001-2019
- Little Egg Harbor Township Ordinance 2019-05
- Manchester Township Ordinance 19-008
- Shamong Township Ordinance 2018-10
- City of Vineland Ordinance 2019-22
- Woodland Township Ordinance 2019-2

No members of the Commission had questions.

Other Resolutions

Chairman Earlen said the next resolution is to allow the Commission to continue to use its current bank. He said the bank has been bought by another bank and will be changing its name.

Commissioner Avery made a motion Authorizing a Change of the Pinelands Commission's Fiduciary Institution. Commissioner Lohbauer seconded the motion (See Resolution # PC4-19-20).

The Commission adopted the resolution by a vote of 11 to 0.

Presentation

ED Wittenberg provided the highlights of the 2018 Annual Report. (See attached slides)

Commissioner Prickett said past Annual Reports can be found on the website and are a great resource.

General Public Comment

Joy Ramer of Mullica Township said she lives across the street from the school where the proposed parking lot will be constructed. She said there has been an increase in flood water since the retention pond was built. She said the flooding on her street is source point water and is directly from the school.

Georgina Shanley of CURE welcomed the new Commissioners. She said the Commission should report on the land lost due to approved development. She suggested that the Commissioners are not provided adequate time to review the materials they vote on. She said there is a climate crisis occurring and the Commission needs to look at the science. She asked the Commission to revoke its decision on the South Jersey Gas decision.

Temma Fishman of Medford Lakes, NJ, said she was in favor of B.L. England shutting down. She asked the Commission to revoke the approvals previously granted for the South Jersey Gas pipeline.

Marianne Clemente of Barnegat, NJ asked for more information on the Commissioner who was sworn in this morning. She said the Commission changed the process for public comment. She said it's a violation of transparency.

Chairman Earlen said Commissioner Christy replaced Commissioner Chila, who was the Gloucester County representative. He said Commissioner Christy was chosen by the Board of Chosen Freeholders.

Jonathan Peters of The City University of New York raised concerns over the Commission partnering with private land owners and non-profits on acquisition matters. He said it limits the public's access to these lands. He said he is open to discussing alternatives to the current land acquisition approach.

Hara Rola of Haddon Township, NJ, urged the Commission to revoke its approval for the South Jersey Gas pipeline (see attached letter she read into the record).

Jaclyn Rhoads, of the Pinelands Preservation Alliance (PPA), said she attended the joint hearing held by the Assembly Agriculture and Environment Committees on wildfires. She said it was a shame the Commission was not invited to the hearing. She provided a brief overview of “The Prescribed Burn Act”. She said PPA plans to reach out to the NJDEP about its plan to promote the Act. She said the Kirkwood Cohansey (KC) study was completed many years ago. She said the Commission’s mandate allows the Commission to address both water supply and water quality. She said she hopes that with the new administration the Commission can move forward on KC study amendments.

Margo Pellegrino of Medford Lakes, NJ, said the Commission should factor in climate change when reviewing development applications. She also asked the Commission to revoke the South Jersey Gas pipeline approval.

Rhyan Grech of the Pinelands Preservation Alliance said she was happy to hear that the South Jersey Gas application will be remanded back to the Commission for a vote to revoke the approval. She suggested the Commission also revoke Resolution # PC4-16-42, which adopted a process to review the South Jersey Gas pipeline application. She suggested the Commission adopt rules to fix the gap in the CMP regarding public utilities (N.J.S.A.40:55D-19).

In response to a commenter, ED Wittenberg said that the Commission’s public comment process has not changed.

Commissioner Prickett said his meeting materials are provided in plenty of time before Commission meetings. He also said that Pinelands resources are lost when the land is degraded. He said the Commission has a Land Capability Map that outlines where specific development can happen. He said prescribed burns, maintaining the ecological integrity of the Pinelands and the protection of threatened and endangered species allow the Pinelands to thrive.

Commissioner Irick said as a new Commissioner, information has been provided to him in a timely manner.

Resolution to Retire into Closed Session

DAG Miles read a resolution to enter into closed session to discuss the appeals related to the South Jersey Gas matter and a personnel matter.

Commissioner Lohbauer made a motion to enter into closed session. Commissioner Barr seconded the motion. The Commission agreed to retire into closed session by a vote of 11 to 0, beginning at 10:57 a.m.

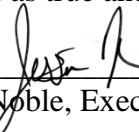
Return to Open Session

The Commission entered back into open session at 12:42 p.m. DAG Miles provided a summary of the closed session. She said the Commission discussed litigation related to the South Jersey Gas matter and a personnel matter.

Adjournment

Commissioner Barr moved to adjourn the meeting. Commissioner Irick seconded the motion. The Commission agreed to adjourn at 12:45 p.m.

Certified as true and correct:



Jessica Noble, Executive Assistant

Date: May 29, 2019



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 17

TITLE: Approving With Conditions Applications for Public Development (Application Numbers 1982-2560.004, 2011-0075.002 & 2017-0191.001)

Commissioner Lohbauer moves and Commissioner Prickett seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1982-2560.004

Applicant:	Buena Vista Township
Municipality:	Buena Vista Township
Management Area:	Pinelands Village Pinelands Rural Development Area
Date of Report:	April 18, 2019
Proposed Development:	Construction of three miles of nature trails;

2011-0075.002

Applicant:	New Jersey Department of Transportation
Municipality:	Upper Township
Management Area:	Pinelands Rural Development Area
Date of Report:	April 18, 2019
Proposed Development:	Construction of an electronic traffic advisory sign within the State Route 50 right-of-way and associated development ; and

2017-0191.001

Applicant:	NJ Department of Transportation
Municipality:	Upper Township
Management Area:	Pinelands Forest Area
Date of Report:	April 18, 2019
Proposed Development:	Construction of an electronic traffic advisory sign with associated development .

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1982-2560.004, 2011-0075.002 & 2017-0191.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

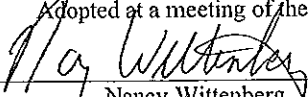
Record of Commission Votes

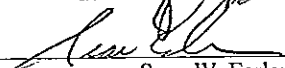
AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun			X		Irick	X			Prickett	X	
Avery	X				Jannarone	X			Quinn		X
Barr	X				Lloyd		X		Rohan Green	X	
Christy	X				Lohbauer	X			Earlen	X	
Howell	X				Pikolycky	X					

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 16, 2019


Nancy Wittenberg
Executive Director


Sean W. Earlen
Chairman



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

April 18, 2019

Lisa Tilton, Administrator
Buena Vista Township
890 Harding Highway
Buena, NJ 08310

Re: Application # 1982-2560.004
Block 502, Lots 4.01 & 6
Buena Vista Township

Dear Ms. Tilton:

The Commission staff has completed its review of this application for construction of three miles of nature trails. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 10, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure
Public Comment

c: Secretary, Buena Vista Township Planning Board
Buena Vista Township Construction Code Official
Atlantic County Department of Regional Planning and Development
David Scheidegg
Mark Demitroff



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PUBLIC DEVELOPMENT APPLICATION REPORT

April 18, 2019

Lisa Tilton, Administrator
Buena Vista Township
890 Harding Highway
Buena, NJ 08310

Application No.: 1982-2560.004
Block 502, Lots 4.01 & 6
Buena Vista Township

This application proposes construction of three miles of nature trails located on the above referenced 91.57 acre parcel in Buena Vista Township. The John W. Quigley Recreation Park is located on the parcel.

The majority of the proposed nature trail will be located within a forested area of the parcel. The applicant proposes to clear the vegetated understory and place wood mulch to create the four foot wide trail. The proposed development will not result in the removal of any live or dead trees.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.26(b)4 & 5.27(a))

The proposed development is located in a Pinelands Rural Development Area and the Pinelands Village of Collings Lakes. The proposed development is a permitted land use in a Pinelands Rural Development Area and a Pinelands Village.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within 300 feet of the above referenced parcel. All development, including the proposed understory vegetation clearing, is proposed at least 300 feet from wetlands.

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

The proposed development will be located within a pine-oak forest. The proposed understory vegetation clearing is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant does not propose revegetation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

To avoid the possibility of the proposed development having an irreversible adverse impact on habitat critical to the survival of any local population of threatened or endangered animal species, the applicant proposes to locate all trails so as to avoid the removal of any live or dead trees.

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

The applicant has demonstrated that there will be no increase in the volume and rate of stormwater runoff from the project after the development then occurred prior to the proposed development.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on December 12, 2018. Newspaper public notice was completed on December 14, 2018. The application was designated as complete on the Commission's website on March 1, 2019. The Commission's public comment period closed on April 12, 2019. The Commission received four written public comments (attached) from one individual regarding this application. The same individual offered oral public comment at the Commission's April 12, 2019 meeting.

Written and Oral Comment: On January 20, 2017, the commenter submitted information indicating that the proposed development would be located in the vicinity of inland dunefields. The commenter also provided a copy of an article titled "The Newtonville Dune Field" and a copy of a 2015 Recreational Trails Program Grant Application from the Township of Buena Vista to the New Jersey Department of Environmental Protection (NJDEP), Green Acres Program.

The commenter questioned the status of certain development that previously occurred at Michael Debbi Park without application to the Commission.

On October 30, 2018, the commenter submitted information indicating that there are two conflicting versions of the trail's configuration. The

commenter also indicated that Buena Vista Township represented in an application to the NJDEP Stewardship Program that the trails proposed in this application were already built. The commenter further indicated that Buena Vista Township represented that since the trails would be located on land owned by the municipality, no permits were needed.

On November 26, 2018, the commenter submitted information indicating that the proposed development would be located in the vicinity of the Newtonville dune field, that the Collings Lakes parcel is traversed by an ancient byway known as the Woodbury Road and that the Woodbury Road was associated with a nearby Swedish enclave. The commenter also provided a copy of an article titled “Proposing New Barrens National Natural Landmarks” and a second copy of the article titled “The Newtonville Dune Field”.

On April 12, 2019, the commenter provided written and verbal comments to the Commission regarding the application. The commenter indicated that the proposed development cannot be approved by the Commission as the municipality has not acted in a manner that is accordant to law or proper business conduct, that the project would have required a written motion to have been adopted by a deliberative body for application and that Buena Vista Township intentionally kept the proposed development hidden in an effort to circumvent the scrutiny of the Pinelands Commission and its own residents. The commenter also reiterated their previous comments that there were two conflicting versions of the trail’s configuration and that Buena Vista Township indicated that since the trails would be located on land owned by the municipality, no permits are needed. Lastly the commenter indicated that two trails had already been developed.

Staff Response:

The Commission staff appreciates the commenter’s interest in the Pinelands Area.

The CMP does not identify or regulate dunefields.

Applications have been approved by the Commission for certain development that occurred at Michael Debbi Park without application to the Commission. The Commission staff is currently unaware of any land development violations at Michael Debbi Park.

The Township has applied to the Commission for the proposed development. The application form is signed by the Township Administrator. The application includes a site plan prepared by a New Jersey Licensed Engineer indicating the extent of the proposed development. Notwithstanding information that may have been submitted to other agencies, the development must be undertaken in accordance with the site plan referenced in this Report. Public notice of the application was provided to adjacent land owners on December 12, 2018 and newspaper public notice of the application was completed on December 14, 2018.

The proposed development was reviewed by the Commission staff archeologist. That review indicated a lack of potential for significant cultural resources on the parcel.

By e-mail dated April 17, 2019, the Township Administrator indicated that no construction of the proposed nature trail has begun.

The commenter may wish to discuss their concerns regarding the internal municipal administrative processes regarding development activities in the Township and the Township's application to the NJDEP Stewardship Program with an appropriate municipal official.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, dated March 22, 2017 and revised to November 5, 2018.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including removal of understory vegetation, shall be located at least 300 feet from wetlands.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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

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



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 4:00 PM on May 7, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

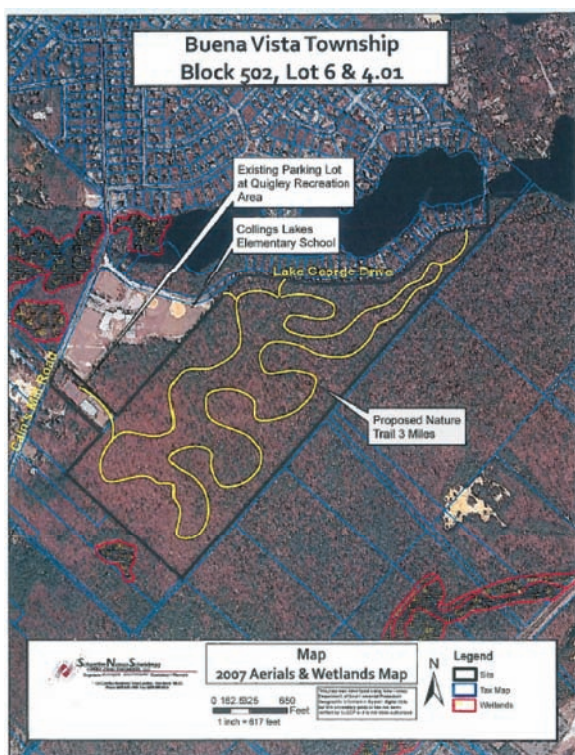
Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

AppInfo - Addendum—Fwd: Attn: Rhonda Ward; cc: DAG Sean Moriarty

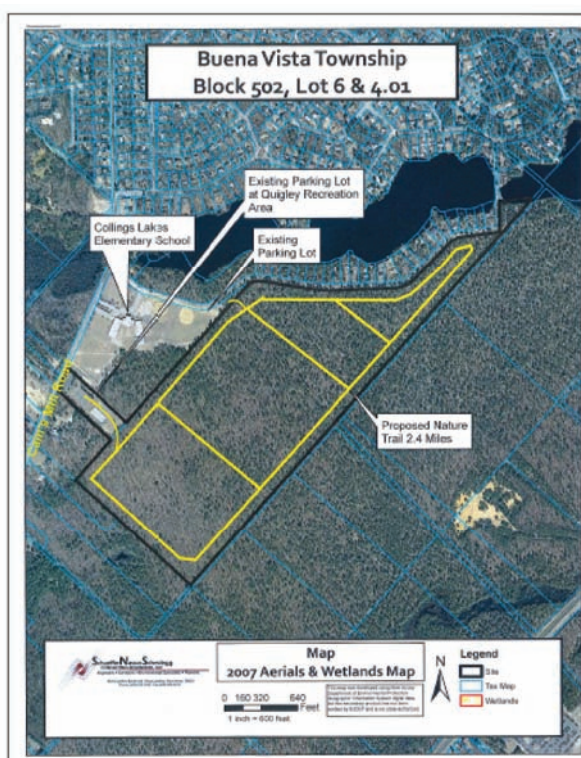
From: Mark Demitroff <mark@buckhorn-gsi.com>
To: <AppInfo@njpinelands.state.nj.us>
Date: 1/20/2017 3:57 PM
Subject: Addendum—Fwd: Attn: Rhonda Ward; cc: DAG Sean Moriarty
CC: <Trails@dep.state.nj.us>
Attachments: MD 03-2017 Part 3.pdf; Demitroff 2007 Newtonville Audubon.pdf

Ms. Ward,

After some persistence, I have now been able to find the correct Collings Lakes Trail plan through NJDEP (*attached*). BVT's project looks less like the nature trail that I was initially provided and forwarded to you (*see below*).



Instead, the actual project more resembles an artifact of the built environment (*see below*).



Importantly, the project recognizes that unusual soil conditions are present, that soil erosion hazards prevail.

Importance	<input checked="" type="checkbox"/> Project is necessary for erosion control <input type="checkbox"/> Project is necessary for maintenance <input type="checkbox"/> Project is necessary for endangered/threatened species protection <input type="checkbox"/> Other <i>(describe here)</i>
------------	--

That limitation is an artifact of Pleistocene inheritance. This land has escaped development because the land was loose single-grained sand associated with ancient cold-climate wind action. This is an inland dunefield, composed of en echelon parabolic dune remnants as described in an attached special edition of NJ Audubon

Pleistocene inland dunes are recognized by the National Park System as valued landscape. The Albany Pine Bush is a 3,200-acre site that supports significant geological landforms, preserved as "an outstanding example of a globally rare ecosystem." I was a reviewer of the project, so do have some expertise in this topic.

<http://www.albanypinebush.org/discovery-center/albany-pine-bush-preserve-designated-national-natural-landmark>

In 1858 Charles K. Landis laid out roads in the Newtown dune field in an attempt to settle German farmers here— few came because the land was too barren. Many of those roads were quickly abandoned because they readily fell apart due to the dunal nature of the substrate. This parcel is prime habitat for rare dune-loving plants and animals. A significant ancient trail (pre- and post-contact utility), the Woodbury Road, crosses the parcel suggesting cultural resources might be present as well.



parabolic dunes in Collings Lakes nature trail area as seen on bare-earth LiDAR imagery.

My initial reaction is that this area has great potential for nature trails. Still, careful assessment is warranted with a critical eye towards the dune habitat's potential physical, cultural, and environmental significance.

I am under the impression that this project will need Pinelands application and review, which to the best of my knowledge as yet has not occurred.

Sincerely,
Mark Demitroff

856.696.2527

----- Forwarded Message -----

Subject:Attn: Rhonda Ward; cc: DAG Sean Moriarty

Date:Mon, 16 Jan 2017 14:00:59 -0500

From:Mark Demitroff <mark@buckhorn-gsi.com>

To:AppInfo@njpines.state.nj.us

Dear Ms. Ward,

Pinelands Chair Candace Ashmun once called Buena Vista Township (BVT) a rogue municipality for their multiple permit violations. I am concerned that BVT may again try to circumvent Pinelands rules in the pursuit of two nature trail initiatives: one in Michael Debbi Park and a second in Collings Lakes.

1) Has BVT demonstrated to you that their Michael Debbi Park nature trail is a permitted wetland use, and that multiple violations at Michael Debbi Park have been resolved?

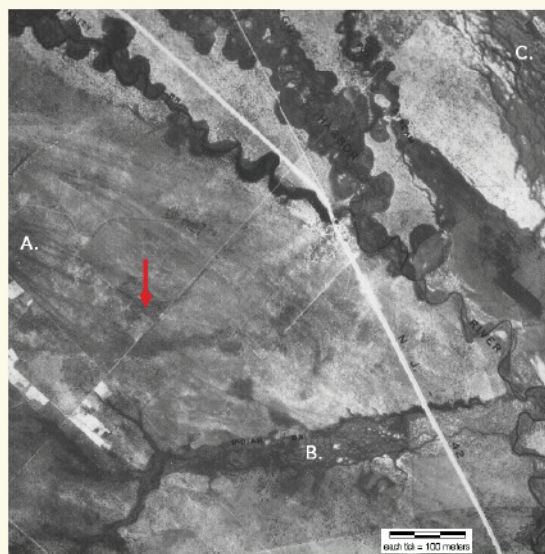
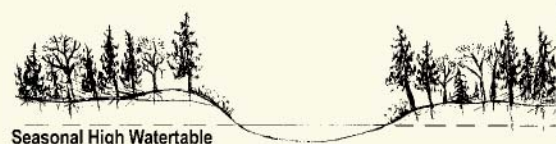
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THE NEWTONVILLE DUNE FIELD

Expanding Our Appreciation and Understanding of Pinelands Natural History

■ MARK DEMITROFF

A Pinelands Commission staffer recently called my office with questions about a parcel in Buena Vista Township slated for development. I am a Pinelands geographer, and resident of the municipality being queried. My current research at the University of Delaware chronicles 200,000 years of local climate change, and how regional environmental dynamics relate to cultural ecology. The contact was serendipitous! The property in review was part of a special place, an intact relic of an unusual inland dune field. As with other unusual cold, non-glacial (*i.e.*, periglacial) landforms in the Pines, these sandy windblown deposits are likely to possess significant natural and cultural resources. However, I quickly learned that no regulatory mechanisms exist to protect upland geologic features, no matter how outstanding they may be! Nevertheless, a heightened appreciation for the natural history of the Newtonville dune field could provide the basis for its preservation.



Often, Pinelands dune features are dismissed as “fire shadows” on aerial photos. Lineations (A) on this 1931 aerial photo are hairpin parabolic dunes. Patterned ground (B) is present at Indian Branch, relics of ancient frost cracks related to frozen ground. The braided channels of Penny Pot Branch (C) were created when spring snowmelt flooded over frozen tundra. Some graves in an old “coloured” cemetery (arrow) display African burial customs.

When Jack McCormick authored *The Pine Barrens: A Preliminary Ecological Inventory* in 1967, he advocated numerous ecological research opportunities to the National Park Service. The report laid the groundwork for the Pinelands National Reserve, and became a rallying point for many ecological, botanical, and zoological investigations. However, one important directive had been overlooked. McCormick recognized the outstanding potential for geological study present in the Pines. He found the region’s Ice

In McCormick’s inventory, the “numerous saucer-shaped depressions scattered throughout the Pine Barrens” were perplexing features. These shallow (2-3 feet) intermittent pools or “spungs” are now interpreted as blowouts created by powerful winds flowing off the Laurentide ice sheet.

Age legacy particularly baffling. On page 83, McCormick acknowledged, “Some geologists claim to have found evidence of severe tundra-like conditions, but others claim the region was subjected to conditions only slightly cooler and wetter than at present.”

Recent work by the University of Delaware, the University of Ottawa, and the U.S. Geological Survey indicates that South Jersey’s Coastal Plain experienced multiple episodes of permafrost formation under cold and dry conditions during the Pleistocene. Strong winds flowed southwards from the continental ice margin across the sparsely vegetated, tundra-to-desert-like terrain of the Pine Barrens. Climatic conditions much different from those of the present reshaped the Pine Barrens’ landscape, and impacted the size and shapes of peculiar landforms found in the Pinelands today.

An outstanding example of this Ice Age inheritance was recently discovered in Newtonville, Atlantic County. A well-preserved late Pleistocene dune field exists along the southern banks of the Great Egg Harbor River. Rare hairpin parabolic dunes created a rugged landscape at this location. Their form is comet-like, with trailing arms that can stretch for a mile or more. Similar inland dunes are found in Saudi Arabia, northwest India, and northern Canada, and are associated with strong directional winds in sparsely vegetated terrain. Little is known about Ice Age dunes in the United States, although they have been intensively studied in Europe. In the Netherlands, Germany, and Poland, similar features are valued and preserved as parks and monuments for their cultural and environmental significance.

Witmer Stone noted this place as a “wild spot” in *The Plants of Southern New Jersey* (p. 799). Railroad era settlers avoided this desolate patch; their nineteenth century roads cut across the windblown sugar sands, soon crumbled and were quickly abandoned. Black colliers, making charcoal for Weymouth Furnace, were isolated in camps adjacent to this barren land. Blacks could not move to other sections of town until the mid-1920s. A fair-skinned woman of mixed race, Rose Washington, put an end to Newtonville’s

racial discrimination. Developers made no secret of selling certain properties only to whites. Pine Barrens villages without blacks were considered “white bread, mayonnaise.” Rose could pass as Caucasian, and purchased lots that were off-limits to blacks, and resold them to newcomers seeking a better life in pastoral solitude.

Today, development threatens this geological wonder. Unfortunately, Dune fields are afforded little protection under the Pinelands’ Comprehensive Management Plan (CMP). When the CMP was drafted to preserve and protect the significant and unique natural resources of the region, the planners completely overlooked geological phenomena. Three decades hence, Pinelands Commissioner staffers are fettered to rules that don’t necessarily address new insight. Geomorphology is an underutilized tool in land-preservation efforts, particularly in the USA. The 1972 at UNESCO’s *Convention on the Protection of the Cultural and Natural Heritage of the World* recognized geotopes, locations where natural geological or geomorphological features worthy of protection exist. Unlike biotopes, geotopes have not received the attention in the United States that they have in Europe. In Germany alone, seventy-six national geotopes have been recognized as worthy of protection for tourism and study.

My point is that geology can provide a basis for the conservation of preserves and heritage sites, as it has at the Ice Age Scientific Reserve in Wisconsin. Through better recognition, understanding, and appreciation of exceptional geologic sites in the Pinelands, we can help protect our collective heritage from exurban sprawl. Such sites are often intimately linked to the greater human ecology. Berger and Sinton in *Water, Earth, and Fire: Land Use and Environmental Planning in the New Jersey Pine Barrens* (1988: xviii) state, “The beauty and complexity of the Pine Barrens should awe the officials in charge of the region’s future.” That’s wishful thinking! In reality, it’s up to us to champion the natural drama that is the Pine Barrens. ■

This article is slightly modified from the original in Pinelands Watch Special Edition SE11, a Report by the Pinelands Preservation Alliance, May 2007.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM



**2015 RECREATIONAL TRAILS PROGRAM
GRANT APPLICATION**

Applicant:	Township Of Buena Vista, Atlantic County				
Project Name:	Development of Collings Lakes Nature/Interpretive Trail				
Contact person					
Salutation:	Ms.				
Name:	Kenia Nunez-Acuna				
Title:	Township Administrator				
Address:	Township Municipal Building, 890 Harding Highway				
City:	Buena	State:	NJ	ZIP:	08310
Telephone:	856-697-2100	Extension:	812		
Fax:	(856) 697-8353				
Email:	knunez@buenavistanj.com				
Employer FID number:	21-6000399 (Press F1 for help)				
Financial information					
Chief Financial Officer:	Kenia Nunez-Acuna , Cfo				
Fiscal Year End Date:	December 31	Accounting records method:	modified accrual		
Applicant Type					
<input type="checkbox"/>	Federal Agency	<input type="checkbox"/>	State Agency		
<input type="checkbox"/>	County Government	<input checked="" type="checkbox"/>	Municipal Government		
<input type="checkbox"/>	Nonprofit Organization				
Project location					
Municipality:	Buena Vista Twp.	Tax block/lot(s):	Block 502, Lots 6 and 4.01 (Press F1 for help)		
County:	Atlantic	US Congressional District:	2nd		
Land classification: (check all that apply)					
<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	Private with easement	<input type="checkbox"/>	Private anticipating easement/lease
Target dates for implementation: (estimated)		Project start date	November 1, 2015		
		Project completion date	April 30, 2016		

Project Summary:

Please provide a very brief summary (no more than 200 words) of what the project will accomplish and the proposed use of grant funds, specifying facilities to be improved/constructed, equipment to be purchased (along with intended use), and the length of trail to be constructed. This section must be filled in but will not be used for project ranking purposes - please submit a full project description in the last section of the application.

The project outlined in this application represents the first phase of a multi-phase project to create and link a number of scenic trails throughout land owned by Buena Vista Township in the New Jersey Pinelands National Reserve.

Under this application, a 3-mile-long recreational trail will be created in a tract that will join an existing recreational area with an elementary school. Funding will be used to clear and grade the site and install a five-foot-wide trail, entrance bollards, and interpretive signage and markers.

Project cost: (maximum grant for non-motorized projects is \$24,000)	TOTAL BUDGET	FEDERAL (grant)	GRANTEE (match)
A. Personnel Costs / Salaries	4,800.00	0.00	4,800.00
B. Consultants and Subcontractors	0.00	0.00	0.00
C. Recreational Trail Development Costs (provide basic list - a more detailed budget will be requested if grant is awarded)			
▪ Site Clearing and Grading	3,800.00	3,800.00	0.00
▪ Shredded Hardwood Mulch	12,320.00	12,320.00	0.00
▪ Trail Entrance Bollards	1,200.00	1,200.00	0.00
▪ Train Signage and Markers	880.00	880.00	0.00
▪ Engineering /Surveying/Permitting	5,800.00	5,800.00	0.00
D. Audit (required for \$100,000 or more in federal grant expenditures)	0.00	0.00	0.00
TOTAL PROJECT COST:	28,800.00	24,000.00	4,800.00

Project purpose: (check all that apply)

Trail project linkage	<input checked="" type="checkbox"/> Links to population center <input type="checkbox"/> Links to other trails <input type="checkbox"/> Links to other trails and population centers	
Length of proposed trail or trail system to be improved/created	<input type="checkbox"/> less than ½ mile <input type="checkbox"/> ½ - 3 miles <input checked="" type="checkbox"/> 3 - 5 miles <input type="checkbox"/> 5 or more miles	
Partners involved in completing project	<input checked="" type="checkbox"/> 1 partner <u>Atlantic County Planning Department</u> <input checked="" type="checkbox"/> 2 partners <u>Collings Lakes Middle School</u> (Organizations, volunteer groups, agency partners, etc.) <input type="checkbox"/> 3 partners <u>(specify third partner here)</u> <input type="checkbox"/> 4 partners <u>(specify fourth partner here)</u>	
Trail restoration, creation, and designation	<input type="checkbox"/> Project provides for the restoration of an existing trail <input checked="" type="checkbox"/> Project creates a new trail or section of trail <input type="checkbox"/> Improves an unofficial trail and includes it in agency's official trail system <input type="checkbox"/> Improves an unofficial trail, creates new section, and includes in agency's official trail system	
Relation to the NJ Trails System	<input type="checkbox"/> Trail in the project connects to trail(s) within NJ Trails System <input type="checkbox"/> Trail in the project is included in the NJ Trails System (Press F1 for list of trails in the NJ Trails System - make note of trail in project description field)	
Multiple uses	<input checked="" type="checkbox"/> Hiking <input checked="" type="checkbox"/> Bicycling <input checked="" type="checkbox"/> Horseback riding	<input type="checkbox"/> Cross country skiing <input checked="" type="checkbox"/> Barrier-free (Press F1 for description) <input type="checkbox"/> Aquatic
Municipality	<input type="checkbox"/> Urbanized area <input type="checkbox"/> Urban Aid Community (Press F1 for link to complete list of Urban Aid Communities)	
Trail links	<input type="checkbox"/> Project area links/provides access to some cultural/historical feature(s) <input type="checkbox"/> Project area located in significant viewshed (describe cultural/historical feature(s) and/or viewshed in project description field)	
Disabled access	<input type="checkbox"/> Some accessibility improvement <input checked="" type="checkbox"/> Entire project area is ADA accessible	

Innovativeness	<input type="checkbox"/> Innovative use/design/development <i>(describe innovative features of project in project description field)</i>		
Previous awards	<input checked="" type="checkbox"/> Project did NOT receive a Recreational Trails Program Grant in a prior funding round		
Importance	<input checked="" type="checkbox"/> Project is necessary for erosion control <input type="checkbox"/> Project is necessary for maintenance <input type="checkbox"/> Project is necessary for endangered/threatened species protection <input type="checkbox"/> Other <i>(describe here)</i>		
Trail improvements provided by project	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Ease of entry		
Compatibility	<input checked="" type="checkbox"/> Project is compatible with the landscape and surrounding land/trail use		
Applicant prior performance	<input type="checkbox"/> Prior approved project cancelled <input type="checkbox"/> Prior approved project completed		
Regional impact	<input checked="" type="checkbox"/> Project has a regional impact <i>(project benefits multiple counties/municipalities)</i>		
Resource sharing	<input type="checkbox"/> Project allows for sharing of resources/equipment between a number of sites or entities <i>(list all entities that will have access to resources and equipment and describe anticipated sharing here)</i>		
Blue trails	<input type="checkbox"/> Project is physically contiguous and provides direct access to a lake, canal, navigable river, or other coastal water body		
New applicant	<input checked="" type="checkbox"/> Applicant has never received a Recreational Trails Program grant before		
Re-application	<input checked="" type="checkbox"/> Applicant applied for this grant for the same project in a previous year <i>(If this is applicable, please do not re-submit any additional documentation)</i>		
Length of trail uses: <i>(Include all uses that apply with the length of trail miles affected, to the nearest 1/2 mile.)</i>			
Hiking	3.0	Skating	0.0
Bicycling	3.0	Cross-country skiing	0.0
Equestrian	0.0	Motorized recreation	0.0
Fitness	3.0	Aquatic activity	0.0
Barrier-free /sensory	3.0	<i>(Press F1 for help)</i>	
Project Description: Describe purpose of the project, work to be performed, design and materials to be used, and plan for ongoing maintenance of funded equipment, facilities and the trail once the project is complete. This should be a more detailed/comprehensive description than the project summary. Applicant must include statements regarding the presence of endangered and threatened species within the project area, and presence of sites on the National and State Registers of Historic Places. The field will expand as you type. Nestled within the New Jersey Pinelands – a 1.1 million-acre swath of heavily-forested land so ecologically important that the U.S. Congress designated it as the nation's first National Reserve in 1978 -- and with a history that stretches back more than 320 years, Buena Vista Township in Atlantic County, New Jersey, is a living postcard of natural beauty. Among its nearly 44 square miles of rich farmlands, pristine waters and treasured Pinelands, all of which contribute to the Township's proud motto "44 Miles of Opportunity", Buena Vista owns a currently-undeveloped, 90-acre tract of land in which it desires to create a new three-mile, non-motorized nature trail.			

It is important to note that this project represents the first phase of a multi-phase project that envisions the creation and linkage of a number of scenic trails throughout the Township's Pinelands, thus providing users with a truly singular opportunity to explore, enjoy and appreciate the ecology and terrain of these nationally-significant lands -- and the world's largest pine barren complex -- in a way that is respectful of and sensitive to their unique characteristics.

Situated between the Collings Lakes Elementary School and John W. Quigley Park, this virtually-undisturbed parcel is an ideal location for the development of a nature and interpretive trail while also preserving the space for current and future generations to enjoy.

Throughout its long history, Buena Vista Township has been proactive in the development of both active and passive recreation areas to meet the needs and demands of its residents and visitors alike. Michael Debbi Park, on Cedar Avenue between the Five Points and the Richland Village sections of the Township, has a baseball field, street hockey court, tennis courts, basketball courts, concession stands, picnic facilities, playground equipment, a gazebo, and a nature trail.

Saw Mill Park, located on Route 40 between Fir and Greenbriar Avenues in Richland Village features a gazebo, steel Conrail train caboose, children's play train, a 225-year-old giant oak tree along with both a 9/11 and Veterans' Memorial. This 1.7-acre park is adjacent to an historic wooden Jersey Central train caboose and the Patcong Valley Model Railroad Building -- an incredibly popular tourist attraction -- and includes the Buena Vista Township Visitors' Center.

Other municipal parks include the aforementioned John W. Quigley Park, Wilder Hines Park, and Lake Ann Park.

As previously noted, John W. Quigley Park is located on Cains Mill Road in Collings Lakes next to the Collings Lakes Elementary School and features a street hockey rink, basketball and tennis courts, swings and other playground equipment, and a picnic area. On the west side of the Collings Lakes Elementary School, the Township also owns a baseball and softball field that is used by residents after school hours.

John W. Quigley Park on the west side and the public softball fields to the east are the two termini for the nature and interpretive trail outlined herein. Because of its location between a school and an existing recreational facility, and because the area offers ample parking and support facilities such as picnic tables and restrooms, the Township sees the proposed trail as the ideal and logical setting for this first phase of a larger project to establish and link other trail mileage throughout the Township.

The development of this non-motorized trail will provide public access in a controlled and environmentally-sound way. Presently, the tract is replete with trails that people have created by walking around or following game paths, but the unmanaged access to this area by people and the large number of ATVs that use this area have severely impacted its aesthetic character and created erosion problems. All current hiking, biking and related activities take place without the appropriate infrastructure to maintain this sensitive landscape. Thus, one of the goals in developing this trail is preserving the area through appropriate trail development and maintenance.

A GIS examination of the site by Schaeffer Nassar Scheidegg Consulting Engineers indicates that approximately 3 miles of trails can be created. A physical inspection of the site by Township staff reveals that the dumping of clean fill -- primarily landscaping vegetation, stumps and tree limbs -- has been taking place there. These materials will need to be removed and properly disposed of to ensure no further compromise to the property's natural aesthetics.

The administration of the Collings Lakes Middle School has expressed its excitement for the project and the opportunity it will afford students to have a living classroom within walking distance. Teachers have indicated that they would enjoy using the new nature trail as both a vehicle and venue for teaching environmental awareness and stewardship. Further, there is a willingness of the school to help with the creation of interpretive signage for the trail and the performance of some appropriate maintenance.

In addition to the nearby students, usage would also come from the residents of the Collings Lakes community. With approximately 1,200 homes, the densest population in the Township, residents would have easy access to a significant nature resource -- one that would provide a setting in which to explore the Pinelands, watch nature, and participate in active recreation such as hiking and biking. Moreover, a local church, Our Lady of the Lakes Catholic Church, is looking forward to using the trail for their Youth Group.

The Township will work with the Atlantic County Planning Department to layout the trail system within this property so as to take full advantage of the natural surroundings and maximize the property's potential as a recreational area of the Township. These services, combined with those of the Township's Engineer, will create a dynamic trail that will showcase the best of the tract's landscape and will serve as a true centerpiece of the larger, multi-phase project to develop and link other trails across the Township.

Developing the trail will entail some site clearing and grading. Township Public Works staff will mark a 5' trail, cover it with hardwood mulch to cut down on erosion, and provide appropriate signage. It is the intent of the Township to follow existing paths and game trails as much as possible to mitigate any additional disruption to the environment and to preserve the historic nature of the trails. The Township sees this as an important step towards preventing erosion and further damage from uncontrolled use. New trail cuts, therefore, will only be created when necessary. Since the Township owns the land and there are no permits required for the proposed trail, it is fully and reasonably anticipated that construction will be complete by the stated completion date of April 30, 2016.

The attached maps illustrate that exact location of the proposed Phase 1 Nature Trail and the surrounding area.

Additional information:

- There is one site, Richland Hotel, within Buena Vista Township that is identified as being on the New Jersey or National Registers of Historic Places (see attached list). This structure is not within the proposed project area.
- According to documentation from the New Jersey Natural Heritage Database, there is one Priority Site located within USGS map Five Points, that being the Manumuskin River Macrosite. The proposed Collings Lakes Nature/Interruptive Trail is located within 2 miles of this site boundary. Both are also located within the Great Egg Harbor River Watershed.
- There are ten (10) species within Atlantic County listed on the Endangered Species Act list (see attached list from U.S. Fish and Wildlife). After review of the U.S. Fish and Wildlife Service's IPaC software it does not appear any listed species are in the vicinity of the proposed project. Township officials will contact the New Jersey Ecological Services Field Office prior to any development activities to make sure there is no disturbance of species through this project.
- This project is the development of a walking / biking - nature trail system and construction is limited to designating a 5' wide, three (3) mile trail with hardwood mulch and park identification signs; therefore, no permits are required.
- No Recreation Trails grant funds have ever been received by the Township of Buena Vista.

Attachments, in two separate files, include:

- Project map
- Municipal Match letter
- Municipal Tax Map with project location
- Municipal tax card for subject property
- U.S. Fish and Wildlife Service National Wetlands Inventory Map
- U.S. Fish and Wildlife Service Endangered Species Act List for Atlantic County
- NJDEP Historic Preservation Office – List of NJ and National Registers of Historic Places
- Project Cost Estimate

PLEASE NOTE

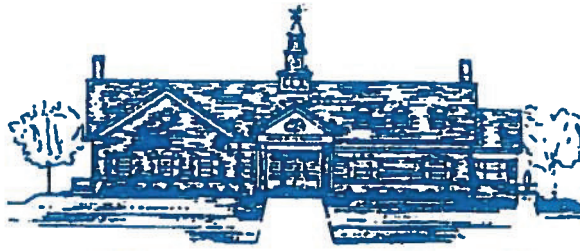
INCOMPLETE OR LATE APPLICATIONS WILL NOT BE CONSIDERED.

APPLICATIONS MUST BE RECEIVED VIA EMAIL IN WORD FORMAT BY APRIL 30, 2015.

MAYOR
Chuck Chiarello

(856) 697-2100
(609) 561-5650
FAX: (856) 697-8651

ADMINISTRATOR/CMFO
Kenia Nunez-Acuna



BUENA VISTA TOWNSHIP

P.O. Box 605, 890 HARDING HIGHWAY
BUENA, NEW JERSEY 08310

www.buonavistanj.com

TOWNSHIP COMMITTEE

John Armato
Teresa Kelly
Steve Martinelli
John Williams

TOWNSHIP CLERK

Lisa A. Tilton

April 29, 2015

Ms. Brandee Chapman, Coordinator
State Trails
NJ Department of Environmental Protection
Natural and Historic Resources
PO Box 420
Trenton, NJ 08625

RE: Township of Buena Vista
2015 Recreational Trails Application
Match Commitment

Dear Ms. Chapman:

The Township of Buena Vista is requesting \$24,000.00 in National Recreation Trails funds for the development of the Collings Lakes Nature Trail. This new three-mile trail will provide a wonderful interpretive experience for visitors to explore the New Jersey Pinelands.

The project breakdown cost is:

Construction Costs:	\$ 24,000.00
Local Match (in-kind)	\$ 4,800.00
Total:	\$ 28,800.00

The requested National Recreation Trails application will provide \$24,000.00 to offset the cost of construction. Buena Vista Township recognizes the need to support the project and the grant application with their required minimum match of 20%. Through fair market value of staffing time by the Public Works Department, Buena Vista Township is committing \$ 4,800.00 to support the proposed project.

Please accept this letter as Buena Vista Township's formal commitment of funds to this project. Please call me if you have any questions or comments concerning the above.

Sincerely,

Chuck Chiarello
Mayor

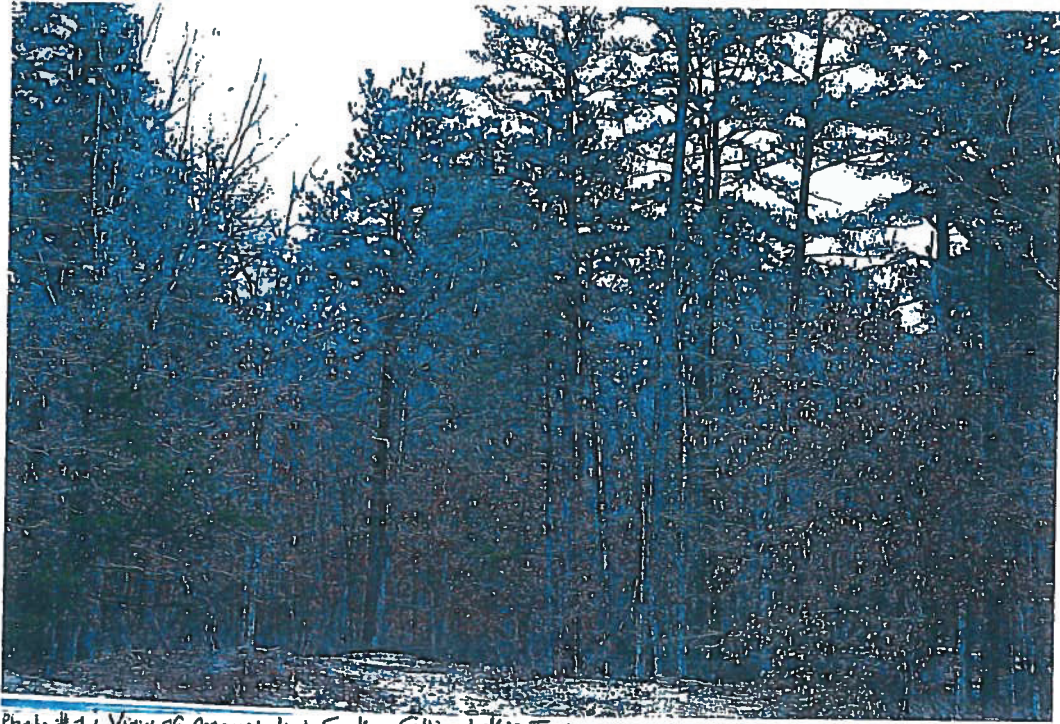


Photo #1: View of prepared land for the Collings Lakes Trail



Photo #2: Proposed entrance to the Collings Lakes Nature Trail



Photo #3: Baseball Field adjacent to proposed tract of land



Photo #4: Collings Lakes Elementary School

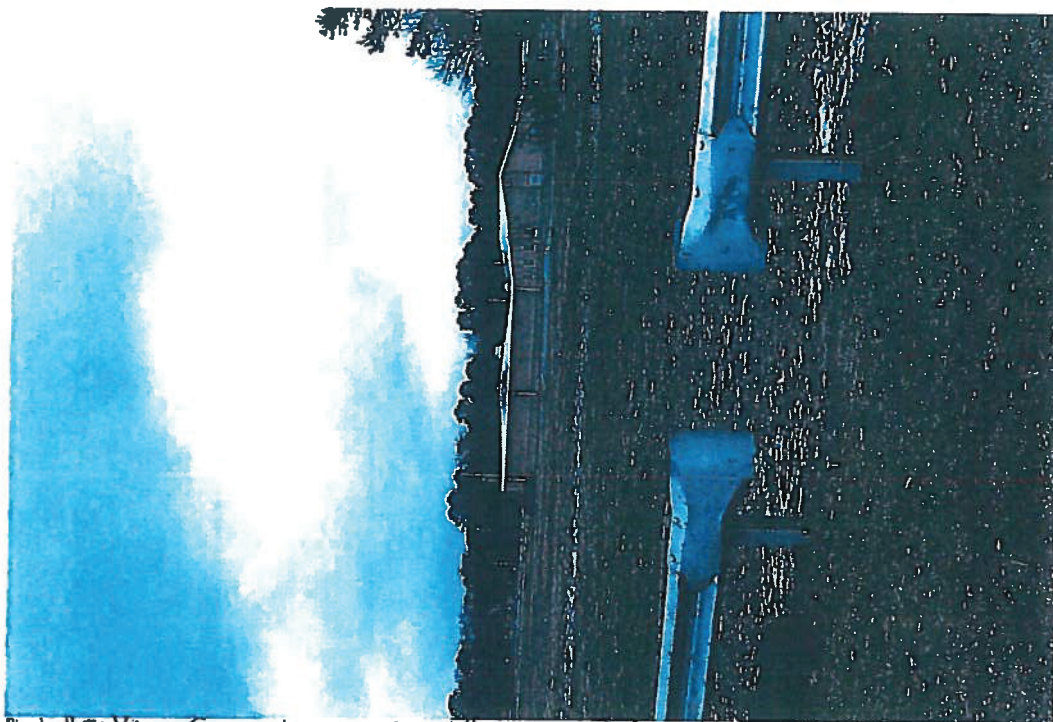


Photo #5: View from parking area @ end/beginning of trail toward Collings Lakes School

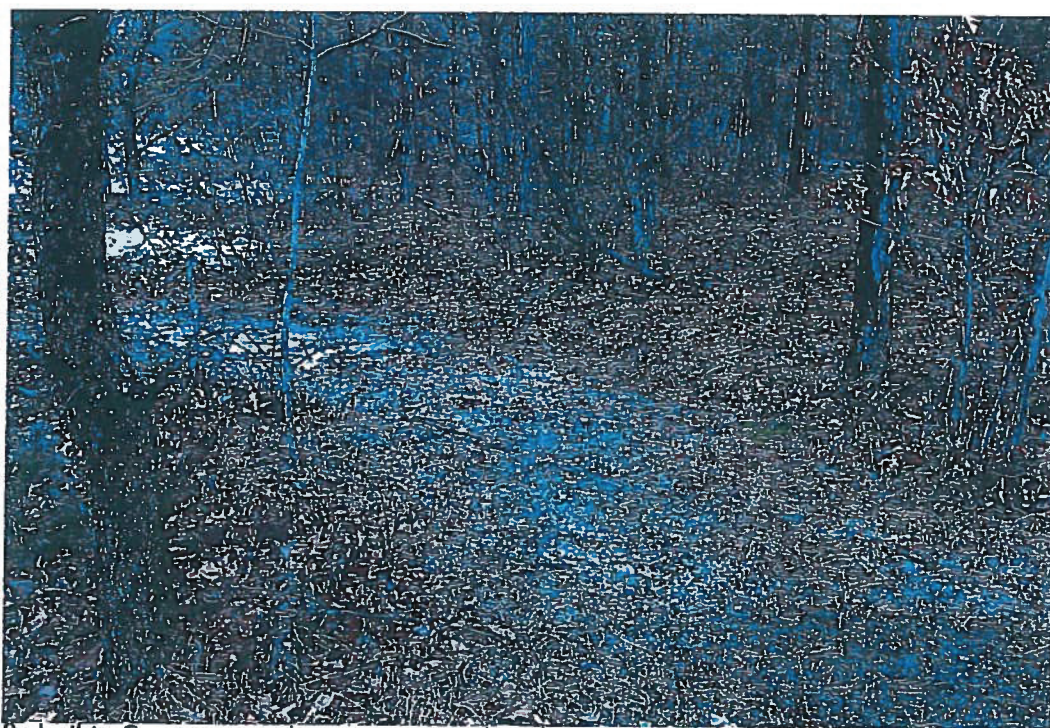


Photo #6: Erosion prone trails currently in tract proposed for new trail



Photo #7: Again Erosion prone trail that currently exists



Photo #8: Township owned land ready for Collins Lakes Trail



Photo #9: Quigley Park at entrance/end of proposed Collings Lakes Trail



Photo #10: Another view of Quigley Park

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
RECREATIONAL TRAILS PROGRAM



NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)
ENVIRONMENTAL EVALUATION FORM

Applicant: Buena Vista Township	
Project name: Development of Collings Lakes Nature/Interpretive Trail	
Grant ID #:	
Part I: Project Description: <i>Describe general scope of work to be funded with grant.</i>	
<p>The development of a 3-mile-long non-motorized trail that will provide public access in a controlled and environmentally-sound way. Presently, the tract is replete with trails that people have created by walking around or following game paths, but the unmanaged access to this area by people and the large number of ATVs that use this area have severely impacted its aesthetic character and created erosion problems. All current hiking, biking and related activities take place without the appropriate infrastructure to maintain this sensitive landscape. Thus, one of the goals in developing this trail is preserving the area through appropriate trail development and maintenance.</p>	
Part II: Alternatives to Proposed Action(s): <i>Describe any project alternatives (if they exist).</i>	
<p>There is no alternative to the proposed project as this is the largest tract of land owned by the Township and the only parcel suited for the project.</p>	
Part III: Environmental Consequences: <i>Complete the following. For each "yes", describe the magnitude of the impact and the potential for significant impact (based on context and intensity). Attach appropriate supporting documentation.</i>	
A. Property Acquisitions: <i>Please note that acquisitions under Eminent Domain are not a permissible activity under the RTP program.</i>	
Is the project seeking permanent acquisitions from private landowners or local authorities?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, is the project seeking full or partial acquisition(s)?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is the project on, or is it seeking transfer of Federal or State Land?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes to any of the above, describe the proposed acquisition below and attached figures depicting affects to the property(ies):	
B. Local Land Use:	
Is the project consistent with Federal, State and or Local land use plans?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If yes, identify land use plans and briefly describe how the project meets consistency. If no, please explain:	
<p>The project is consistent with Buena Vista Land Use zoning and is an allowable use per the New Jersey Pinelands National Reserve since the trail will be natural and will follow engineering protocol for the area.</p>	

C. Social and Economic:

Describe the positive and negative social and economic effects of the project (if any) to the local aid communities, individual residents, and/or businesses: *For example, consider immediate and near future affects to local commuters, the elderly, the handicapped, other recreational users, churches, schools; and consider comments received from the public in Section IV below.*

The administration at The Collings Lakes Middle School has expressed excitement for the project and the opportunity it will afford the students to have a living classroom within walking distance of the school. The school also plans to develop interpretive trail sign-age for the project. Project will also impact the 1,200 home Collings Lakes community, the most densely populated area in the Township. It will allow residents to access a safe, environmentally friendly trail within walking distance of their homes. A local church, Our Lady of the Lakes Catholic Church is looking forward to using the trail for their youth group and their sustainability activities.

D. Archeological and Historical Resources:

Are there National Register-listed or eligible sites in the project area? ☐ YES ☒ NO

Would the project affect any listed or eligible sites? ☐ YES ☒ NO

Are the effects of the project adverse to listed or eligible sites? ☐ YES ☒ NO

If yes to any of the above, briefly summarize below and attach the following: survey report, accompanying determinations and concurrences from State Historic Preservation Office, and any agreement for resolution of adverse effects.

E. Fish & Wildlife

Are there Threatened or Endangered species or their habitat present? ☐ YES ☒ NO

Are anadromous or resident fish populations present? ☐ YES ☒ NO

Are migratory bird habitat or raptor nest present? ☐ YES ☒ NO

Does the project affect wildlife resources (game/subsistence species)? ☐ YES ☒ NO

Will the project cross Essential Fish Habitat (EFH)? ☐ YES ☒ NO

For questions 2-5, are any permits required? ☐ YES ☒ NO

Describe the impacts and attach supporting documentation: There are ten (10) species within Atlantic County listed on the Endangered Species Act list (USFW IPac attached). It does not appear that any of the species are in the vicinity of the proposed project. The trail will be developed with appropriate trail development for maximum preservation. Additionally, there are no critical habit areas located within the project site.

F. Wetlands & Floodplains

Will the project area impact Wetlands? (If yes, complete questions 1-4) ☐ YES ☒ NO

1. Total wetland acres affected: acres

2. Total wetland fill quantities: cubic yards

3. Dredge quantities of wetland: cubic yards

4. US Army Corps of Engineers authorization required: ☐ NONE Type: ☐ NWP ☐ Individual ☐ Other

Does the project encroach onto the 100-year floodplain? ☐ YES ☒ NO

If yes, would the project increase the backwater elevation of the 100-year floodplain one foot or greater? ☐ YES ☒ NO

Is the project within a regulatory floodway? ☐ YES ☒ NO

If yes, does the project adversely affect the floodway? ☐ YES ☒ NO

Describe the impacts and attach supporting documentation: Attached is a USFW National Wetlands Inventory Map that shows wetlands in the area but not within the project site.

G. Water Bodies

Does the project affect a navigable water body as defined by Section 9 of the Rivers and Harbor Act? ☐ YES ☒ NO

Does the project affect waters and navigable waters of the U.S. as defined by Section 404 of ☐ YES ☒ NO

the Clean Water Act and/or Section 10 of the Rivers and Harbors Act?	
Proposed river or stream involvement (check all that apply):	<input type="checkbox"/> Bridge <input type="checkbox"/> Culvert <input type="checkbox"/> Embankment Fill <input type="checkbox"/> Relocation <input type="checkbox"/> Diversion
Proposed river or stream involvement is:	<input type="checkbox"/> Permanent <input type="checkbox"/> Temporary
Type of river or stream habitat impacted (check all that apply):	<input type="checkbox"/> Spawning <input type="checkbox"/> Rearing <input type="checkbox"/> Pool <input type="checkbox"/> Riffle <input type="checkbox"/> Undercut Bank
Describe the impacts and attach supporting documentation: Not applicable there are no rivers, streams or bodies of water within the project site.	
H. New Jersey Coastal Management Program:	
Is the project within the New Jersey Coastal Management Program boundary? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Describe the impacts and attach supporting documentation: The project is not in an area regulated by CAFRA.	
I. Water Quality:	
Does the project affect a public or private drinking source? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Does the project affect a designated impaired water body? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
How many acres of ground disturbing activities will result from the project? _____ acres	
Is there a municipal separate storm sewer system (MS4) National Pollution Discharge Elimination System permit (NPDES) or will runoff be mixed with discharge from a NPDES permitted industrial facility? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If yes, provide NPDES permit number:	
Describe the impacts and attach supporting documentation: Not applicable due to the scope of the project	
J. Hazardous Waste:	
Are hazardous wastes located within the project area? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Describe the impacts: See attached NJDEP Hazardous Site Listings. Addresses have been reviewed and there are none within the vicinity of the project site.	
Part IV: Public Involvement: Describe how public involvement was solicited and attach copies of public notices, comments received, and the responses to comments.	
Primary outreach was to the Collings Lakes Middle School which is immediately adjacent to project site. This outreach was done verbally at the time of the application.	
Part V: Environmental Commitments and Mitigation Measures: List commitments and measures that will be taken to avoid, minimize or mitigate all resource impacts identified in Section III, IV, and VI; and list all permit conditions. Environmental commitments are actions that the grantee will be held to during the project implementation.	
Project engineers will use all measures to preserve the site in its natural conditions while adding with the erosion issues being created by current unauthorized access on the site. The proposed project will not create any unnatural surfaces or remove natural resources.	

Part VI: Motorized Project Questions: Complete this section only if you have motorized recreation as part of your project scope.

A. Air Quality:

Is the project area in a designated non-attainment or maintenance area for air quality? ☐ YES ☒ NO

If yes, is the project listed on the exempt projects list (40 CFR 93.126)? ☐ YES ☒ NO

B. Noise:

Is the project in an existing designated recreational land use area or park? ☐ YES ☒ NO

Is the project located near any residential areas, campgrounds, wildlife refuges, or wilderness areas? ☐ YES ☒ NO

If yes to any of the above, describe proximity to types of areas and describe noise impacts:

What types and numbers of mechanized vehicles do you anticipate on the trail daily and seasonally?
(Example: 30 OHVs/day from summer to fall)

This is a non-motorized trail.

Part VII: Applicant Certification:

I certify the information above was completed to the best of my knowledge to be accurate and correct:

Signature: _____ Date: 8.23.2016

Printed Name: Chuck Chiarello Title: Mayor

FOR OFFICIAL USE ONLY

State Trails Coordinator Certification:

Project qualifies as a Categorical Exclusion, per 23 CFR 771.117 and Stipulation 1 or 2 of the Programmatic Agreement between FHWA and NJDEP ☐ YES ☐ NO

Certified: _____ Date: _____
State Trails Coordinator

Federal Highway Administration Approval:

Accepted: _____ Date: _____
FHWA Recreational Trails Program Manager

Attachment #1:

- Project Location Map with proposed trail
- Tax Map

Buena Vista Township Block 502, Lot 6 & 4.01

Collings Lakes
Elementary School

Existing Parking Lot
at Quigley Recreation
Area

Existing
Parking Lot

Proposed Nature
Trail 2.4 Miles

Cain's Mill Road

Schaeffer Nasar Scheldegg
CONSULTING ENGINEERS, LLC
Engineers • Surveyors • Environmental Specialists • Planners
1425 Conillon Boulevard, Suite 100, New Jersey 08310
Phone: (609) 615-7400 Fax: (609) 909-0253

Map 2007 Aerials & Wetlands Map

0 160 320 640
Feet
1 inch = 600 feet

This map was developed using New Jersey
Department of Environmental Protection
Geographic Information System digital data,
but this secondary product has not been
verified by NJDEP and is not state-authorized.



Legend

- Site
- Tax Map
- Wetlands

0105Dec. 20. 2011;12:05PM LOT 6

QUAL.

UPDATED cNo. 4283811P. 12

-----OWNER INFORMATION-----

BUENA VISTA TOWNSHIP
890 HARDING HIGHWAY
BUENA NJ

08310

() AMT #OWN 01
BANK# MORT# SS#

-----PROPERTY INFORMATION-----

PROP LOC: THIRTEENTH STREET
PROPERTY CLASS 15C ACCOUNT#
BLDG DESC V.LAND-RESERVED
LAND/ACRE 91. 57 ACRES / .57
ADDITIONL LOTS 7 .48 AC IRR 6 IS
91.09 ACRES

ZONE MAP 5 USER#1 #2
BULT 0000 UNITS BCLASS

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE

CUR:
-1:
-2:

VCS R105 SFLA 00000

-----TENANT REBATE-----

BASE YR TAXES FLAG
11 .00 N

---VALUES---

LAND 183100

IMPR

EXM1

EXM2

EXM3

EXM4

NET 183100

OLDID:

-----TAXES-----

11 TOTAL .00

12 HALF1 .00

12 TOTAL .00

13 HALF1 .00

SPECTAX CDS: F03

-----EXEMPT PROPERTY DATA-----

EPL CD 0401047 STAT. 54:04-03.03

FACILITY TAX LIEN FORECLOSUR

INIT FILE 122294 FUR FILE

ASMT CODE

NEXT ACCESS: BLK

LOT

QUAL

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

RECEIVED

DEC 20 2011
TAX
CLERK

Attachment #2:

- USFW National Wetlands Inventory Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Buena Vista
Township, NJ

Apr 28, 2015

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Proposed 3-mile nature trail

Attachment #3:

- U.S. Fish and Wildlife Service Endangered Species Act List



U.S. Fish and Wildlife Service

Trust Resources List

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

New Jersey Ecological Services Field Office
927 NORTH MAIN STREET, BUILDING D
PLEASANTVILLE, NJ 8232
(609) 646-9310
<http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

Project Name:

Buena Vista Township Rec Trails Application 2015

Project Counties:

Atlantic, NJ

Project Type:

Recreation Construction / Maintenance

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of 10 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the Has Critical Habitat column may or may not lie within your project area. See the Critical habitats within your project area section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

Species that should be considered in an effects analysis for your project:

Birds	Status		Has Critical Habitat	Contact
-------	--------	--	----------------------	---------



U.S. Fish and Wildlife Service

Trust Resources List

Piping Plover (<i>Charadrius melodus</i>) Population: except Great Lakes watershed	Threatened	species info	Final designated critical habitat Final designated critical habitat	New Jersey Ecological Services Field Office
Red Knot (<i>Calidris canutus rufa</i>) Population:	Threatened	species info		New Jersey Ecological Services Field Office
Flowering Plants				
American chaffseed (<i>Schwalbea americana</i>)	Endangered	species info		New Jersey Ecological Services Field Office
Hirst Brothers' Panic grass (<i>Dichanthelium (=panicum) hirstii</i>) Population:	Candidate	species info		New Jersey Ecological Services Field Office
Knieskern's Beaked-rush (<i>Rhynchospora knieskernii</i>)	Threatened	species info		New Jersey Ecological Services Field Office
Seabeach amaranth (<i>Amaranthus pumilus</i>)	Threatened	species info		New Jersey Ecological Services Field Office
sensitive joint-vetch (<i>Aeschynomene virginica</i>)	Threatened	species info		New Jersey Ecological Services Field Office
Swamp pink (<i>Helonias bullata</i>)	Threatened	species info		New Jersey Ecological Services Field Office
Mammals				
Northern long-eared Bat (<i>Myotis septentrionalis</i>) Population:	Threatened	species info		New Jersey Ecological Services Field Office
Reptiles				



U.S. Fish and Wildlife Service

Trust Resources List

Bog Turtle (<i>Clemmys muhlenbergii</i>) Population: northern	Threatened	species info	New Jersey Ecological Services Field Office
---	------------	----------------------------------	---

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).

There is 1 refuge in your refuge list

Edwin B. Forsythe National Wildlife Refuge (609) 652-1665 P.O. BOX 72 OCEANVILLE, NJ8231	refuge profile
--	--------------------------------

FWS Migratory Birds ([USFWS Migratory Bird Program](#)).

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see: <http://www.fws.gov/migratorybirds/RegulationsandPolicies.html>.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html>.



U.S. Fish and Wildlife Service

Trust Resources List

To search and view summaries of year-round bird occurrence data within your project area, go to the Avian Knowledge Network Histogram Tool links in the Bird Conservation Tools section at: <http://www.fws.gov/migratorybirds/CCMB2.htm>.

For information about conservation measures that help avoid or minimize impacts to birds, please visit: <http://www.fws.gov/migratorybirds/CCMB2.htm>.

Migratory birds of concern that may be affected by your project:

There are 31 birds on your Migratory birds of concern list. The underlying data layers used to generate the migratory bird list of concern will continue to be updated regularly as new and better information is obtained. User feedback is one method of identifying any needed improvements. Therefore, users are encouraged to submit comments about any questions regarding species ranges (e.g., a bird on the USFWS BCC list you know does not occur in the specified location appears on the list, or a BCC species that you know does occur there is not appearing on the list). Comments should be sent to [the ECOS Help Desk](#).

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
American Oystercatcher (<i>Haematopus palliatus</i>)	Yes	species info	Year-round
American bittern (<i>Botaurus lentiginosus</i>)	Yes	species info	Breeding, Wintering
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Yes	species info	Year-round
Black Skimmer (<i>Rynchops niger</i>)	Yes	species info	Breeding
Black rail (<i>Laterallus jamaicensis</i>)	Yes	species info	Breeding
Black-billed Cuckoo (<i>Coccyzus erythrophthalmus</i>)	Yes	species info	Breeding
Blue-winged Warbler (<i>Vermivora pinus</i>)	Yes	species info	Breeding
Fox Sparrow (<i>Passerella iliaca</i>)	Yes	species info	Wintering
Great Shearwater (<i>Puffinus gravis</i>)	Yes	species info	Migrating
Gull-billed Tern (<i>Gelochelidon nilotica</i>)	Yes	species info	Breeding
Horned Grebe (<i>Podiceps auritus</i>)	Yes	species info	Wintering



U.S. Fish and Wildlife Service

Trust Resources List

Hudsonian Godwit (<i>Limosa haemastica</i>)	Yes	species info	Migrating
Kentucky Warbler (<i>Oporornis formosus</i>)	Yes	species info	Breeding
Least Bittern (<i>Ixobrychus exilis</i>)	Yes	species info	Breeding
Least tern (<i>Sterna antillarum</i>)	Yes	species info	Breeding
Lesser Yellowlegs (<i>Tringa flavipes</i>)	Yes	species info	Wintering
Peregrine Falcon (<i>Falco peregrinus</i>)	Yes	species info	Wintering
Pied-billed Grebe (<i>Podilymbus podiceps</i>)	Yes	species info	Year-round
Prairie Warbler (<i>Dendroica discolor</i>)	Yes	species info	Breeding
Prothonotary Warbler (<i>Protonotaria citrea</i>)	Yes	species info	Breeding
Purple Sandpiper (<i>Calidris maritima</i>)	Yes	species info	Wintering
Red Knot (<i>Calidris canutus rufa</i>)	Yes	species info	Wintering
Red-headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	Yes	species info	Year-round
Rusty Blackbird (<i>Euphagus carolinus</i>)	Yes	species info	Wintering
Saltmarsh Sparrow (<i>Ammodramus caudacutus</i>)	Yes	species info	Year-round
Seaside Sparrow (<i>Ammodramus maritimus</i>)	Yes	species info	Year-round
Short-eared Owl (<i>Asio flammeus</i>)	Yes	species info	Wintering
Snowy Egret (<i>Egretta thula</i>)	Yes	species info	Breeding
Upland Sandpiper (<i>Bartramia longicauda</i>)	Yes	species info	Breeding
Wood Thrush (<i>Hylocichla mustelina</i>)	Yes	species info	Breeding
Worm eating Warbler (<i>Helmitheros vermivorum</i>)	Yes	species info	Breeding



U.S. Fish and Wildlife Service

Trust Resources List

NWI Wetlands ([USFWS National Wetlands Inventory](#)).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

Data Limitations, Exclusions and Precautions

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Exclusions - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Precautions - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the



U.S. Fish and Wildlife Service

Trust Resources List

advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

The following wetland types intersect your project area in one or more locations:

Wetland Types	NWI Classification Code	Total Acres
Estuarine and Marine Deepwater	E1UBLx	12.5679
Estuarine and Marine Deepwater	E1UBL	4.2499
Estuarine and Marine Deepwater	E1UBL6	21.9761
Estuarine and Marine Wetland	E2SS1/EM1P	5.4577
Estuarine and Marine Wetland	E2EM1/SS1P6	12.4439
Estuarine and Marine Wetland	E2EM1P	172.2602
Estuarine and Marine Wetland	M2US2P	7.1484
Estuarine and Marine Wetland	E2EM1N	6.5458
Estuarine and Marine Wetland	E2SS1P	1.5994
Estuarine and Marine Wetland	E2EM1P6	28.3015
Estuarine and Marine Wetland	E2SS4/1P	8.0569
Estuarine and Marine Wetland	E2EM1/AB6N	0.3977
Estuarine and Marine Wetland	E2EM1Pd	1567.1923
Estuarine and Marine Wetland	E2EM1Ps	1.108
Estuarine and Marine Wetland	E2SS1/4P	2.0943
Estuarine and Marine Wetland	E2EM5P	9.5196
Freshwater Emergent Wetland	PEM1/SS4E	17.3488
Freshwater Emergent Wetland	PEM1Ed	74.7248
Freshwater Emergent Wetland	PEM1Eh	20.6431
Freshwater Emergent Wetland	PEM1/SS1Ed	21.5394
Freshwater Emergent Wetland	PEM1/FO5Fh	2.8442
Freshwater Emergent Wetland	PEM1Ex	1.481



U.S. Fish and Wildlife Service

Trust Resources List

Freshwater Emergent Wetland	PEM1/FO1E	3.5358
Freshwater Emergent Wetland	PEM1Fd	42.585
Freshwater Emergent Wetland	PEM1E	33.0593
Freshwater Emergent Wetland	PEM1C	1.1692
Freshwater Emergent Wetland	PEM1B	17.6789
Freshwater Emergent Wetland	PEM1R	9.0653
Freshwater Emergent Wetland	PEM1/SS1C	0.8852
Freshwater Emergent Wetland	PEM1/SS1E	9.1168
Freshwater Emergent Wetland	PEM1/SS1B	2.362
Freshwater Emergent Wetland	PEM1/FO4C	4.9146
Freshwater Emergent Wetland	PEM1Bd	15.7476
Freshwater Forested/Shrub Wetland	PSS1/EM1Eh	15.475
Freshwater Forested/Shrub Wetland	PSS1Fx	1.8462
Freshwater Forested/Shrub Wetland	PSSf	27.6016
Freshwater Forested/Shrub Wetland	PSS4/3B	40.6518
Freshwater Forested/Shrub Wetland	PSS3/EM1Eh	6.11
Freshwater Forested/Shrub Wetland	PFO4Bg	18.0674
Freshwater Forested/Shrub Wetland	PFO5/EM1Fh	14.1459
Freshwater Forested/Shrub Wetland	PSS4/1Bd	15.8988
Freshwater Forested/Shrub Wetland	PSS3B	15.0213
Freshwater Forested/Shrub Wetland	PSS1/FO4B	3.144
Freshwater Forested/Shrub Wetland	PFO1/4F	3.0636
Freshwater Forested/Shrub Wetland	PFO1/4E	184.622
Freshwater Forested/Shrub Wetland	PFO1/4Rg	3.2568
Freshwater Forested/Shrub Wetland	PFO4Ax	0.9141
Freshwater Forested/Shrub Wetland	PSS1Ex	2.1711



U.S. Fish and Wildlife Service

Trust Resources List

Freshwater Forested/Shrub Wetland	PSS3E	0.0217
Freshwater Forested/Shrub Wetland	PFO1/SS1R	1.0187
Freshwater Forested/Shrub Wetland	PSS1/EM1E	79.0052
Freshwater Forested/Shrub Wetland	PSS3R	3.4816
Freshwater Forested/Shrub Wetland	PFO1/4B	183.7724
Freshwater Forested/Shrub Wetland	PFO4Bd	33.1699
Freshwater Forested/Shrub Wetland	PFO1/4C	13.7848
Freshwater Forested/Shrub Wetland	PFO4/1Bd	1.6248
Freshwater Forested/Shrub Wetland	PFO4/SS1Ed	0.0773
Freshwater Forested/Shrub Wetland	PSS1Ed	4.7857
Freshwater Forested/Shrub Wetland	PSS4B	13.0849
Freshwater Forested/Shrub Wetland	PFO4/3E	1.8218
Freshwater Forested/Shrub Wetland	PFO1/4R	1.5743
Freshwater Forested/Shrub Wetland	PFO1/4Bd	47.8397
Freshwater Forested/Shrub Wetland	PFO5Fh	5.2194
Freshwater Forested/Shrub Wetland	PFO1/3E	88.5691
Freshwater Forested/Shrub Wetland	PFO1/3B	12.578
Freshwater Forested/Shrub Wetland	PFO4Rg	34.644
Freshwater Forested/Shrub Wetland	PSS4/1B	112.5175
Freshwater Forested/Shrub Wetland	PSS4R	1.7981
Freshwater Forested/Shrub Wetland	PSS4/1E	6.6463
Freshwater Forested/Shrub Wetland	PFO4Rd	10.8308
Freshwater Forested/Shrub Wetland	PFO2/SS2Ed	14.7043
Freshwater Forested/Shrub Wetland	PSS1/FO1R	68.5879
Freshwater Forested/Shrub Wetland	PFO4/1R	10.2167
Freshwater Forested/Shrub Wetland	PFO4/1E	98.7854



U.S. Fish and Wildlife Service

Trust Resources List

Freshwater Forested/Shrub Wetland	PFO3/1B	10.3181
Freshwater Forested/Shrub Wetland	PSS1/FO1E	19.6898
Freshwater Forested/Shrub Wetland	PSS1/FO1B	77.585
Freshwater Forested/Shrub Wetland	PSS1/4Rg	98.4609
Freshwater Forested/Shrub Wetland	PSS3/4E	1369.9405
Freshwater Forested/Shrub Wetland	PFO4/1C	101.6855
Freshwater Forested/Shrub Wetland	PFO4/1B	1099.1905
Freshwater Forested/Shrub Wetland	PSS4/1R	13.1387
Freshwater Forested/Shrub Wetland	PSS3Ea	0.0807
Freshwater Forested/Shrub Wetland	PFO1Ed	2.2912
Freshwater Forested/Shrub Wetland	PSS3/EM1Ba	0.4122
Freshwater Forested/Shrub Wetland	PSS4Rg	2.3937
Freshwater Forested/Shrub Wetland	PFO4/1Egh	9.5888
Freshwater Forested/Shrub Wetland	PSS3/1Eh	36.2765
Freshwater Forested/Shrub Wetland	PFO1Eh	2.7339
Freshwater Forested/Shrub Wetland	PFO4B	1748.8872
Freshwater Forested/Shrub Wetland	PFO4/1Eg	30.412
Freshwater Forested/Shrub Wetland	PFO4/1Ed	0.1707
Freshwater Forested/Shrub Wetland	PFO4C	1.1213
Freshwater Forested/Shrub Wetland	PFO4E	167.5371
Freshwater Forested/Shrub Wetland	PSS1/3B	31.035
Freshwater Forested/Shrub Wetland	PSS4/EM1Ed	6.1606
Freshwater Forested/Shrub Wetland	PSS3/1E	22.1771
Freshwater Forested/Shrub Wetland	PFO4/SS4B	744.3329
Freshwater Forested/Shrub Wetland	PFO4Eg	825.66
Freshwater Forested/Shrub Wetland	PFO3B	9.19



U.S. Fish and Wildlife Service

Trust Resources List

Freshwater Forested/Shrub Wetland	PFO4Eh	1.8254
Freshwater Forested/Shrub Wetland	PSS1/4E	14.3548
Freshwater Forested/Shrub Wetland	PFO4/1Bg	8.4042
Freshwater Forested/Shrub Wetland	PFO4/1Rg	296.291
Freshwater Forested/Shrub Wetland	PSS1/4B	111.2135
Freshwater Forested/Shrub Wetland	PSS1/FO1Rd	74.534
Freshwater Forested/Shrub Wetland	PSS3/1B	1.8768
Freshwater Forested/Shrub Wetland	PSS3Ba	14.3554
Freshwater Forested/Shrub Wetland	PFO4Fg	5.6374
Freshwater Forested/Shrub Wetland	PFO2E	1.4586
Freshwater Forested/Shrub Wetland	PFO5/UBFh	31.5133
Freshwater Forested/Shrub Wetland	PFO4/SS3B	7.8101
Freshwater Forested/Shrub Wetland	PSS1/3F	4.5182
Freshwater Forested/Shrub Wetland	PSS1Bd	41.1268
Freshwater Forested/Shrub Wetland	PFO1S	10.6399
Freshwater Forested/Shrub Wetland	PFO1/4Eg	186.1619
Freshwater Forested/Shrub Wetland	PFO1Bd	34.375
Freshwater Forested/Shrub Wetland	PSS1R	123.7914
Freshwater Forested/Shrub Wetland	PFO1/4Edh	33.6532
Freshwater Forested/Shrub Wetland	PSS1/4R	8.166
Freshwater Forested/Shrub Wetland	PSS1/4Eg	37.8454
Freshwater Forested/Shrub Wetland	PSS4Eg	67.8304
Freshwater Forested/Shrub Wetland	PFO4/SS1E	21.8659
Freshwater Forested/Shrub Wetland	PFO4/SS1B	44.0939
Freshwater Forested/Shrub Wetland	PFO1B	441.2909
Freshwater Forested/Shrub Wetland	PSS1B	7.5246



U.S. Fish and Wildlife Service

Trust Resources List

Freshwater Forested/Shrub Wetland	PFO1C	24.1199
Freshwater Forested/Shrub Wetland	PSS4/1Eg	33.033
Freshwater Forested/Shrub Wetland	PSS1E	1.5372
Freshwater Forested/Shrub Wetland	PFO1F	9.7005
Freshwater Forested/Shrub Wetland	PSS1E	187.1689
Freshwater Forested/Shrub Wetland	PFO1E	880.9702
Freshwater Pond	PUBFx	1.8202
Freshwater Pond	PUB/SS1F	0.7001
Freshwater Pond	PUBHh	12.2977
Freshwater Pond	PUBHx	64.7766
Freshwater Pond	PUBH	5.8986
Freshwater Pond	PUBF	0.288
Freshwater Pond	PUB/EM1F	0.4115
Lake	LIUBHx	80.9701
Other	PUSCx	3.364
Other	Pf	23.031
Riverine	R2UBH	1.4395

Attachment #4:

- NJDEP Active Contaminated Site List

[njhome](#) | [my new jersey](#) | [people](#) | [business](#) | [government](#) | [departments](#)
new jersey
department of environmental protectionOPRA | New Jersey
Open Public Records Act

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New Jersey Department of Environmental Protection Site Remediation Program

Active Sites With Confirmed Contamination

Prepared: 8/22/2016

Atlantic

Absecon City

Site ID	PI Number	PI Name	Address	Home Owner
356524	440201	144 BAYVIEW DRIVE	144 BAYVIEW DR	Yes
15585	014046	ABSECON PETRO	128 ABSECON BLVD	No
12828	014577	BINDRA INVESTMENTS LLC	2 ABSECON BLVD	No
15564	014550	BINDRA INVESTMENTS LLC	471 WHITEHORSE PK	No
15567	007457	DAIBES SVC STATION ABSECON	802 ABSECON BLVD	No
55951	030180	MIKES ABSECON AUTO REPAIR	180 ABSECON BLVD	No
64102	G000008936	NEW YORK AVENUE GRD WTR CONTAMINATION	NEW YORK AVE	No
15586	010406	NISHAN INVESTMENT LLC	101 ABSECON BLVD	No
149866	253103	NJ DOT DELILAH ROAD BRIDGE PROJECT	ABSECON BLVD & DELILAH RD	No
15587	020382	SAFETY BUS SERVICE	235 ABSECON BLVD	No
424103	530670	T&R LEASING LLC	500 ABSECON BLVD	No
43562	006137	UHAUL 813048	1 ABSECON BLVD	No
12	Site Count			

Atlantic City

Site ID	PI Number	PI Name	Address	Home Owner
475214	599436	104 NORTH CONGRESS AVENUE	104 N CONGRESS AVE	No
354195	437249	1125 CITY AVENUE	1125 CITY AVE	Yes
538019	675080	1330 MEDITERRANIAN AVENUE	1330 MEDITERRANIAN AVE	No
57459	259106	15 SOUTH PENNSYLVANIA AVENUE	15 S PENNSYLVANIA AVE	No
468128	590705	160 & 170 SOUTH NEW JERSEY AVENUE	160 170 S NEW JERSEY AVE	No
85725	G000060250	2001 PACIFIC AVENUE	2001 PACIFIC AVE	No
65704	G000031542	206 TO 208 & 220 N SOUTH CAROLINA AVENUE	206 208 SOUTH CAROLINA AVE	No
204928	269515	2124 RIVERSIDE DRIVE	2124 RIVERSIDE DR	Yes
569839	713804	220 PACIFIC AVENUE	220 PACIFIC AVE	Yes
230934	169754	227 N NORTH CAROLINA AVENUE	227 NORTH CAROLINA AVE	Yes
203658	564643	227 NORTH VERMONT AVENUE	227 N VERMONT AVE	No
230928	302102	231 N NORTH CAROLINA AVENUE	231 NORTH CAROLINA AVE	Yes
230925	302099	235 N NORTH CAROLINA AVENUE	235 NORTH CAROLINA AVE	No
230924	169746	239 N NORTH CAROLINA AVENUE	239 NORTH CAROLINA AVE	Yes
65726	G000031634	240 NEVADA AVENUE NORTH	240 NEVADA AVE	Yes

14552	013937	TELLERS SERVICE CENTER	615 NORTH CAROLINA AVE	No
483119	609445	TENNESSEE GREEN URBAN RENEWAL DEVELOPMENT	341 N TENNESSEE AVE	No
64996	G000025798	TEXACO BULK STORAGE FACILITY	ABSECON BLVD	No
12778	005940	TEXACO SERVICE STATION	2140 ATLANTIC AVE	No
55085	025088	THE ABBOTTS DAIRIES FACILITY	1250 ABSECON BLVD	No
266555	439301	TRIANGLE PROPERTIES LLC	3301 ARTIC AVE	No
57882	033636	VACANT LOT	1600 1618 BALTIC AVE	No
444832	034085	VACANT LOT	3800 ATLANTIC AVE	No
49504	024982	VACANT STRUCTURE	400 MARYLAND AVE	No
12829	003971	VINA AUTO SERVICE	2401 ARCTIC AVE	No
12789	576490	YI CASINO DRY CLEANERS	1818 1820 ATLANTIC AVE	No
140	Site Count			

Brigantine City

Site ID	PI Number	PI Name	Address	Home Owner
537795	674781	222 8TH STREET SOUTH	222 8TH ST S	No
460473	581185	407 WEST EVANS BOULEVARD	407 W EVANS BLVD	Yes
166443	218808	BRIGANTINE GOLF LINKS	1075 N SHORE DR	No
12754	005241	BRIGANTINE SHELL	4012 ATLANTIC BRIGANTINE BLVD	No
12802	001088	GULF	3600 ATLANTIC BRIGANTINE BLVD	No
124476	164425	LASAMMANA HOTEL	1400 1406 W BRIGANTINE AVE	No
6	Site Count			

Buena Boro

Site ID	PI Number	PI Name	Address	Home Owner
12747	010440	#802 TOM'S AMOCO	209 HARDING HWY	No
44950	011521	BUENA BORO SLF	300 SUMMER RD	No
12737	012353	BUENA MAINT YARD	722 HARDING HWY	No
48350	018525	DR J P CLEARY MIDDLE SCHOOL	1501 CENTRAL AVE	No
12741	G000003043	GARDEN STATE CLEANERS	802 SUMMER RD	No
12738	G000061894	IGI INC	701 HARDING HWY	No
64177	G000009466	JANET STREET GROUND WATER CONTAMINATION	BREWSTER RD & JANET ST & VINE RD	No
48351	018526	JOHN C MILANESI SCHOOL	880 HARDING HWY	No
53117	020958	LA CONCADORO BAKERY	445 WHEAT RD	No
12746	002842	LANDISVILLE CITGO	104 HARDING HWY	No
65425	G000029386	MAZONI FOOD & PRODUCE PACKAGING FORMER	502 N WEST BLVD	No
14551	009912	PEDRONI FUEL CO	385 WHEAT RD	No
42075	001896	SCOTT PAPER COMPANY	WEYMOUTH MALAGA RD & SOUTH BVD	No
63855	G000005027	SOUTH JERSEY CLOTHING COMPANY	140 CENTRAL AVE	No
12745	007770	VINELAND TRUCK STOP GULF	760 HARDING HWY	No
45563	002788	WAWA FOOD MARKET #409	1502 1504 CENTRAL AVE	No
65779	G000031965	WHEAT ROAD & ROUTE 40 GW CONTAMINATION	WHEAT RD & HARDING HWY	No
17	Site Count			

Buena Vista Twp

Site ID	PI Number	PI Name	Address	Home Owner
388274	485023	122 DOGWOOD LANE	122 DOGWOOD LN	Yes
571099	715346	761 HARDING HIGHWAY	761 HARDING HWY	No
443475	006695	BACHAN PETROL LLC	751 HARDING HWY	No
57299	032314	BUENA SUNOCO (AKA SAEZ GAS)	377 RT 54	No
57470	660004	BUENA VISTA TWP DPW	430 UNION RD	No
12735	G000001840	COMAR, INC	1 COMAR PL	No

64411	G000011578	GREENBRIAR AVENUE GRD WTR CONTAMINATION	GREENBRIAR AVE	No
44844	011303	MILMAY AUTO REPAIR	TUCKAHOE RD	No
49931	030444	NJSP TROOP A HEADQUARTERS	1045 BLUE ANCHOR RD	No
501916	632263	POST ROAD GROUND WATER CONTAMINATION	POST RD	No
30704	013334	RICHLAND GLASS CO INC	535 TUCKAHOE RD	No
531966	667936	TUCKAHOE RD & COMAR PLACE GW CONTAMINATION	TUCKAHOE RD & COMAR PL	No
12740	G000001891	WILMAD GLASS CO INC	1002 HARDING HWY	No
13	Site Count			

Corbin City

Site ID	PI Number	PI Name	Address	Home Owner
12728	010537	DORSEY'S OLD PLACE INC	218 MAIN ST	No
1	Site Count			

Egg Harbor City

Site ID	PI Number	PI Name	Address	Home Owner
359134	444091	128 130 PHILADELPHIA AVENUE	128 130 PHILADELPHIA AVE	Yes
64785	G000023674	327 WHITEHORSE PIKE LOT	327 WHITEHORSE PK	No
576389	722230	354 358 PHILADELPHIA AVENUE	354 358 PHILADELPHIA AVE	No
195477	256689	712 ARAGO STREET	712 ARAGO ST	Yes
64291	G000010488	CITGO SERVICE STATION EGG HARBOR CITY	27 WHITEHORSE PK	No
12725	008370	EGG HARBOR CITY STATION LLC	600 WHITEHORSE PK	No
39585	G000005454	FORMER EGG HARBOR CITY MGP SITE	ATLANTIC AVE & BUFFALO AVE	No
193820	254560	FORMER GAS STATION	1109 WHITEHORSE PK	No
14546	004326	GAS STOP	501 WHITEHORSE PK	No
15578	001169	HIGHWAY PETROLEUM INC	1451 WHITEHORSE PK	No
147438	194861	PEMBROKE CLOTHING	801 ATLANTIC AVE	No
54631	024080	PETER LAMAN JR	402 WHITEHORSE PK	No
43177	004848	SCHIEDER'S GULF & CONF	452 PHILADELPHIA AVE	No
56245	030749	SPORTS MARINE CENTER	1300 1308 WHITEHORSE PK	No
12730	003646	WEISBECKER INC LAUNDRY & CLEANER	135 PHILADELPHIA AVE	No
15	Site Count			

Egg Harbor Twp

Site ID	PI Number	PI Name	Address	Home Owner
13088	001097	617 CORPORATION	2534 SAW MILL RD	No
459713	580215	7016 BLACK HORSE PIKE	7016 BLACKHORSE PK	No
12684	030595	AIRPORT CIRCLE SUNOCO	6501 DELILAH RD	No
225300	294057	ATLANTIC CITY NAVAL AIR STATION	TILTON RD	No
125589	165838	AVALON CARPET TILE & FLOORING	3157 FIRE RD	No
64328	G000010940	AVALON MARBLE COMPANY	6084 REEGA AVE	No
30180	001822	BENNETT CHEVROLET INC	6721 BLACKHORSE PK	No
45282	000556	BUTLER AVIATION INC ATLANTIC CITY	TILTON RD	No
12688	009851	CARDIFF GULF	6710 BLACKHORSE PK	No
522856	656908	CLEGG'S GARAGE	200 WOODLAND AVE	No
32393	005600	CONTINENTAL BAKING CO (FORMER)	576 TILTON RD	No
64373	G000011407	DELANCY AVENUE GRD WTR CONTAMINATION	DELANCY AVE	No
65427	G000029392	DELILAH OAKS GROUND WATER CONTAMINATION	DELILAH RD & KINGSLEY DR	No
63797	G000004489	DELILAH ROAD LANDFILL	DELILAH RD & MILL RD	No
56345	030948	DELTONA DISCOUNT TIRES INCORPORATED	6700 BLACKHORSE PK	No
125798	166095	DINOS DELI & SUBS	402 ZION RD	No

Attachment #5:

- State Historic Preservation Office (SHPO) Request for Concurrence Packet



July 25, 2016

Mr. Daniel Saunders
Deputy State Historic Preservation Officer
Division of Parks and Forestry, Historic Preservation Office
NJ DEPT OF ENVIRONMENTAL PROTECTION
PO Box 404
Trenton, NJ 08625-0404

Re: REQUEST FOR CONSULTATION
NJDEP National Recreation Trails – Collings Lakes Nature/Interpretive Trail

Dear Mr. Saunders:

The Township of Buena Vista has submitted and been approved for a NJDEP National Recreational Trails Program grant award. Per the scope of the scope of the project the Township proposes to develop a 3-mile-long non-motorized trail on an undeveloped tract of land owned by the Township.

A project location map has been enclosed with the application in addition to pictures from the site. The full project will take place within a natural area with no structures and is not within a historic district.

The Township's findings are that the activities will have no significant impact on the environment, in terms of impacts on historic properties. These findings are based on consultation of the National and NJ Registers of Historic Places (attached) and other historic resources, and on field observation of the project sites. The Historic Preservation Office is herewith requested to provide comments on the proposed activities. Should you concur with Township's findings please advise the Township with a copy to our office at your earliest convenience.

If in your review of the activities proposed for use of USDA funds you have any questions, please feel free to contact me. Thank you for your continued assistance and cooperation in this matter.

Sincerely,

Tammy Wetzel
Senior Associate

Enc.

New Jersey Office

1301 W. Forest Grove Rd., Vineland, NJ 08360
P 856.690.9590 F 856.690.5622

Pennsylvania Office

309 W. Glenside Ave., Glenside, PA 19038
P 215.576.1950 F 215.576.1940

Web

www.triadincorporated.com



Atlantic County

Absecon City

Captain Francis Babcock House (ID#172)
324 South Shore Road
NR: 7/28/1999 (NR Reference #: 99000907)
SR: 5/27/1999

Camden and Atlantic Railroad Historic District (ID#3862)
Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001
See Main Entry / Filed Location:
Atlantic County, Atlantic City

John Doughty House (ID#3946)
40 North Shore Road
NR: 3/5/2002 (NR Reference #: 02000107)
SR: 12/20/2001

Hinchman Warehouse Site (28-Af-110) (ID#4243)
SHPO Opinion: 2/6/2004

North Shore Road Historic District (ID#3570)
North Shore Road from Creek Road Northward to Galloway Township
Municipal Boundary
SHPO Opinion: 2/14/1996

Dr. Jonathan Pitney House (ID#1838)
57 North Shore Road
NR: 8/14/1998 (NR Reference #: 98001062)
SR: 6/26/1998

South Shore Road Historic District (ID#2935)
South side of Ohio Avenue, West of Absecon Creek and extends
Southward along South Shore Road to Nevada Avenue
SHPO Opinion: 2/14/1996

Atlantic City

Absecon Lighthouse (ID#389)
Pacific and Rhode Island avenues
NR: 1/25/1971 (NR Reference #: 71000492)
SR: 9/11/1970

Administration Building for the Board of Education (ID#4870)
1809 Pacific Ave
SHPO Opinion: 3/17/2006

Ann Dover Gardens (ID#5376)
Between 4024 and 4039 Anndover Gardens
SHPO Opinion: 10/27/2014

Atlantic City Beautiful Historic District (ID#5374)
Roughly bounded by Sewell Avenue, Barrett Avenue, N. Massachusetts
Avenue, Adriatic Avenue and N. New Jersey Avenue
SHPO Opinion: 10/27/2014

Atlantic City Fire Station #4 (ID#5486)
2700-02 Atlantic Avenue
SHPO Opinion: 9/10/2013

Atlantic City Fire Station #6 (ID#5487)
4025 Atlantic Avenue
SHPO Opinion: 9/10/2013

Atlantic City Armory (ID#4163)
Absecon Boulevard and New York Avenue
SHPO Opinion: 9/10/2004
(Previous SHPO opinion 4/17/2003)

Atlantic City Convention Hall (NHL, ID#390)
Boardwalk between Pacific, Mississippi, and Georgia avenues
NHL: 2/27/1987
NR: 2/27/1987 (NR Reference #: 87000814)
SR: 3/2/1993
SHPO Opinion: 9/30/1983
(Previous SHPO Opinions: 6/15/1977, 5/11/1978)

Atlantic City High School (ID#4386)
Pacific and Ohio avenues
SHPO Opinion: 4/7/2004

Atlantic City Post Office (ID#391)
1701 Pacific Avenue
SHPO Opinion: 2/20/1980

Barclay Court (ID#392)
9-11 South Pennsylvania Avenue
NR: 6/22/1988 (NR Reference #: 88000725)
SR: 4/26/1988
SHPO Opinion: 12/8/1987
(Demolished)

Beth Israel Synagogue (ID#1849)
34 South Pennsylvania Avenue
SR: 11/16/1992

Beth Kehillah Synagogue Building (H.G. Rosin Senior Center)
(ID#401)
901 Pacific Avenue
SHPO Opinion: 9/20/1993

Blenhiem Hotel (ID#3576)
Boardwalk and Ohio Avenue
NR: 8/23/1977 (NR Reference #: 77000842)
(Demolished October 1978)



Camden and Atlantic Railroad Historic District (ID#3862)

Railroad right-of-way from Pennsauken and Camden to Atlantic City

SHPO Opinion: 9/17/2001

Also located in:

Atlantic County, Absecon City
Atlantic County, Egg Harbor Township
Atlantic County, Galloway Township
Atlantic County, Hammonton Town
Atlantic County, Mullica Township
Atlantic County, Pleasantville City
Camden County, Berlin Borough
Camden County, Camden City
Camden County, Cherry Hill Township
Camden County, Collingswood Borough
Camden County, Haddon Township
Camden County, Haddonfield Borough
Camden County, Lindenwold Borough
Camden County, Merchantville Borough
Camden County, Pennsauken Township
Camden County, Somerdale Borough
Camden County, Voorhees Township
Camden County, Waterford Township
Camden County, Winslow Township

Carson Avenue Boathouses Historic District (ID#5375)

Between 419 and 431 Carson Avenue

SHPO Opinion: 10/27/2014

Church of the Ascension (ID#393)

1601 Pacific Avenue

NR: 7/24/1986 (NR Reference #: 86001941)
SR: 6/16/1986

Equitable Trust Bank Building (ID#2927)

2030 Atlantic Avenue

SHPO Opinion: 6/9/1989
COE: 7/9/2014

Federal Building and Post Office (ID#2928)

1022 Pacific Avenue

SHPO Opinion: 4/16/1986
(Demolished)

Fire Station #8 (ID#396)

140 North Indiana Avenue

DOE: 4/23/1981
SHPO Opinion: 3/30/1981
(Currently Fire Station # 2 Ladder House)

Fire Station #9 (ID#397)

734 North Indiana Avenue

DOE: 4/23/1981
SHPO Opinion: 3/30/1981
(Currently Fire Station # 3)

Friends Meeting House (ID#2929)

Pacific and South Carolina avenues

SHPO Opinion: 5/31/1985
(Demolished)

Holmhurst Hotel (ID#398)

South Pennsylvania Avenue

NR: 1/18/1978 (NR Reference #: 78001732)
SR: 8/19/1977
(Demolished, March 1985)

The Knife and Fork Restaurant (ID#4798)

29 S. Albany Avenue

SHPO Opinion: 7/30/2008

Madison Hotel (ID#399)

123 South Illinois Avenue

NR: 12/20/1984 (NR Reference #: 84000506)
SR: 11/1/1984
SHPO Opinion: 5/8/1984

The Strand and Marine Apartments (ID#4800)

3821- 3825 Boardwalk Avenue

SHPO Opinion: 7/30/2008

Morton Hotel (ID#400)

150 Virginia Avenue

NR: 7/15/1977 (NR Reference #: 77000843)
SR: 5/26/1977
(Demolished)

1315 Pacific Avenue (ID#2930)

1315 Pacific Avenue

SHPO Opinion: 12/16/1987

Raphael-Gordon House (ID#2931)

118 South Newton Street

SHPO Opinion: 4/11/1997

Ritz Carlton Hotel (ID#5053)

2715 Boardwalk at Iowa Avenue

COE: 2/16/2011
(a.k.a. Ritz Condominiums)

St. Nicholas of Tolentine Church (ID#395)

1409-1421 Pacific Avenue

NR: 2/2/2001 (NR Reference #: 00010039)
SR: 12/12/2000
SHPO Opinion: 7/11/1990
(SHPO Opinion for Convent Only)

Santa Rita Apartments (ID#402)

66 South Carolina Avenue

NR: 6/14/1991 (NR Reference #: 91000675)
SR: 4/12/1991
(Demolished)

Segal Building (ID#394)

1200 Atlantic Avenue

NR: 2/9/1984 (NR Reference #: 84002517)
SR: 1/6/1984

Shelburne Hotel (ID#403)

Michigan Avenue and the Boardwalk

NR: 5/19/1978 (NR Reference #: 78001733)
SR: 3/7/1978
(Demolished)



South Maine Avenue Streetscape (ID#404)

South Maine Avenue between Atlantic Avenue and the Boardwalk
SHPO Opinion: 6/30/1993
(Demolished)

2-6 South Virginia Avenue (ID#405)

2-6 South Virginia Avenue
SHPO Opinion: 7/10/1991

Traymore Hotel (ID#3577)

Boardwalk and Illinois Avenue
NR: 12/13/1971 (NR Reference #: 71001049)
(Demolished)

Union Railroad Station (Bus Station) (ID#406)

2101 Arctic Avenue
SHPO Opinion: 3/31/1994
(Demolished)

USCG Station Atlantic City (ID#4745)

900 Beach Thorofare
SHPO Opinion: 7/16/2007

Ventnor Avenue Residential Historic District (ID#5377)

Ventnor Avenue southwest from Bartram Place to the block from
Jackson Avenue to Vassar Square
SHPO Opinion: 1/28/2015
(Prior SHPO Opinion: 10/27/2014)

Robert J. Walker, shipwreck and remains (ID#5327)

NR: 3/19/2014 (NR Reference #: 14000064)

Warner Theatre (façade) (ID#2932)

Atlantic City Boardwalk between Michigan and Arkansas avenues
SHPO Opinion: 1/9/1996

West Jersey and Atlantic Railroad Historic District (ID#2938)

Mays Landing, Hamilton Township to Pleasantville City, Atlantic County
SHPO Opinion: 8/28/1996
See Main Entry / Filed Location:
Atlantic County, Hamilton Township

Westside All Wars Memorial Building (ID#4524)

1510 Adriatic Avenue
(Found no longer eligible as per SHPO Opinion 3/25/2015
Original SHPO Opinion 9/23/2005)

World War I Memorial (ID#407)

South Albany Avenue, Ventnor Avenue, and O'Donnell Parkway
NR: 8/28/1981 (NR Reference #: 81000388)
SR: 7/2/1981

Buena Borough

Hebron Button Factory (ID#4801)

Weymouth Malaga Road & Aberdeen Avenue
SHPO Opinion: 7/21/2008

Buena Vista Township

Atlantic City Railroad Cape May Division Historic District (ID#4758)

Railroad right-of-way from Winslow Junction to Cape May Point, Sea
Isle City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City

Richland Hotel (ID#4825)

1302 Harding Way
COE: 7/31/2008

Corbin City

Atlantic City Railroad Cape May Division Historic District (ID#4758)

Railroad right-of-way from Winslow Junction to Cape May Point, Sea
Isle City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City

NJ Route 50 Bridge (SI&A #0510152) (ID#2933)

NJ Route 50 over Tuckahoe River
SHPO Opinion: 8/28/1996
(Previous SHPO Opinion 7/19/91)
See Main Entry / Filed Location:
Cape May County, Upper Township

North and South Tuckahoe Historic District (ID#3063)

NJ Route 50 and the Tuckahoe River
SHPO Opinion: 8/28/1996
(Southern portion listed as the South Tuckahoe Historic
District)
See Main Entry / Filed Location:
Cape May County, Upper Township

South Tuckahoe Historic District (ID#3062)

NJ Route 50 and north portion of Tuckahoe-Mount Pleasant Road
NR: 3/7/1997 (NR Reference #: 97000103)
SR: 1/8/1997
SHPO Opinion: 8/28/1996
(SHPO Opinion was for a larger North and South Tuckahoe
Historic District)
See Main Entry / Filed Location:
Cape May County, Upper Township

Egg Harbor City

Egg Harbor City Fire Station (ID#409)

351 Cincinnati Avenue
SHPO Opinion: 9/20/1993
COE: 5/23/2006
(Previous SHPO Opinion 5/26/1988)



Egg Harbor Commercial Bank (ID#4274)
134 Philadelphia Avenue
NR: 8/28/2007 (NR Reference #: 07000875)
SR: 6/25/2007
COE: 5/3/2004
(Additional documentation SR listed 8/5/2011)

Lower Bank Road Bridge (SI&A #03G8045) (ID#411)
Lower Bank Road (County Route 542) over Mullica River
SHPO Opinion: 5/15/1990
(Demolished c. 1992)

Also located in:
Burlington County, Washington Township

Mullica River / Chestnut Neck Archaeological Historic District (ID#385)
SR: 10/1/1976
SHPO Opinion: 9/16/2002
See Main Entry / Filed Location:
Atlantic County, Mullica Township

Neutral Water Health Resort Sanitarium (ID#412)
Corner of Claudius Street and London Avenue
NR: 3/20/1991 (NR Reference #: 91000267)
SR: 1/29/1991
SHPO Opinion: 1/17/1978
(a.k.a. Dr. Smith's Sanitarium Site)

Egg Harbor Township

Camden and Atlantic Railroad Historic District (ID#3862)
Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001
See Main Entry / Filed Location:
Atlantic County, Atlantic City

Cannon Court Roadside Cabins (ID#4331)
6124 Black Horse Pike
SHPO Opinion: 9/28/2004

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Captain John Jeffries Burial Marker (ID#414)
Palestine Bible Church Cemetery, County Route 559
NR: 6/14/1984 (NR Reference #: 84002511)
SR: 5/1/1984

Lakes Creek Prehistoric Site (28-At-96) (ID#413)
SHPO Opinion: 5/6/1992

Andrew B. Scull House (ID#4722)
1647 Mays Landing-Somers Point Road (CR 559)
SHPO Opinion: 5/15/2007

Studebaker Showroom (ID#310)
North West Corner Verona and Toulon Avenues
SHPO Opinion: 12/18/1995

West Jersey and Atlantic Railroad Historic District (ID#2938)
Mays Landing, Hamilton Township to Pleasantville City, Atlantic County
SHPO Opinion: 8/28/1996
See Main Entry / Filed Location:
Atlantic County, Hamilton Township

Estell Manor City

Atlantic City Railroad Cape May Division Historic District (ID#4758)
Railroad right-of-way from Winslow Junction to Cape May Point, Sea Isle City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City

Bethlehem Loading Company Mays Landing Plant Archaeological Historic District (ID#427)
109 NJ Route 50
NR: 7/12/2006 (NR Reference #: 06000559)
SR: 12/19/2005
SHPO Opinion: 4/11/1985
(Remains of internal rail system)

Bethlehem Loading Company Mays Landing Plant Archaeological Historic District Boundary Extension (ID#5222)
COE: 6/29/2012

Estellville Glassworks Industrial Historic District (ID#415)
Estell Manor Park, Stevens Creek, Maple Avenue, Walkers Forge Road, and NJ Route 50
NR: 11/21/1991 (NR Reference #: 91001678)
SR: 10/2/1991
COE: 1/18/1990

Head of the River Church (ID#416)
NJ Route 49 at Aetna Drive
NR: 3/7/1979 (NR Reference #: 79001467)
SR: 12/19/1977

Risley School (ID#5004)
134 Cape May Avenue
NR: 5/4/2011 (NR Reference #: 11000256)
SR: 10/18/2010

Folsom Borough

Atlantic City Railroad Cape May Division Historic District (ID#4758)
Railroad right-of-way from Winslow Junction to Cape May Point, Sea Isle City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City



Elgth Street Bridge (SI&A #01BV007) (ID#5115)
Eighth Street over Hospitality Branch
COE: 9/29/2011

Jacobus Evangelical Lutheran Church (ID#417)
Mays Landing Road
NR: 6/9/1988 (NR Reference #: 88000635)
SR: 9/1/1987

Galloway Township

Anonymous Roadside Cabins (ID#4329)
US Route 30 and Taylor Avenue
SHPO Opinion: 9/28/2004

Camden and Atlantic Railroad Historic District (ID#3862)
Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001
See Main Entry / Filed Location:
Atlantic County, Atlantic City

Conovertown Historic District (ID#418)
Along New York Road between Brook Lane and the border with
Absecon City, west on Biscayne Avenue to the Lutheran Church
SHPO Opinion: 8/5/1992

The Country Motel Roadside Cabins (ID#4330)
201 White Horse Pike
SHPO Opinion: 9/28/2004

Frankfurt Avenue Bridge (ID#4464)
Frankfurt Avenue over New Jersey Transit Atlantic City Line
SHPO Opinion: 7/13/2005

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Modern Boat Works (ID#419)
US Route 9 at Nacote Creek
SHPO Opinion: 6/12/1987

Mullica River / Chestnut Neck Archaeological Historic District
(ID#385)
SR: 10/1/1976
SHPO Opinion: 9/16/2002
See Main Entry / Filed Location:
Atlantic County, Mullica Township

Oceanville/Leeds Point/Moss Mill Historic District (ID#420)
Bounded by New York Road, Somers Town Lane, Leeds Point Road,
and Moss Mill Road
SHPO Opinion: 8/5/1992

Old US Coast Guard Station (ID#4041)
Little Beach Island, Brigantine National Wildlife Refuge
NR: 6/23/1976 (NR Reference #: 76001144)
(Demolished)

L.N. Renault and Sons Winery (ID#421)
42 North Bremen Avenue Bremen Avenue and Leibig Avenue
SR: 6/15/1973

Roadside Cabins (ID#4339)
US Route 30 and 5th Avenue
SHPO Opinion: 7/28/2003

Smithville Apothecary (ID#422)
Smithville-Old Towne and Moss Mill roads
NR: 6/9/1978 (NR Reference #: 78001734)
SR: 12/20/1976

Hamilton Township

Abbott's Modern Cabins (ID#336)
217 NJ Route 40
SR: 9/7/1982
DOE: 10/26/1982
(DOE/Owner Objection) —

Charcoal Kilns [Site] (ID#337)
SHPO Opinion: 6/24/1987

Liepe Farm Schoolhouse (ID#5120)
Cologne Avenue
COE: 11/30/1992

Mays Landing Historic District (ID#338)
East and West Main streets and intersecting streets
NR: 8/23/1990 (NR Reference #: 90001245)
SR: 1/11/1990

Mays Landing Presbyterian Church (ID#339)
Main Street and Cape May Avenue
NR: 4/20/1982 (NR Reference #: 82003261)
SR: 4/21/1981

Samuel Richards Hotel (ID#340)
106 East Main Street
NR: 8/31/1979 (NR Reference #: 79001468)
SR: 6/19/1979

Schooner "Weymouth" [Site] (ID#342)
NR: 4/25/1985 (NR Reference #: 85000874)
SR: 3/12/1985

US Route 322 and NJ Route 50 Cloverleaf (ID#2937)
SHPO Opinion: 11/8/1993
(DOE denied 1997; Demolished)

West Jersey and Atlantic Railroad Historic District (ID#2938)
Mays Landing, Hamilton Township to Pleasantville City, Atlantic County
SHPO Opinion: 8/28/1996
Also located in:
Atlantic County, Atlantic City
Atlantic County, Egg Harbor Township
Atlantic County, Pleasantville City



Weymouth Archaeological Historic District (ID#341)

SHPO Opinion: 11/1/1984
COE: 1/18/1990
(Previous SHPO Opinion 4/3/1984)

Weymouth Road Bridge (SI&A #01HML22) (ID#3791)

Weymouth Road Bridge over Great Egg Harbor River
NR: 6/21/2001 (NR Reference #: 01000671)
SR: 5/7/2001

Woodland Period Prehistoric Archaeological Site (28-At-24) (ID#343)

SHPO Opinion: 6/20/1983

Hammonton Town

101 Bellevue Avenue (ID#5216)

101 Bellevue Avenue
COE: 10/25/2012

Atlantic City Railroad Cape May Division Historic District (ID#4758)

Railroad right-of-way from Winslow Junction to Cape May Point, Sea
Isle City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004

See Main Entry / Filed Location:

Cape May County, Cape May City

Arena Auto Dealership (ID#5217)

227 South White Horse Pike
COE: 10/25/2012

733 Bellevue Avenue (ID#5214)

733 Bellevue Avenue
COE: 10/25/2012

William L. Black House (ID#344)

458 Bellevue Avenue
NR: 8/26/1993 (NR Reference #: 93000828)
SR: 7/2/1993

Camden and Atlantic Railroad Historic District (ID#3862)

Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001

See Main Entry / Filed Location:

Atlantic County, Atlantic City

Eagle Theatre (ID#4869)

208 Vine Street
COE: 2/20/2009

Former Town Hall (ID#5218)

333 Vine Street
COE: 11/15/2012

Hammonton Commercial Historic District (ID#345)

Roughly bounded by Third, Washington, Orchard and Vine streets
SHPO Opinion: 9/20/1993

J.S. Thayer Carpenter Shop (ID#5219)

220 Vine Street
COE: 11/15/2012

Linwood City

Linwood Borough School No. 1 (Linwood Public Library) (ID#346)

16 West Poplar Street
NR: 12/20/1984 (NR Reference #: 84000510)
SR: 11/1/1984

Linwood Historic District (ID#347)

Maple and Poplar avenues, and Shore Road
NR: 7/13/1989 (NR Reference #: 89000800)
SR: 4/27/1989

Thomas and Mary Ingersall Naylor House (ID#4866)

204 West Garfield Avenue
COE: 1/28/2009
(Demolished)

Longport Borough

Church of the Redeemer (ID#382)

20th and Atlantic avenues
NR: 9/10/1992 (NR Reference #: 92001179)
SR: 7/27/1992

Great Egg Coast Guard Station Building (ID#4255)

2301 Atlantic Avenue
NR: 10/31/2005 (NR Reference #: 05000128)
SR: 1/4/2005
COE: 4/1/2004

Ocean City-Longport Bridge (SI&A #3100001) (ID#1012)

Ocean Drive over Great Egg Harbor
SHPO Opinion: 11/10/1993
(Demolished)

See Main Entry / Filed Location:

Cape May County, Ocean City

Margate City

Lucy, The Margate Elephant (NHL, ID#383)

Decatur and Atlantic avenues
NHL: 5/11/1976
NR: 8/12/1971 (NR Reference #: 71000493)
SR: 4/7/1971

Marven Gardens Historic District (ID#384)

Between Ventnor, Fredericksburg, Winchester and Brunswick avenues
NR: 9/13/1990 (NR Reference #: 90001440)
SR: 8/9/1990

Mullica Township

Atlantic Loading Company Archaeological Historic District (ID#5499)

SHPO Opinion: 6/22/2016
(a.k.a. Amatol)



Camden and Atlantic Railroad Historic District (ID#3862)
Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001

See Main Entry / Filed Location:
Atlantic County, Atlantic City

Green Bank Road Bridge over Mullica River (SI&A #01M0001)
(ID#2810)

Green Bank Road over Mullica River
SHPO Opinion: 8/31/1995

Also located in:
Burlington County, Washington Township

Mullica River / Chestnut Neck Archaeological Historic District
(ID#385)

SR: 10/1/1976
SHPO Opinion: 9/16/2002

Also located in:
Atlantic County, Egg Harbor City
Atlantic County, Galloway Township
Burlington County, Bass River Township
Burlington County, Washington Township
Ocean County, Little Egg Harbor Township

Pleasant Mills (ID#2802)

Elwood-Pleasant Mills Road
NR: 3/3/1995 (NR Reference #: 95000182)
SR: 1/24/1995
SHPO Opinion: 8/31/1995
(Included within boundaries of previously listed Batsto Historic District)

Northfield City

1715 Tilton Road (ID#25)
1715 Tilton Road
SHPO Opinion: 11/9/1999

Risley Homestead (ID#386)

8 Virginia Avenue
NR: 5/31/1991 (NR Reference #: 91000609)
SR: 4/2/1991

Pleasantville City

Camden and Atlantic Railroad Historic District (ID#3862)
Railroad right-of-way from Pennsauken and Camden to Atlantic City
SHPO Opinion: 9/17/2001

See Main Entry / Filed Location:
Atlantic County, Atlantic City

West Jersey and Atlantic Railroad Historic District (ID#2938)
Mays Landing, Hamilton Township to Pleasantville City, Atlantic County
SHPO Opinion: 8/28/1996

See Main Entry / Filed Location:
Atlantic County, Hamilton Township

Port Republic City

Amanda Blake Store (ID#387)
104 Main Street
NR: 1/25/1979 (NR Reference #: 79001469)
SR: 9/5/1978

Chestnut Neck Battle Monument (ID#4327)
US Route 9 and Old York Road
SHPO Opinion: 9/28/2004

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Gulf Service Station (ID#4328)
758 Old New York Road
SHPO Opinion: 9/28/2004

Port Republic Historic District (ID#388)
Central and Pomona avenues, Riverside Drive, St. Johns Lane,
Chestnut Neck, Clarks Landing, and Port Republic-Smithville roads
NR: 5/16/1991 (NR Reference #: 91000596)
SR: 4/1/1991

Smithville-Port Republic Road Bridge (SI&A #01PR007) (ID#2940)
Smithville-Port Republic Road over Nacote Creek
SHPO Opinion: 9/3/1993

Somers Point City

Bay Front Historic District (ID#423)
Parts of Anna, Bay, Decatur, Delaware, Gibbs, Higbee, New Jersey,
and Somers avenues
NR: 3/23/1989 (NR Reference #: 89000227)
SR: 2/9/1989

Bay Front Historic District (Boundary Increase) (ID#5494)
900 Shore Road
COE: 4/25/2016

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Somers Mansion (ID#424)
1000 Shore Road
NR: 12/18/1970 (NR Reference #: 70000378)
SR: 9/11/1970

World War [One] Memorial Bridge (SI&A# 0511153) (ID#3059)
NJ Route 52 over Ship Channel
SHPO Opinion: 1/26/1996
See Main Entry / Filed Location:
Cape May County, Ocean City



Ventnor City

Dorset Avenue Bridge (SI&A # 01V0001) (ID#5501)

N. Dorset Avenue between Ventnor Avenue and N. Derby/Edgewater Avenue

SHPO Opinion: 2/18/2016

New Haven Firehouse (ID#5281)

20 North New Haven Avenue

SHPO Opinion: 8/26/2013

Saint Leonard's Historic District (ID#426)

Bounded by Atlantic Avenue, South Cambridge Avenue, Winchester Avenue and South Surrey Avenue

SHPO Opinion: 12/30/1993

John Stafford Historic District (ID#425)

Portions of Atlantic, Austen, Baton Rouge, Marion, and Vassar avenues

NR: 6/9/1988 (NR Reference #: 88000723)

SR: 4/26/1988

SHPO Opinion: 5/28/1987

Tofani - DiMuzio House (ID#5306)

12 South Cambridge Avenue

NR: 10/30/2015 (NR Reference #: 15000762)

SR: 9/14/2015

COE: 12/31/2013

(Tofani (Patrick) House, Tofani (Pasquale and Elvira) House)

Ventnor City Hall (ID#2941)

6201 Atlantic Avenue

NR: 10/10/1996 (NR Reference #: 96001088)

SR: 8/20/1996

SHPO Opinion: 11/30/1977

COE: 5/14/1992

Ventnor Motor Boat Club (Dover Hall) (ID#5383)

11 North Derby Avenue

SHPO Opinion: 11/24/2014

Weymouth Township

Atlantic City Railroad Cape May Division Historic District (ID#4758)

Railroad right-of-way from Winslow Junction to Cape May Point, Sea Isle City & Ocean City

DOE: 6/23/2005

SHPO Opinion: 7/2/2004

See Main Entry / Filed Location:

Cape May County, Cape May City

Belcville Post Office (ID#4190)

1201 Madden Avenue

NR: 3/14/2008 (NR Reference #: 08000174)

SR: 12/21/2007

COE: 7/23/2003

From: Mark Demitroff <mark@buckhorn-gsi.com>
Sent: Tuesday, October 30, 2018 2:46 PM
To: AppInfo, PC
Subject: [EXTERNAL] Attn: Gina Berg — BVT nature trails

Ms. Berg,

I forward these notes to you as the Resource Planner, as they relate to two Buena Vista Township nature trails:

From: Berg, Gina
Sent: Monday, September 24, 2018 8:54 AM
To: 'Jennifer Coffey, ANJEC'
Cc: Elizabeth Ritter
Subject: RE: Michael Debbi Park & ANJEC

Hi,

As far as we understand the project they are doing at Michael Debbi – planting milkweed/butterfly plantings – there is no violation here at the Commission. The Township did complete an application for the nature trail there and got it approved previously, so everything should be okay. The minutes you received may have been from a meeting that occurred prior to the approval by the Commission for the nature trail. I'm attaching a copy of the approving resolution that states the violation that had occurred with the construction of the trail was resolved with the completion of the application.

The Township has another application to the Pinelands Commission now for a trail system at a different park, Quigley Park. That application is not yet complete, but it is not related to the Michael Debbi project.

If you have any other questions, feel free to contact me.

Gina Berg
Resource Planner
NJ Pinelands Commission
(609) 894-7300 ext. 136

About Michael Debbi Park:

Please note that, apparently, BVT remains in violation at Michael Debbi Park. Two retention basins have not been built as promised. Also, the BVT minutes were from March 10, 2016—after BVT's application. Also, there was no 2009 forest fire that closed the park trail. The nature trail was closed in 2009 under direction by the Pinelands Commission for permit violations.

Also, the project was much larger in scope than a milkweed-butterfly planting as claimed.

Furthermore, the municipality has approved \$877,015.00 in new park improvements without curing the old violations. Can the municipality move ahead on a new initiative when the old violations remain open?

229-18 – Award Michael Debbi Park Lighting Project to Janney Electric
Resolution Awarding the Michael Debbi Park Lighting Project to Janney Electric in the amount of \$877,015.00

About Quigley Park:

Please note that I have submitted two OPRA requests for the Quigley Park project, and there have not been any responsive records at the Pinelands Commission.

Furthermore, that Quigley Park application you reference (*above*) does not appear on your most recent Active Public Development Applications list:



Please correct that oversight. Forgive my cynicism, but my municipality has had numerous non-compliance issues associated with Pinelands rules in the past.

Incredibly, BVT misled the NJDEP Stewardship Program by getting points for two other trails that are really one, which was never built but they received a \$12,000 grant for.

NJDEP program acknowledges two nature trails in Buena Vista Township, neither trail is Pinelands approved, nor were they ever even built. Trails are not Environmental Enhancement Projects if they are in violation of Pinelands rules.

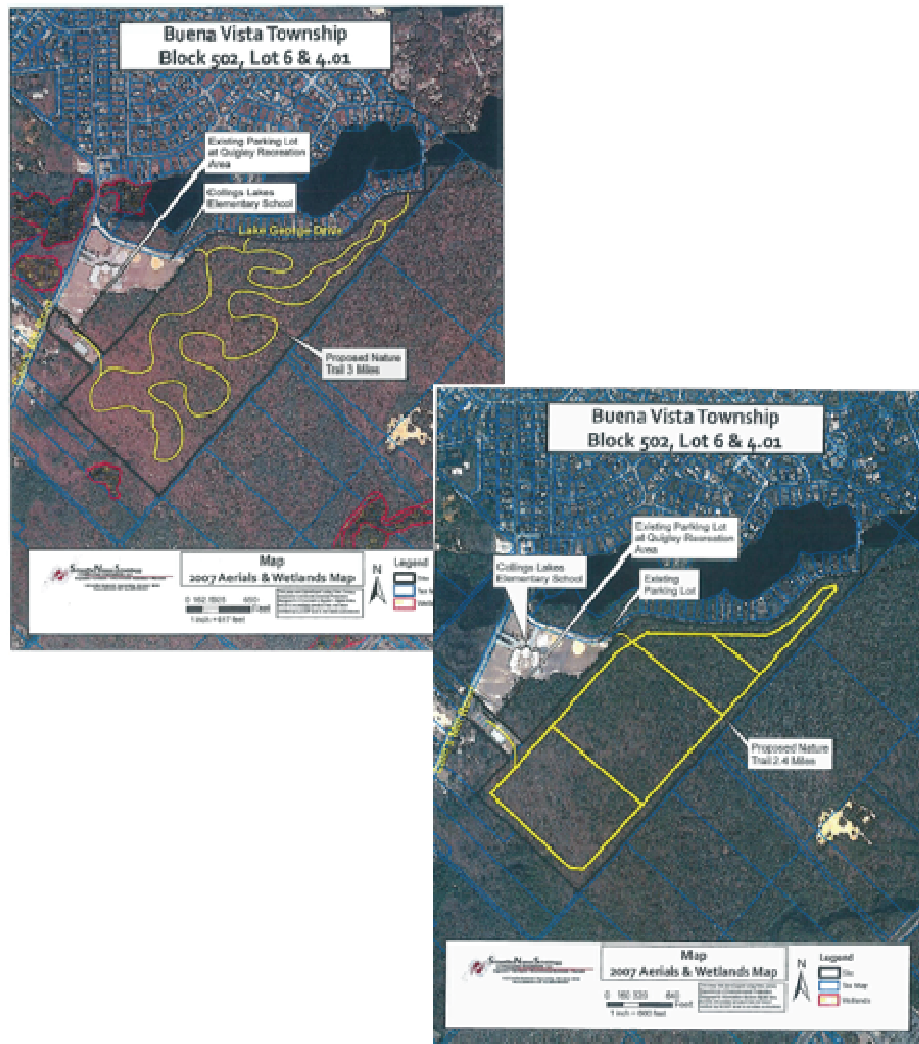
BUENA VISTA TWP		
Site ID: 129045 BUENA VISTA TWP 890 HARDING HWY, BUENA VISTA TWP, NJ 08360		
Stewardship Activities	Date Acknowledged	Comments
18) PROCESS/OPERATIONS ENERGY USE REDUCTION - Has the site substantially improved its energy efficiency by implementing changes in production/manufacturing operations? If yes, describe what was done, date initiated and impact on energy use. KEYS TO QUALIFYING: - 1) Changes should be observable or documented. 2) These should be changes with potential to noticeably reduce a site's carbon footprint. 3) Reduction within last 5 years.	9/6/2017	Buena Vista replaced all street lights with LED lighting to conserve ene conjunction with the NJ Board of Public Utilities and Department of Clei Energy. Buena Vista also purchased environmentally friendly paper and cleaning supplies.
21) ENVIRONMENTAL ENHANCEMENT PROJECTS - Has the site undertaken an Environmental Enhancement Project that has resulted in the reclamation or improvement of land at the site or within the community? If yes, identify the project and the resulting improvement to the environment. KEYS TO QUALIFYING: - 1) Site should be able to demonstrate project is current/maintained. 2) Project must be completed or underway. 3) Enhancements or mitigation required by permit or settlement action do not qualify.	9/6/2017	Buena Vista installed nature trails at Collins Lake and Quigley Park.

First, there is the issue of Pinelands review. Apparently BVT argues—incorrectly—that, because this is municipal land, no permits are needed:

Developing the trail will entail some site clearing and grading. Township Public Works staff will mark a 5' trail, cover it with hardwood mulch to cut down on erosion, and provide appropriate signage. It is the intent of the Township to follow existing paths and game trails as much as possible to mitigate any additional disruption to the environment and to preserve the historic nature of the trails. The Township sees this as an important step towards preventing erosion and further damage from uncontrolled use. New trail cuts, therefore, will only be created when necessary. Since the Township owns the land and there are no permits required for the proposed trail, it is fully and reasonably anticipated that construction will be complete by the stated completion date of April 30, 2016.

The attached maps illustrate that exact location of the proposed Phase I Nature Trail and the surrounding area.

Second, there are two conflicting plan versions of the trail's configuration, the one sent to NJ Trails (*upper left*) and the contrasting one on the Green Acres application, the latter of which is a template for athletic fields. Note how wetlands seem to vanish on the latter version.



I worry that BVT will gain approval for the innocuous natural-looking NJ Trails application, then use that approval to switch efforts toward the Green Acres built-landscape iteration. It will be interesting to see which version you received.

Sincerely,
Mark Demitroff

From: Mark Demitroff (mark@buckhorn-gsi.com)
Received: 11/26/2018 11:24:25 AM
To: AppInfo, PC (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Attn: Ernest Deman — Buena Vista Township — Application# 1982-2560.004, Application #1995-1659.00X
Attachments: 303brickle.pdf, Demitroff 2007 Newtonville Audubon.pdf

Dear Review Staff,

Buena Vista Township is engaged in two nature trails, one in Collings Lakes and the other in Richland.

COLLINGS LAKES

It is the western reach of the Newtonville dune field (*see attached*), a series of hairpin parabolic dunes. While the Pinelands Commission has yet to recognize their significance, the National Park Service has. The Pine Bush is designated as a: “representative of a new barrens theme which is missing from the current list of landmarks. These biologically diverse ecosystems combine outstanding examples of important geologic themes (*e.g.*, ‘Eolian Landforms’; ‘Works of Glaciers’) and ecological processes (*e.g.*, ‘Fire’) (Brickle *et al.* 2013, also attached).

Also, the Collings Lakes parcel is traversed by an ancient byway known as the Woodbury Road, which reputedly is an iteration of a pre-contact trail. It is also associated with a nearby Swedish enclave owned by Israel Locks (cabin in 1773, but may be there by 1761).



DEC Commissioner Albany Pine Bush Preserve Commission Chair, Joe Martens, left, addresses those gather at the Albany Pine Bush Preserve on Thursday, Sept. 18, 2014, in Albany, N.Y. The event was held to celebrate the preserve's designation as a National Natural Landmark. In July, the United States Secretary of the Interior honored the Albany Pine Bush with the official designation of National Natural Landmark. (Paul Buckowski / Times Union) [Buy this photo](#)

M. Demitroff, NPS reviewer, far right in t-shirt

There are numerous Pine Barrens to the north too! The Albany Pine Bush was recently designated a National Monument in recognition of the significance of inland Pleistocene dunes, places of special geodiversity. I was a reviewer for the National Park Service, which indicates NPS considered me expert on such landforms.

RICHLAND

Please note that both Richland and Collings Lakes trails are associated with T&E species. Pinelands rules dictate that no tree removal, dead or alive, is allowed.

October 4, 2018

Kenia Nunez-Acuna, Administrator
Buena Vista Township (via email)
890 Harding Highway
Buena, NJ 08310

Re: Application # 1982-2560.004
Block 502, Lots 4.01 & 6
Buena Vista Township

Dear Ms. Nunez-Acuna:

We have reviewed the information submitted on September 4, 2018 regarding the construction of walking trails on the above referenced parcel. Please submit the following information to complete the application:

1. The Commission has records of threatened and endangered animal species in the vicinity of the proposed development, including Red-headed woodpecker and Barred owl. The submitted information indicated that the removal of dead trees and clearing of underbrush is proposed during the construction of the proposed walking trails. Provided that the proposed walking trails can be located to avoid the removal of any trees, alive or dead, no additional information regarding consistency with the threatened and endangered species standards of the Buena Vista Township land use ordinance and the Pinelands Comprehensive Management Plan would be required. Removal of any trees, alive or dead, for the proposed walking trails will require the completion of a threatened and endangered species survey for Red-headed woodpecker and Barred owl.

Please note that BVT has twice violated this non-clearance rule at the Michael Debbi Park to maintain the path. What assurances can be made that the Collings Lakes trail won't follow suit?

Name: John Williams
Day or cell phone: e-mail: 856-697-2100 x8

Municipal Manager/Administrator

Name: Kenia Nunez-Acuna e-mail: knunez@buenavistanj.com phone: 856-697-2100 x*812

Year Environmental Commission was established by ordinance: 1988

Is your Commission a member of ANJEC? Yes

Descriptive Title of Project: Reestablish Michael Debbie Park Nature Trail

Amount being requested from ANJEC: \$1,500.00

Project description (Limit 900 words): What will you do? When? How? What are the deliverables?

Due to a forest fire that broke out in 2009, the Michael Debbie Park Nature Trail lost dozens of trees adjacent to it, closing its access. In 2012, the Derecho Straight Wind Storm did more damage knocking down more trees leaving the trail in disarray.

August 30, 2018	App # <u>100830000</u>
	Doc Type <u>100</u>
NJ Pinelands Commission PO Box 359 15C Springfield Road New Lisbon, NJ 08064	SEP 4 2018
	Scanned <input checked="" type="checkbox"/>
Re: Pinelands Submission Proposed Collings Lakes Nature Trail Cains Mill Road/Lake George Road Block 502, Lots 4.01 and 6 Buena Vista Township, Atlantic County, NJ Our File Number 8000.119	
Dear Review Staff:	
Buena Vista Township is proposing to construct a Nature Trail within Block 502 Lots 4.01 and 6. These parcels are owned by Buena Vista Township and total approximately 91 acres.	
The township is seeking approval to construct a nature trail consisting of a mulch/wood chip surface to provide 3 miles of trail. The trail commences at the John W. Quigley Park (Block 502 Lot 4.01) located at 586 Cains Mill Road and proposes a loop trail system. The trail is to meander through the existing vacant wooded area of Block 502 Lot 6 while preserving the existing live trees. Clearing for the trail is not proposed. Removal of some of the dead trees and clearing of some underbrush is envisioned to construct the trail. On trail placards may be install to identify particular environmental points of interest. The trail will not impact any wetlands.	

Please get this right. BVT has been deemed by the Pinelands Commission as a rogue community in the past, and the municipality seems to be on a familiar track now.

Sincerely,

Mark Demitroff

Proposing New Barrens National Natural Landmarks

Mary C. Brickle, Todd R. Lookingbill, and Katharina A.M. Engelhardt

THE NATIONAL NATURAL LANDMARKS (NNL) PROGRAM, administered and maintained through the National Park Service, was established in 1962 with the goal of highlighting sites that best demonstrate the outstanding geologic and biologic features of the United States. In a unique partnership between public and private landowners, the National Park Service accepts sites into the program that best illustrate the diversity of our country's natural heritage regardless of ownership. The NNL program seeks solely to recognize these sites for their geologic and biologic significance and to strengthen the public's appreciation for and conservation of America's natural heritage. Potential NNLs are evaluated based on the following criteria: (1) outstanding condition, (2) illustrative value, (3) rarity, (4) diversity, and (5) value to science and education. Sites are designated by the secretary of the interior and, as of today, 586 landmarks have received the NNL designation.

We conducted an analysis of the existing NNL portfolio of sites within three physiographic regions of the Northeast Region: Piedmont, Valley and Ridge, and Appalachian Plateau (Figure 1). The goal of the assessment was to identify underrepresented biologic and geologic themes and to recommend potential new sites within the region whose character provides excellent illustrations of those theme gaps. To identify specific sites for recommendation to the program, we examined studies of hundreds of sites previously considered for nomination as potential NNLs in the relevant physiographic provinces. Two sites came to the forefront in this review: Albany Pine Bush Preserve and Nottingham Serpentine Barrens. Both are representative of a new barrens theme which is missing from the current list of landmarks. These biologically diverse ecosystems combine outstanding examples of important geologic themes (e.g., "Eolian Landforms"; "Works of Glaciers") and ecological processes (e.g., "Fire"). They also provide good habitat for rare species in relatively urban settings that have a high potential for public education. The gap analysis demonstrates how the NNL program provides a highly structured but flexible system for the continued expansion of this catalogue of the country's diverse natural landscape.

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Figure 1. Map of three physiographic provinces assessed and two barrens study sites.

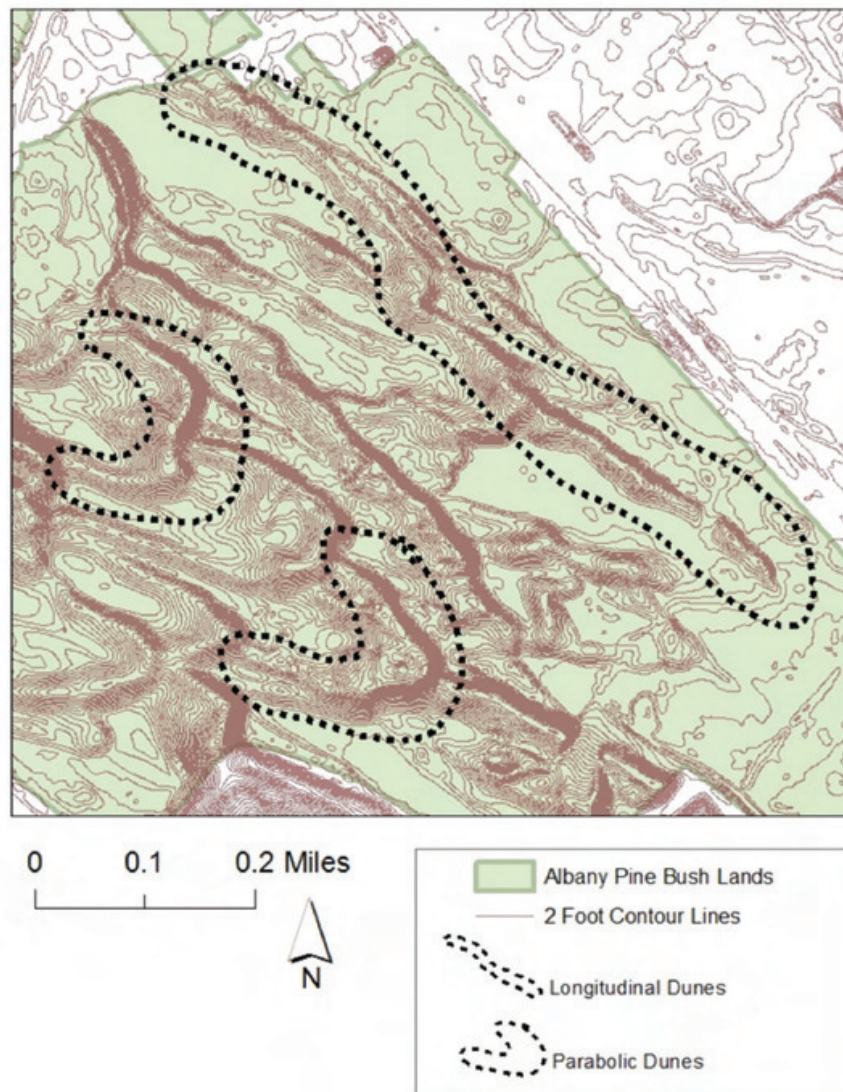
Albany Pine Bush

Albany Pine Bush Preserve supports significant examples of periglacial sand dunes and pitch pine–scrub oak barrens. The preserve is located between the cities of Albany and Schenectady in the Capital District of upstate New York (Figure 1). It is owned by multiple private and public organizations and managed by the Albany Pine Bush Preserve Commission. The site is one of only two pine barrens to support a dynamic sand dune landscape in the Appalachian Plateau region and one of two sand dune ecosystems within the Appalachian Valley and Ridge region. This extraordinary ecosystem gives rise to a variety of habitats. The sandy, well-drained soils are home to 45 of the 538 wildlife species of greatest conservation need (SGCN) found in New York State, including one state and federally listed endangered species, the Karner blue butterfly (*Lycaeides melissa samuelis*).

Primary geological features. Periglacial sand dunes are fossil landscape features that are common throughout colder climates of the world. These types of inland sand dunes are the result of wind action reworking sediments from glacial lakes or outwash dating back to prior periods of glaciation. The sand dunes at Albany Pine Bush are indicators of past aridity associated with the cold, dry, and windy climates encountered during the Late Pleistocene. Following the retreat of the Laurentide ice sheet and subsequent evaporation of the resulting glacial lake, thick sediment deposits were exposed to continual wind erosion. This led to the formation of scree and finer sand particles, which were shaped into dunes and depressions.

The preserve is a bit unusual in that it contains representative examples of both parabolic and longitudinal dunes (Figure 2). Prevailing northwesterly winds shaped most of the sand dunes, forming primarily parabolic dunes that ranged from 100 to 2,000 feet in length. Typically oriented with their longest axis running from northwest to southeast, the crescent shape of these dunes suggests they were colonized early by vegetation which helped stabilize the dune surface and prevent significant reworking (Barnes 2003). Eolian processes also contrib-

Figure 2. Examples of both longitudinal and parabolic dunes found in the Albany Pine Bush Preserve.



uted to the formation of short, broad, ridge-shaped longitudinal dunes, usually between 30 to 60 feet high and typically several hundred feet long (Bradley et al. 2010). Today, the dunes are characterized by a transitioning topography from flat to gently rolling surfaces, with both sand swells and low domes dotted with pitch pine (*Pinus rigida*) and carpeted with diverse understory plants. Swamps, wetlands, and shallow ponds have come to fill in holes that were long ago eroded into the sandy soil (Bried and Edinger 2009). In colder months, the low-lying depressions between the dunes can act as “frost pockets.” As the cooler air settles into these areas, plant growth is delayed in comparison to the areas of higher elevation. This leads to less dense patches of scrub oak (*Quercus ilicifolia*) in these areas, and they instead become dominated by prairie grasses and sedges.

Primary biological features. The dynamic mosaic landscape of the Albany Pine Bush gives rise to a globally rare assemblage of plants and animals. Owing to nutrient-limiting sandy soils and the heterogeneous topography of the dunes, sand dune ecosystems support a diverse biota dominated by pine barrens in higher-lying drier habitats and wetlands in low-lying wet areas at the base of the dunes. The Albany Pine Bush provides one of the best and largest examples of an inland pine barrens ecosystem in the world, covering approximately 40 square miles prior to European colonization (USFWS 1997; Barnes 2003). Pitch pine–scrub oak communities dominate the Albany Pine Bush landscape, making up 42% of the mapped communities in the preserve. Fire disturbance within a pine barrens ecosystem serves to rejuvenate the natural community, drive out exotic plant species, and increase the food and habitat supply for native insects and other animals (e.g., Beachy and Robinson 2008). It is an important component in maintaining the unique ecological qualities of the community (Milne 1985). Good natural conditions for wildfires have existed within the Albany Pine Bush Preserve for thousands of years, especially during the frequent periods of high winds, because the sandy, nutrient-poor soil tends to be droughty and a fuel supply of plant litter accumulates rapidly due to retarded microbial decomposition (Barnes 2003). The dry, acidic soils of the Pine Bush do not promote the decomposition of litter, and the lack of earthworms or other organisms in the dry upper layers of the sandy soil mean that organic matter decomposed by fungi is not incorporated back into the soil.

The Albany Pine Bush is nationally recognized for its extensive populations of rare butterflies and moths, and management plans have focused on the protection of these rare insects (APBPC 2010). There are hundreds of Lepidoptera species found in the Pine Bush, including over 40 noctuid moths considered to be pine barrens specialists. A variety of regionally rare butterflies are also associated with the pitch pine–scrub oak barrens, grasslands, and other fire-maintained communities found in dry, sandy areas of the preserve. The federally listed endangered Karner blue butterfly typically occurs in the grassy openings in the pitch pine–scrub oak barrens; both its food plant and the host plant for its larvae is the wild blue lupine (*Lupinus perennis*), distributed throughout the Albany Pine Bush (Forrester et al. 2005). There is increasing evidence of a distinct and rich avian community in the pine barrens ecosystems of the Albany Pine Bush (Beachy and Robinson 2008; Gifford et al. 2010), and the site has been designated as a New York State Bird Conservation Area.

Nottingham Serpentine Barrens

The Nottingham Park Serpentine Barrens are composed of shallow serpentine rock outcrops and unique vegetation communities, especially serpentine grassland and open savanna communities. The park is located on the outskirts of Philadelphia in Chester County, Pennsylvania (Figure 1). The pine savanna and prairie ecosystems are especially species rich, supporting diverse warm-season grasses. The site contains some of the greatest numbers of endemic, rare, characteristic, and disjunct species found on serpentine soils within the Piedmont physiographic province. Recent surveys have confirmed the presence of at least 21 globally or state-rare plant species, including one of the largest populations in the world of serpentine aster (*Aster depauperatus*), which is one of the only two recognized serpentine endemics of eastern North America.

Primary geological features. Serpentine soils have been extensively studied in the United States, and historic mine sites at Nottingham provide glimpses of its underlying geology. Serpentine is one of the most rare and unusual bedrock materials in the United States (Brooks 1987). The term “serpentine” is derived from the greenish color and pattern of the rock, which resembles that of a snake’s skin. High concentrations of siderophile elements in the soils, such as chromium, nickel, and cobalt, are toxic to plants, resulting in low concentrations of calcium, nitrogen, phosphorus, and potassium and therefore creating conditions of extremely low soil fertility. The inability of crops or other common vegetation to thrive on these soils has permitted a rare, endemic flora to flourish.

The southernmost extent of the Wisconsin ice sheet was just north of the site, which provide an additional connection between the geology and biology of the site (Brooks 1987). New species established themselves in the tundra-like climatic conditions of the region during the period of glaciation. When the ice sheet retreated, these species remained in the serpentine barrens where they likely had far fewer competitors.

Primary biological features. Serpentine barren vegetation is found on only a small fraction of serpentine outcrops; this distinctive vegetation is characterized by a diverse native grassland with scattered pines and oaks, sclerophyllous shrubs, and a diverse herbaceous layer. In aerial view, these serpentine barrens appear as islands surrounded by forest and farmland of the heavily populated Piedmont. When compared with non-serpentine vegetation, serpentine plants generally display a greater tolerance of high magnesium and low calcium levels, have higher magnesium requirements for growth, have lower magnesium adsorption and greater calcium absorption, and show magnesium exclusion from leaves (Tyndall and Farr 1989).

Similar to the pitch pine–scrub oak barrens in the Albany Pine Bush, the rare communities that inhabit the serpentine barrens of Nottingham are fire dependent and maintained by an active prescribed burning management policy (Figure 3). Increased fire suppression beginning in the early 1900s has allowed fire-intolerant species such as Virginia pine (*Pinus virginiana*) and eastern red cedar (*Juniperus virginiana*) to increase in abundance on serpentine grasslands throughout the eastern United States (Tyndall and Farr 1989). The persistence of pitch pines in the Nottingham Barrens is unusual and indicates that fire con-



Figure 3. Prescribed fire management in the Albany Pine Bush Preserve. Photo courtesy of Neil Gifford.

tinued to burn parts of the Nottingham landscape throughout this historical period of fire suppression. Ongoing prescribed burning at the site provides an excellent opportunity to educate the public on the role of fire in natural ecosystem processes. Like Albany Pine Bush, the site is also host to a wide variety of birds, mammals, moths, butterflies, amphibians and reptiles including at least 33 that are rare globally or within the state. The site is included within an Audubon Society of Pennsylvania Important Bird Area.

Comparative assessment

After careful evaluation of the barrens ecosystems at Albany Pine Bush Preserve and Nottingham Park and throughout the Piedmont and Appalachians, we recommended both of these sites for designation as NNLs. Barrens are an important natural historical feature of the eastern United States that are largely underappreciated. Once thought to be biologically depauperate, these landscapes are increasingly recognized for their rich flora and fauna, including distinctive endemic and rare species. The designations of these sites would fill a significant gap within the NNL program. They also provide an opportunity to showcase the ecological value of fire to maintaining landscape diversity, and illustrate the important connections between geologic and ecologic processes.

Barrens landscapes are also highly threatened. The interplay of the underlying geologic substrates (inland sand dunes and serpentine outcrops) with the need for frequent distur-

bance provide an uncommon set of circumstances for the development of these ecosystems. As a result, they are easily degraded by activities such as fire suppression and associated biological invasions of coniferous trees and exotic species (Hochman 2001; Malcolm et al. 2008). Unfortunately, many barrens also have been lost to development in the last centuries. Those barrens sites that remain are frequently embedded in a sea of increasing human settlements. This landscape context provides a challenge to the preservation of high-quality, natural conditions at the sites. However, it also provides an opportunity as the National Park Service continues to recognize the educational and ecological importance of urban parks (Lookingbill et al. 2007; Gifford et al. 2010). Ongoing partnerships fostered by the unique land ownership aspects of the NNL program would encourage threatened sites such as these that are paramount to the nation's natural history to share information and solve problems cooperatively.

Acknowledgments

We gratefully acknowledge the National Park Service National Natural Landmarks Program and the University of Richmond Arts and Sciences Summer Research Fellowship for funding this project. We also are grateful to Neil Gifford and Bill DeCarme for their assistance with site visits and data compilation. Roger Latham and Mark Demitroff, among many others, provided useful review of the assessments.

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- Mary C. Brickle**, University of Richmond, Richmond, Department of Geography and the Environment, 28 Westhampton Way, Richmond, VA 23173; mary.brickle@gmail.com
- Todd R. Lookingbill**, University of Richmond, Richmond, Department of Geography and the Environment, 28 Westhampton Way, Richmond, VA 23173; tlooking@richmond.edu
- Katharina A.M. Engelhardt**, University of Maryland Center for Environmental Sciences, Appalachian Lab, 301 Braddock Road, Frostburg, MD 21532; engelhardt@umces.edu

APP # 1982-2560.004
Doc Type 100

APR 12 2019

Scanned _____

MARK DEMITROFF
822 MAIN AVENUE, VINELAND (RICHLAND), NJ 08360-9346

RE: APP #1982-2560.004 ✓

April 12, 2019
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064

Buena Vista Township Nature Trail

Pinelands Commissioners,

Buena Vista Township's (BVT's) application cannot be approved, as the municipality has not officially acted in a manner that is accordant to law or proper business conduct. Apparently, the township's staff—in procedure—commenced unilaterally, without official public action, statement, or notice of intent to authorize this development. The project would have required a written motion to have been adopted by a deliberative body for application. Apparently, BVT is again a rogue entity trying to subvert rules in pursuit of public development (cf. Richland Village, Michael Debbi Park).

Under OPRA inquiry, BVT could not provide documentation that a written motion associated with this application (#1982-2560.004) for a Collings Lakes trail had been adopted through a deliberative body.

<p>From Lisa Titon @ Support @Buckhorn-GSI.com To: Mark Demitroff @</p> <p>Dear Mr. Demitroff,</p> <p>The following is in response to your OPRA request received on December 20, 2018:</p> <p>Digital copies of the following document related to planned development in Collings Lakes, NJ</p> <p>Application #1982-2560; #1982-2560.01 #1982-2560.003; #1982-2560.004</p> <p>1. the BVT resolution authorizing the undertaking of Application #1982-2560.001</p> <p>2. the BVT resolution authorizing the undertaking of Application #1982-2560.002</p> <p>3. the BVT resolution authorizing the undertaking of Application #1982-2560.003</p> <p>4. the BVT resolution authorizing the undertaking of Application #1982-2560.004</p> <p>From 1982-current</p> <p>Custodians Response: There are no documents responsive to this request.</p> <p>Your request is complete and closed.</p> <p>Thank you,</p> <p>Lisa A. Titon, RMC/CMS Administrator / Township Clerk / Registrar Planning / Zoning Board Secretary Insurance Fund Commissioner Buena Vista Township</p>	<p>1. the BVT resolution authorizing the undertaking of Application #1982-2560.001</p> <p>2. the BVT resolution authorizing the undertaking of Application #1982-2560.002</p> <p>3. the BVT resolution authorizing the undertaking of Application #1982-2560.003</p> <p>4. the BVT resolution authorizing the undertaking of Application #1982-2560.004</p> <p>From 1982-current</p> <p>Custodians Response: There are no documents responsive to this request.</p> <p>Your request is complete and closed.</p>
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BVT had intentionally kept this project hidden in an effort to circumvent the scrutiny of the Pinelands Commission and its own residents.

In example of circumvention, BVT (2016) erroneously told NJDEP (*below*) it did not have to get Pinelands permission to construct the Collings Lakes trail. They rationalized—"Since the Township owns the land and **there are no permits required for the proposed trails.**"

Developing the trail will entail some site clearing and grading. Township Public Works staff will mark a 5' trail, cover it with hardwood mulch to cut down on erosion, and provide appropriate signage. It is the intent of the Township to follow existing paths and game trails as much as possible to mitigate any additional disruption to the environment and to preserve the historic nature of the trails. The Township sees this as an important step towards preventing erosion and further damage from uncontrolled use. New trail cuts, therefore, will only be created when necessary. **Since the Township owns the land and there are no permits required for the proposed trail,** it is fully and reasonably anticipated that construction will be complete by the stated completion date of April 30, 2016.

The attached maps illustrate that exact location of the proposed Phase I Nature Trail and the surrounding area.

Yet BVT is well aware that nature trails require a Pinelands permit, as the municipality had recently been in Pinelands violation for building an earlier nature trail at Michael Debbi Park (*see* Application #1995-1659.003).

It is important to note BVT (2017) attested to NJDEP (*below*) that the allegedly singular unbuilt and unapproved nature trail that is before you today is in fact two completed nature trails, *in situ* entities that garnered environmental stewardship points. I take BVT at their word. NJDEP stewardship required that a project is complex and current, and so the Pinelands record is incomplete and must be clarified to address their extant—"Buena Vista **installed nature trails** at Collins Lakes and Quigley Park").

potential to noticeably reduce a site's carbon footprint. a) Reduction within last 5 years.		
21) ENVIRONMENTAL ENHANCEMENT PROJECTS - Has the site undertaken an Environmental Enhancement Project that has resulted in the reclamation or improvement of land at the site or within the community? If yes, identify the project and the resulting improvement to the environment. KEYS TO QUALIFYING - 1) Site should be able to demonstrate project is current/maintained. 2) Project must be completed or underway. 3) Enhancements or mitigation required by permit or settlement action do not qualify.	9/6/2017	Buena Vista installed nature trails at Collins Lake and Quigley Park

Sincerely,

Mark Demitroff

There are two conflicting plan versions of the trail's configuration, the one sent to NJ Trails (upper left) and the contrasting one on the Pinelands Commission .

Buena Vista Township
Block 502, Lot 6 & 4.01

Proposed Nature Trail 3 Miles

(describe cultural/historical feature(s) and/or views seen in project)

Disabled access

☐ Some accessibility improvement
☒ Entire project area is ADA accessible

B. Local Land Use:

Is the project consistent with Federal, State and/or Local land use plans? ☒ YES ☐ NO

If yes, identify land use plans and briefly describe how the project meets consistency. If no, please explain:
 The project is consistent with Buena Vista Land Use zoning and is an allowable use per the New Jersey Pinelands National Reserve since the trail will be natural and will follow engineering protocol for the area.

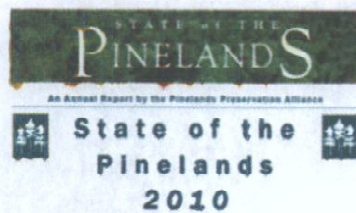
Buena Vista Township
Block 502, Lot 6 & 4.01

Existing Parking Lot at Outgley Recreation Area

Existing Parking Lot

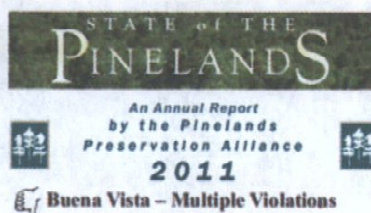
Colings Lakes Elementary School

Proposed Nature Trail 2.4 Miles



Local Government

Buena Vista Ignores Pinelands Regulations



Buena Vista - Multiple Violations

Buena Vista Township, described by one Pinelands Commissioner as a rogue municipality, disregarded the Pinelands CMP by racking up another CMP violation in the

Buena Vista Township

Ignoring Pinelands Rules - In 2006, the township Planning Board approved a restaurant expansion application without notifying the Pinelands Commission as required. The restaurant owner then installed 1,700 feet of sewer line on private property, including 1,578 feet in the Forest Area where sewer lines are not allowed. To legitimize the extensive new sewer line now sending wastewater to the treatment plant, the owner applied to the Pinelands Commission for an after-the-fact approval. The township



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@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

April 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Re: Application # 2011-0075.002
State Route 50
Upper Township

Dear Ms. Fairfax:

The Commission staff has completed its review of this application for construction of an electronic traffic advisory sign within the State Route 50 right-of-way and associated development. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 10, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Upper Township Planning Board (via email)
Upper Township Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)



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

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinlands.nj.gov
Application Specific Information: AppInfo@pinlands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

April 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Application No.: 2011-0075.002
State Route 50
Upper Township

This application proposes construction of an electronic traffic advisory sign with associated development within the State Route 50 right-of-way in Upper Township.

The proposed development associated with the traffic advisory sign includes the construction of 165 linear feet of guiderail, equipment cabinets, a maintenance vehicle paver pad and the installation of fiber optic cable. The applicant indicates that the proposed development will be utilized to inform motorists of traffic congestion and to assist the New Jersey Department of Transportation with emergency management and congestion mitigation.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.26(b)10)

In the area of the proposed development, State Route 50 is the boundary between the State regulated Pinelands Area and the Pinelands National Reserve. In this area, the entire State Rt. 50 right-of-way is located in the Pinelands Area.

The majority of the proposed development is located in the Pinelands Area. A small portion of the proposed development is located outside the State Route 50 right-of-way in the Pinelands National Reserve.

The proposed development in the Pinelands Area is located in a Pinelands Rural Development Area. The proposed development is a permitted use in a Pinelands Rural Development Area.

The proposed development in the Pinelands National Reserve is not subject of this application.

Wetlands Standards (N.J.A.C. 7:50-6.13)

There are wetlands located within 300 feet of the proposed development. The proposed development will be located in the required buffer to wetlands.

The CMP permits roads (linear improvement) and accessory structures to roads such as road signs and guiderails, in the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in the required buffer to wetlands or that will result in a less significant adverse impact to the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve the safety of the existing roadway. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

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

The proposed development will be located within existing maintained grassed road shoulders. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to replant non-native lawn grasses along the maintained road shoulder.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on March 28, 2019. The Commission’s public comment period closed on April 12, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of four sheets, prepared by Michael Baker International, Inc., all sheets dated December 6, 2018.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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

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



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 4:00 PM on May 7, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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

State of New Jersey
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www.nj.gov/pinelands



SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

April 18, 2019

Brenna Fairfax (via email)
NJ Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Re: Application # 2017-0191.001
State Route 49
Upper Township

Dear Ms. Fairfax:

The Commission staff has completed its review of this application for construction of an electronic traffic advisory sign with associated development within the State Route 49 right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 10, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Upper Township Planning Board (via email)
Upper Township Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)



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

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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

April 18, 2019

Brenna Fairfax (via email)
NJ Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Application No.: 2017-0191.001
State Route 49
Upper Township

This application proposes construction of an electronic traffic advisory sign with associated development within the State Route 49 right-of-way in Upper Township.

The proposed development associated with the traffic advisory sign includes the construction of 165 linear feet of guiderail, equipment cabinets, a maintenance vehicle paver pad and the installation of fiber optic cable. The applicant indicates that the proposed development will be utilized to inform motorists of traffic congestion and to assist the New Jersey Department of Transportation with emergency management and congestion mitigation.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.23(b)14)

The proposed electronic traffic advisory sign is located in a Pinelands Forest Area. The proposed traffic advisory sign is permitted in a Pinelands Forest Area.

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

The proposed development will be located within existing maintained grassed road shoulders. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to replant non-native lawn grasses

along the maintained grass road shoulder.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on March 6, 2019. The Commission’s public comment period closed on April 12, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of four sheets, prepared by Michael Baker International, Inc. and dated as follows:

Sheet 1 - December 5, 2018
Sheet 2 - December 6, 2018
Sheet 3 - December 17, 2018
Sheet 4 - undated
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 4:00 PM on May 7, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 18

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-1299.005)

Commissioner Lohbauer moves and Commissioner Prickett seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1987-1299.005

Applicant: Mullica Township School District
Municipality: Mullica Township
Management Area: Pinelands Village
Date of Report: April 18, 2019
Proposed Development: Construction of a 50 stall paved parking lot.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-1299.005 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 16, 2019

Nancy Wittenberg
Nancy Wittenberg
Executive Director

Sean W. Earlen
Sean W. Earlen
Chairman



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

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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

April 18, 2019

Karen Groehrer, Business Administrator (via email)
Mullica Township School District
500 Elwood Road
Elwood, NJ 08217

Re: Application # 1987-1299.005
Block 3303, Lot 9
Mullica Township

Dear Ms. Groehrer:

The Commission staff has completed its review of this application for construction of a 50 stall paved parking lot. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 10, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure
(2) Public comments
c: Secretary, Mullica Township Planning Board (via email)
Mullica Township Construction Code Official (via email)
Mullica Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
John Szuba (via email)
Beth Kenderdine (via email)

William B. Edwards, PE (via email)
Joy Ramer



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

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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

April 18, 2019

Karen Groehrer, Business Administrator (via email)
Mullica Township School District
500 Elwood Road
Elwood, NJ 08217

Application No.: 1987-1299.005
Block 3303, Lot 9
Mullica Township

This application proposes construction of a 50 stall paved parking lot located on the above referenced 15.41 acre parcel in Mullica Township. The Mullica Township Primary School is located on the parcel.

This application also proposes the construction of approximately 400 linear feet of paved walkway, four to nine feet in width.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

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

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

The proposed development will be located within existing wooded and maintained grassed areas. Approximately 0.72 acres of forest will be cleared to accommodate the proposed development. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture that meets this recommendation.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The existing school is serviced by an on-site septic system. The applicant has demonstrated that the existing and proposed development on the parcel will be consistent with the groundwater quality (septic dilution) standard of the CMP.

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

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the applicant will be enlarging an existing stormwater infiltration basin.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on March 16, 2018. Newspaper public notice was completed on March 21, 2018. The application was designated as complete on the Commission's website on March 26, 2019. The Commission's public comment period closed on April 12, 2019. The Commission received two written public comments (attached) regarding this application.

Public Commenter One: The commenter requested a copy of the Executive Director's findings and conclusions.

Staff Response: The commenter will receive a copy of this Executive Director's Report.

Public Commenter Two: The commenter has concerns over how the proposed parking lot will impact stormwater runoff, traffic, noise and light pollution in the surrounding neighborhood. Specifically, the commenter indicated that under existing conditions stormwater runs down the school's rear driveway and along Absecon Road and Elm Street, instead of being directed into the existing stormwater infiltration basin on the school's parcel. The commenter would like to have this issue addressed as part of the current application. The commenter also indicated that the proposed parking lot entrance/exits should be connected to the existing driveway to keep additional traffic moving at a reasonable speed for the welfare of children and neighbors and that road signs should be placed throughout the adjoining streets for safety. Lastly, the commenter believes that vegetation should be added to Elm Street to help reduce the impacts from headlights and noise that may be created by the proposed parking lot.

Staff Response: The applicant's stormwater management plan demonstrates consistency of the proposed development with the stormwater management standards contained in the Mullica Township land use ordinance and the CMP. By letter dated April 17, 2019, the Professional Engineer for the Mullica Township School District indicates that while runoff from the school's existing rear driveway does contribute stormwater runoff to Elm Street, the proposed stormwater management design will reduce both the rate and volume of runoff to Elm Street from the school parcel. The letter also

indicates that for a number of reasons not related to the school, there is poor drainage along Elm Street.

The Commission staff appreciates the commenter's concerns regarding traffic speeds, road signage, pedestrian safety and vegetation screening for noise and light impacts. The regulations of the CMP do not address these issues. The commenter may wish to discuss these concerns with an appropriate school official.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of eight sheets, prepared by Edwards Engineering Group, all sheets dated November 26, 2018 and revised to January 19, 2019.
2. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

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

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



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 4:00 PM on May 7, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

AppInfo - request records

From: john SZUBA <dogedward@comcast.net>
To: <AppInfo@njpines.state.nj.us>
Date: 3/20/2018 9:32 AM
Subject: request records

To Who it may concern

I am requesting a copy of the Executive Director's finding and conclusion.

Re: Pinelands Application No. 1987-1299-005

Site Improvements at Mullica Township Elementary/Middle School

John szuba

630 elwood rd.

hammonton, nj. 08037 or dogedward@comcast.net

Richard Page
Joy Ramer
POB 585
Elwood, NJ 09217
Lots 4,6 & 8
3/20/18

Pinelands Commission
POB 359
New Lisbon, NJ 08064

Re: Pinelands Application No. 1987-1299.005
Mullica Twp School #1, 500 Elwood Road
Block 3303, Lot 9

1987-1299.005
APPA 110
Per Type
MAR 26 2018
Scanned

Dear

In reference to the above application I have multiple concerns about the proposed parking lot at Mullica Township School #1. This parking lot is going to be a major impact on our neighborhood-runoff, traffic, noise & light pollution.

First, there has been existing runoff from the back driveway for decades, and every time an 'improvement' is made, the water problem gets worse throughout the adjoining block. I have been told that the runoff issue will be mitigated rather than exacerbated. It's critical that this issue be addressed. There is an existing retention pond (circa 1990) where the current runoff *should* go, however, it takes the path of least resistance down the paved driveway. The runoff flows west along Absecon Road and north along Elm Street. Video is available, if necessary.

Second, plans should keep the entrance/exits connected *only* to the existing driveway to keep all the additional traffic moving at a reasonable speed for the welfare of both children and neighbors.

Third, multiple road signs should be placed throughout the adjoining streets for everyone's safety.

Fourth, vegetation should be added to Elm Street as to cut down on the headlights and noise as a consequence of the new lot.

I sincerely hope that the Edwards Engineering Group will include me as the planning goes forward as I have first-hand knowledge of the past and present problems they will be facing.

Thank you for your time in this matter.

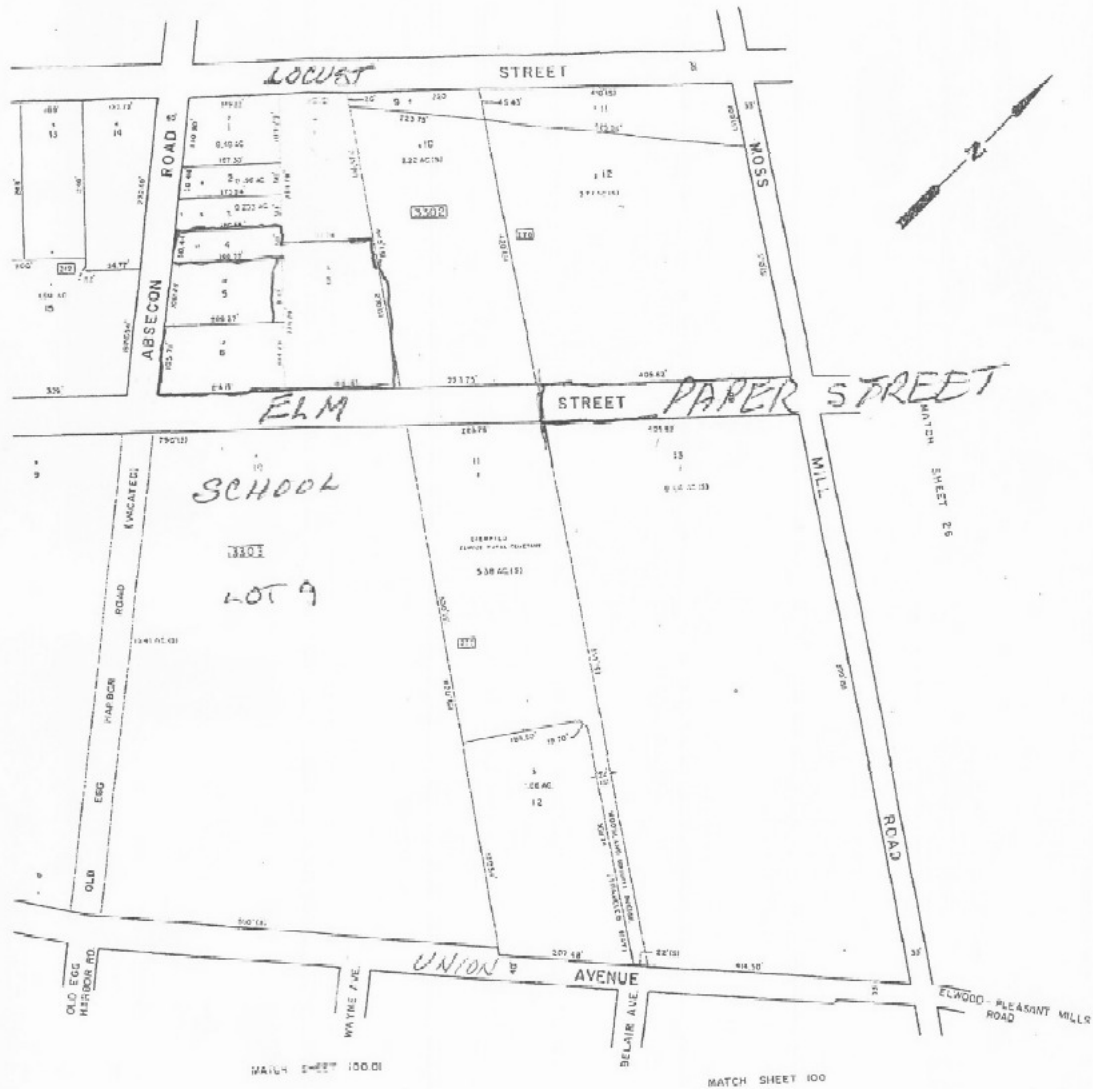
Sincerely,

Joy Ramer
Joy Ramer

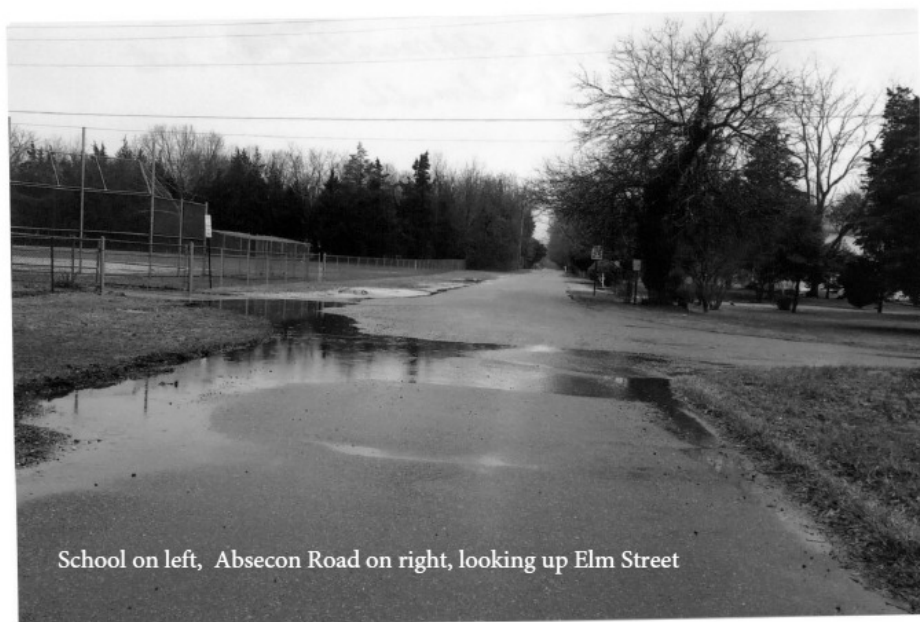
Enclosed: photos

PS - This is point source runoff

MATCH SHEET 32



TAX MAP
TOWNSHIP OF MULLIKEN
MONTGOMERY COUNTY, NEW JERSEY
1"=100' DATE: NOV.
1990
EUDIE W. REHMAN
REGISTERED ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 17-18
800 ROUTE 100, SUITE 200
MONTGOMERY, NEW JERSEY 08053



School on left, Absecon Road on right, looking up Elm Street



School driveway



Corner of Elm St. & Absecon Road



Looking down Elm Street



Absecon Road



End of Elm Street



School driveway



Absecon Road



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 19

TITLE: Approving With Conditions an Application for Public Development (Application Number 1985-0641.013)

Commissioner Lohbauer moves and Commissioner Jannarone seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1985-0641.013

Applicant: Pemberton Township Board of Education
Municipality: Pemberton Township
Management Area: Pinelands Regional Growth Area
Date of Report: April 18, 2019
Proposed Development: Construction of a 56 stall paved parking lot.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1985-0641.013 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Nancy Wittenberg
Executive Director

Date: May 10, 2019
Sean W. Earlen
Sean W. Earlen
Chairman



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

State of New Jersey
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SEAN W. EARLEN
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

April 18, 2019

Daniel Smith, Business Administrator (via email)
Pemberton Township Board of Education
1 Egbert Street
Pemberton, NJ 08068

Re: Application # 1985-0641.013
Block 839.02, Lot 44.06
Pemberton Township

Dear Mr. Smith:

The Commission staff has completed its review of this application for the construction of a 56 stall paved parking lot. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 10, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Scott Brown (via email)



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@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

April 18, 2019

Daniel Smith, Business Administrator (via email)
Pemberton Township Board of Education
1 Egbert Street
Pemberton, NJ 08068

Application No.: 1985-0641.013
Block 839.02, Lot 44.06
Pemberton Township

This application proposes the construction of a 56 stall paved parking lot on the above referenced 35.3 acre parcel in Pemberton Township. The Samuel T. Busansky Elementary School and Howard L. Emmons Elementary School are located on the parcel.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The proposed development is located in a Pinelands Regional Growth Area. The proposed parking lot is a permitted use in a Pinelands Regional Growth Area.

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

There are wetlands located on the parcel. All development will be located at least 300 feet from wetlands.

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

The proposed development will be located within an existing maintained lawn area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing a stormwater infiltration basin.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on February 24, 2019. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 25, 2019. The application was designated as complete on the Commission's website on March 14, 2019. The Commission's public comment period closed on April 12, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 9 sheets, prepared by Dante Guzzi Engineering Associates, all sheets dated November 26, 2018 and revised February 14, 2019.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

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



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission office no later than 4:00 PM on May 7, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 20

TITLE: Resolution Authorizing a Change of the Pinelands Commission's Fiduciary Institution

Commissioner Avery
seconds the motion that:

moves and Commissioner Lohbauer

WHEREAS, the Pinelands Commission currently uses Beneficial Bank as its fiduciary institution; and

WHEREAS, the Pinelands Commission conducts most of its fiduciary business at the Beneficial Bank branch located at 101 Pemberton-Browns Mills Road, Browns Mills, New Jersey, 08015; and

WHEREAS, the Pinelands Commission has received notice that this branch has been acquired by The Bank of Princeton and will begin operating as a branch of said institution effective May 20, 2019; and

WHEREAS, the Pinelands Commission has determined it to be in its best interests to continue to conduct its fiduciary business at this branch; and

WHEREAS, in order to continue using this branch, the Pinelands Commission must convert its accounts from Beneficial Bank to The Bank of Princeton; and

WHEREAS, after reviewing The Bank of Princeton's terms and conditions associated with its fiduciary transactions, the Pinelands Commission has determined that it is in its best interests to convert its existing fiduciary accounts with Beneficial Bank to The Bank of Princeton; 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 the Commission hereby authorizes the Bank of Princeton to be its fiduciary institution and commencing on May 20, 2019, the Bank of Princeton shall be used for the Commission's fiduciary business, including but not limited to the maintenance of the Operating Account.

BE IT FURTHER RESOLVED: that a copy of this resolution shall be provided to The Bank of Princeton.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 10, 2019

Nancy Wittenberg
Nancy Wittenberg
Executive Director

Sean W. Earlen
Sean W. Earlen
Chairman

2018 Annual Report

New Jersey Pinelands Commission



Permanent Land Protection



The Pinelands Commission provided funds to preserve this 438-acre property in Southampton and Woodland townships in 2018.

Photo/Paul Leakan

In 2018, the Commission contributed \$408,178 from its Pinelands Conservation Fund (PCF) toward the permanent preservation of 579 acres in the Pinelands.

Three projects were funded, and they are located in Ocean Township, Southampton Township, Woodland Township and Barnegat Township.

Pinelands Development Credit Program

In 2018, 10 PDCs were allocated by the Commission to eight sending area properties.

A total of 31.25 PDCs were sold, with an average sales price of \$36,212 per PDC.

A total of 39.25 PDCs were redeemed for residential development in Egg Harbor, Hamilton, Shamong, Southampton, Tabernacle and Waterford townships during 2018, nearly double the number that were redeemed throughout the Pinelands Area in 2016 and 2017 combined.



This farm in Tabernacle Township has been permanently preserved through the Pinelands Development Credit Program.

Photo/Paul Leakan

Reviewing Municipal Ordinances

During 2018, the Commission received and reviewed 177 master plan and ordinance amendments from 43 different municipalities and one county.

The Commission staff works closely with Pinelands municipalities to help them achieve their objectives in a manner that is consistent with the Comprehensive Management Plan.

In 2018, many municipalities were focused on adopting and implementing their Housing Elements and Fair Share Plans in order to satisfy their affordable housing obligations.

Many redevelopment plans were also adopted as a way of facilitating specific development projects or encouraging the rehabilitation of existing buildings.

Long-Term Economic Monitoring Program

E6

Cranberry & Blueberry Production
U.S.D.A. National Ag. Statistics Service/N.J. Ag. Statistics Service 1980 - 2017
Updated for 2018 LTEM with 2017 data

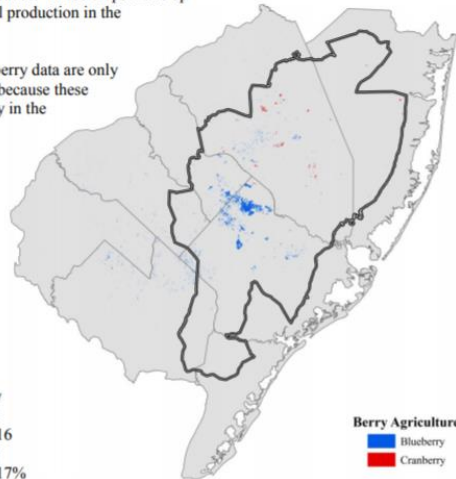
Highlight

Cranberry production and value decreased significantly in 2017, marking the lowest yield and price since the mid-2000s. The total used production was 196,000 barrels, with a value of \$16,451,000. Blueberry production and value increased for the year, with blueberry prices reaching near highs of the mid-2000s and late 1980s. Growth in value outpaced increased production for the year. The blueberry harvest was estimated at 443,860,000 pounds, with a value of \$83,788,000.

Description: Cranberries and blueberries are staples of the Pinelands for their economic and cultural significance. These crops make up a significant amount of the agricultural production in the Pinelands.

Unit of Analysis: Cranberry and blueberry data are only available at the state level. However, because these two crops are found almost exclusively in the Pinelands, statewide figures provide sufficient information for the purposes of this analysis. Unless otherwise noted, the dollar amounts below are adjusted for inflation to 2017 dollars.

Findings: The cranberry crop statistics all decreased in 2017. Along with all other cranberry crop statistics, yield per acre was down by more than 13%. The volume of the cranberry crop used was the lowest since 2004. Total volume of the used portion from the cranberry crop fell by 196,000 barrels. It decreased by about 30% below the volume used of the 2016 cranberry crop. Cranberry prices per pound also dropped in 2017 by about 17% compared to 2016. Cranberries were priced at 37cents per pound, which was the lowest price in fifteen years. The total value of the crop was estimated to be \$16,451,000. The acreage in



In 2018, the Commission issued a two-year report that included economic data from 2015 and 2016 as part of the Long-Term Economic Monitoring Program.

Staff also continued to re-examine the program, with the assistance of stakeholders and by contracting with Rutgers University faculty.

As a result of the feedback, the Commission will add new variables to the program.

Additionally, staff has started to release economic data briefs online as the briefs are completed rather than waiting to issue the information as part of a full annual report.

Economic data briefs such as the one above are now available on the Commission's website

Brotherton Archaeological Investigation



Above: Ground-penetrating radar surveys being undertaken at the Brotherton site.

The Commission initiated an archaeological investigation at the former site of the eighteenth century Brotherton Reservation in Shamong Township.

The Commission partnered with the Archaeological Society of New Jersey, Temple University, three Lenape tribes and Shamong Township to conduct the investigation.

Archaeologists used ground-penetrating radar to identify buried physical features. The data will help to prioritize excavations.

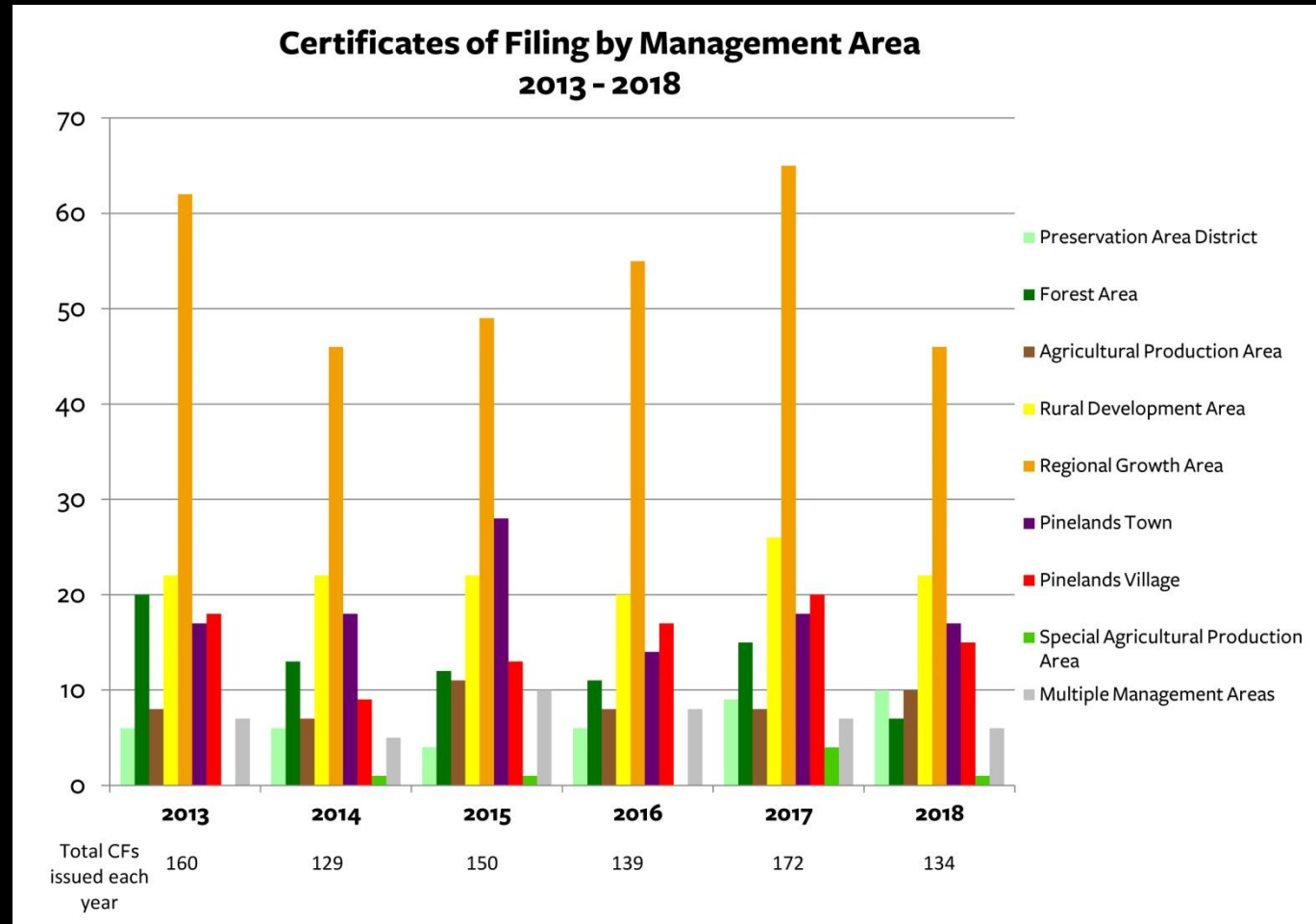
Regulatory Activities

Certificates of Filing Issued in 2018 by Management Area and Type of Development						
	Residential	Commercial	Infrastructure	Institutional	Resource extraction	Totals by management area
Preservation Area District	3	4	1		2	10
Forest Area	5	1			1	7
Agricultural Production Area	8	2				10
Rural Development Area	17	2	1		2	22
Regional Growth Area	26	17	1	2		46
Pinelands Town	9	8				17
Pinelands Village	8	6		1		15
Special Agricultural Production Area	1					1
Multiple management areas	1	1	1	1	2	6
Totals by type of development	78	41	4	4	7	134

Of the 134 CFs that were issued in 2018, most involved proposals for residential development, followed by commercial development.

Regulatory Activities

The Commission issued similar numbers of CFs from 2013 to 2018, with the majority of the proposals for development located in Regional Growth Areas.



Regulatory Activities

The Commission:

- Approved 27 applications for public development in 2018.
- Issued 21 Recreation Permits for enduros.
- Resolved a total of 99 violations of Pinelands regulations in 2018.

Science & Research Activities

In 2018, Commission scientists continued to conduct Long-term Environmental Monitoring Program research.

Scientists continued to measure growing-season pH and specific conductance in 47 streams on a bimonthly basis, as they have done since 2006.



Commission scientists monitor 47 streams in the Pinelands, including the Batsto River at Hampton Furnace (shown above).

Photo/ John Bunnell

Science & Research Activities



VULNERABILITY AND COMPARABILITY OF NATURAL AND CREATED WETLANDS



Final Report Submitted to the
U.S. Environmental Protection Agency

Commission scientists completed two related studies and prepared a single report, titled “Vulnerability and Comparability of Natural and Created Wetlands.”

Scientists identified and mapped nearly 6,000 natural ponds, excavated ponds and stormwater basins throughout the Pinelands. They also assessed the vulnerability of these ponds, and evaluated damages caused by off-road vehicles.

The Commission can use the results of this research to identify and prioritize ponds that need enhanced protection and evaluate potential planning and regulatory measures to better protect these ponds.

Science & Research Activities



Ryan Fitzgerald of Herpetological Associates holds two clutches of recently excavated corn snake eggs that were collected as part of the corn snake study. Photo/John Bunnell

Joint Corn Snake Study:

In 2017, the Pinelands Commission began to collaborate with Herpetological Associates, The College of New Jersey, and the NJDEP to conduct an intensive research project on the corn snake in the Pinelands.

Collaborators continued their work throughout 2018.

The goal of the research is to better understand the habitat requirements and life history of the corn snake in order to develop meaningful conservation management programs for the species and ensure its continued survival in the Pinelands.

Public Information, Education & Outreach

Raising Awareness, Fostering Stewardship:

In 2018, the Commission's staff organized and executed more than a dozen educational programs that raised awareness and appreciation of the Pinelands.

This included in-class presentations and special events such as the spring and summer Pinelands Short Courses.

Staff educated more than 2,300 people about the Pinelands and responded to over 600 public inquiries about recreation and other non-development application questions in 2018.



Joel Mott, a Principal Public Programs Specialist with the Commission, provided an overview of the Pinelands during the second annual Pinelands Summer Short Course in Hammonton.
Photo/Paul Leakan

Public Information, Education & Outreach



Contractors installed the new Candace McKee Ashmun Pinelands Education Exhibit at the Commission's headquarters in 2018.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-199-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1981-0545.013)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1981-0545.013
Applicant: Hamilton Township Municipal Utilities Authority
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: May 24, 2019
Proposed Development: Construction of a 3,709 square foot addition to an existing operations building.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1981-0545.013 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman



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

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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

May 24, 2019

Stephen Blankenship (via email)
Hamilton Township Municipal Utilities Authority
6024 Ken Scull Avenue
Mays Landing, NJ 08330

Re: Application # 1981-0545.013
Block 809, Lot 31
Hamilton Township

Dear Mr. Blankenship:

The Commission staff has completed its review of this application for construction of a 3,709 square foot addition to an existing operations building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 14, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Vincent J. Polistina, PE, PP, CME (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

May 24, 2019

Stephen Blankenship (via email)
Hamilton Township Municipal Utilities Authority
6024 Ken Scull Avenue
Mays Landing, NJ 08330

Application No.: 1981-0545.013
Block 809, Lot 31
Hamilton Township

This application proposes construction of a 3,709 square foot addition to an existing operations building on the above referenced 11.79 acre parcel in Hamilton Township. The Hamilton Township Municipal Utilities Authority (HTMUA) sewage treatment plant was located on the parcel until 1992. The parcel is currently used as a HTMUA operations, maintenance and storage facility.

The application also proposes a 5,990 square foot expansion of an existing approximately 3,100 square foot paved parking area.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28(a))

The parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted land use in a Pinelands Regional Growth Area.

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

There are wetlands located on the parcel. The proposed development will be located no closer to wetlands than existing development. The proposed development will not result in a significant adverse impact on the wetlands.

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

The proposed development will be located within existing developed and maintained grassed areas. The

proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize a seed mixture which meets that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the applicant proposes to construct a stormwater infiltration basin.

PUBLIC COMMENT

The applicant has provided the requisite public notice. Notice to required land owners within 200 feet of the above referenced parcel was completed on March 28, 2019. Newspaper public notice was completed on March 30, 2019. The application was designated as complete on the Commission's website on April 12, 2019. The Commission's public comment period closed on May 10, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of eight sheets, prepared by Polistina & Associates, LLC and dated as follows:

Sheet 1 - March 2019
Sheets 2-8 - January 28, 2019, revised to March 27, 2019
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

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



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received at the Commission's office no later than 4:00 PM on June 11, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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RICHARD PRICKETT
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NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

AMENDED LETTER OF INTERPRETATION #2046

May 20, 2019

United States of America, Acting through the Farm Service Agency (via email)
300 Clocktower Drive, Suite 202
Hamilton Square, NJ 08690

Re: Application # 2010-0042.001
Block 6503, Lot 26
Piney Hollow Road
Franklin Township

FINDINGS OF FACT

The applicant owns the above referenced 23 acre parcel in Franklin Township. This acreage is based on the recorded property deed. The parcel is located in a Pinelands Agricultural Production Area. Pursuant to N.J.A.C. 7:50-4.72(a)1, the applicant requesting a Letter of Interpretation (LOI) as to the number of Pinelands Development Credits (PDCs) which are allocated to this parcel.

On August 25, 2010, the Commission issued LOI #2046 allocating 1.0 PDCs to Block 6503, Lot 26. The PDC allocation for LOI #2046 indicated that Block 6503, Lot 26 was in common ownership on or after January 14, 1981 with contiguous 0.86 acre Block 6503, Lot 27. LOI #2046 further indicated that Block 6503, Lot 27 contained a single family dwelling. Based upon CMP regulations in effect on August 25, 2010 and the existing single family dwelling on Block 6503, Lot 27, the PDC allocation to Block 6503, Lot 26 was reduced by 0.25 PDCs. That LOI expired on August 25, 2015.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-5.43(b)4) was amended in 2014 to provide that PDC allocations shall be calculated for a parcel as it exists at the time an application for an LOI is submitted to the Commission. This LOI is based upon that CMP amendment. This Amended LOI #2046 replaces the August 25, 2010 LOI #2046.

The entire 23 acre parcel consists of uplands. There are several buildings accessory to an agricultural use on the parcel. There are no easements limiting the use of this parcel to non-residential uses. No resource extraction operation or other development has been approved for this parcel pursuant to the provisions of the CMP.

CONCLUSION

The CMP grants, with certain exceptions, to every parcel of land in a Pinelands Agricultural Production Area, a use right known as "Pinelands Development Credits," that can be used to secure a residential density bonus for lands located in Pinelands Regional Growth Areas (N.J.A.C. 7:50-5.43). None of these exceptions apply to this parcel.

The CMP establishes the ratio by which PDCs are allocated in a Pinelands Agricultural Production Area (N.J.A.C. 7:50-5.43(b)2). Two PDCs are allocated for every 39 acres of uplands, except for uplands which are mined as a result of a resource extraction permit approved pursuant to the provisions of the CMP; for areas of active berry agricultural bogs and fields and for wetlands in active field agricultural use as of February 7, 1979. There are 0.2 PDCs allocated for every 39 acres of other wetlands.

For the 23 acres of uplands, the parcel would be entitled to 1.18 PDCs allocated to this parcel.

PDCs are transacted (allocated, severed and redeemed), with limited exceptions, in 0.25 PDC increments (0.25 PDC = 1 dwelling unit).

Therefore, there are 1.25 PDCs allocated to Block 6503, Lot 26.

This LOI for an allocation of PDCs is valid for five years from the date of issuance (N.J.A.C. 7:50-4.76(b)).

APPEAL

The CMP (N.J.A.C. 7:50-4.55) provides an interested party the right to appeal this LOI in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of this LOI and must include the following information:

1. the name and address of the person making the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received within eighteen days of the date of this LOI, the LOI shall become binding.

If you are interested in “severing” the allocated PDCs from the parcel and/or information regarding the sale of PDCs, please visit the Pinelands Development Credit Bank’s website at <http://www.nj.gov/pinelands/pdcbank/> or contact the PDC Bank at 609-894-7300.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

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

- c: Secretary, Franklin Township Planning Board (via email)
Franklin Township Construction Code Official (via email)
Franklin Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Susan R. Grogan, Executive Director, PDC Bank (via email)



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



RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

AMENDED LETTER OF INTERPRETATION #264
(Renewal)

May 28, 2019

Albertus & Cathy Pepper, Jr.
P.O. Box 466
Chatsworth, NJ 08019

Re: Application # 1983-4203.001
Block 4602, Lots 3, 4, 7 & 8
Chatsworth Road
Woodland Township

FINDINGS OF FACT

The applicants own the above referenced 47.81 acre parcel in Woodland Township. This acreage is based on the municipal tax map. The parcel is located in a Pinelands Special Agricultural Production Area. Pursuant to N.J.A.C. 7:50-4.72(a)1, the applicants are requesting a Letter of Interpretation (LOI) as to the number of Pinelands Development Credits (PDCs) which are allocated to this parcel.

On October 12, 1983, the Commission issued LOI #264 allocating a total of 1.25 PDCs to 20.58 acre Block 4602, Lot 8. That LOI expired on October 12, 1985. The applicants then requested an Amended LOI to reflect a change in property ownership and to include contiguous Block 4602, Lots 3, 4 and 7. Amended LOI #264 was issued on March 14, 2014 allocating 2.0 PDCs to a 47.81 acre parcel. Amended LOI #264 expired on March 14, 2019. This Amended LOI #264 (Renewal) replaces the now expired March 14, 2014 Amended LOI #264.

The parcel consists of 45.57 acres of wetlands in active berry agriculture. The active berry agriculture in wetlands was established prior to February 7, 1979. The remaining 2.24 acres are other wetlands as defined by N.J.A.C. 7:50-6.5(a). The applicants reserve the right to undertake field mapping to further refine the acreage of uplands and wetlands on the parcel. A single family dwelling exists on Block 4602, Lot 3 and two other structures accessory to the agricultural use exist on the parcel. There are no easements limiting the use of this parcel to non-residential uses. No resource extraction operation or other development has been approved for this parcel pursuant to the provisions of the CMP.

CONCLUSION

The CMP grants, with certain exceptions, to every parcel of land in a Pinelands Special Agricultural Production Area, a use right known as "Pinelands Development Credits," that can be used to secure a

density bonus for lands located in Regional Growth Areas (N.J.A.C. 7:50-5.43). None of these exceptions apply to this parcel.

The CMP establishes the ratio by which PDCs are allocated in a Pinelands Special Agricultural Production Area (N.J.A.C. 7:50-5.43(b)2). Two PDCs are allocated for every 39 acres of uplands, except for uplands which are mined as a result of a resource extraction permit approved pursuant to the provisions of the Plan; for areas of active berry agricultural bogs and fields and for wetlands in active field agricultural use as of February 7, 1979. There are 0.2 PDCs allocated for every 39 acres of other wetlands.

For the 45.57 acres of wetlands in active berry agriculture, the applicant would be entitled to 2.34 PDCs. For the remaining 2.24 acres of other wetlands, the applicant would be entitled to 0.01 PDCs. There would be 2.35 PDCs allocated to this parcel.

However, the CMP (N.J.A.C. 7:50-5.43(b)3ii) requires that the PDC entitlement be reduced by 0.25 PDCs for each existing dwelling unit on the parcel. Based upon the existing dwelling on Block 4602, Lot 3, there would be 2.1 PDCs allocated to the parcel.

PDCs are transacted (allocated, severed and redeemed), with limited exceptions, in 0.25 PDC increments (0.25 PDC = 1 dwelling unit).

Therefore, there are 2.0 PDCs allocated to Block 4602, Lots 3, 4, 7 and 8.

This LOI for an allocation of PDCs is valid for five years from the date of issuance (N.J.A.C. 7:50-4.76(b)).

APPEAL

The CMP (N.J.A.C. 7:50-4.55) provides an interested party the right to appeal this LOI in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of this LOI and must include the following information:

1. the name and address of the person making the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received within eighteen days of the date of this LOI, the LOI shall become binding.

If you are interested in “severing” the allocated PDCs from the parcel and/or information regarding the sale of PDCs, please visit the Pinelands Development Credit Bank’s website at <http://www.nj.gov/pinelands/pdcbank/> or contact the PDC Bank at 609-894-7300.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

- c: Secretary, Woodland Township Planning Board (via email)
Woodland Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Susan R. Grogan, Executive Director, PDC Bank (via email)



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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LETTER OF INTERPRETATION #2177

May 21, 2019

Edward Allen
260 Landing Street
Southampton, NJ 08088

Re: Application # 2019-0044.001
Block 812, Lot 5.05
Pointville Road
Pemberton Township

FINDINGS OF FACT

The applicant owns the above referenced 29.85 acre parcel in Pemberton Township. This acreage is based on the Township tax map. The parcel is located in a Pinelands Agricultural Production Area. Pursuant to N.J.A.C. 7:50-4.72(a)1, the applicant is requesting a Letter of Interpretation (LOI) as to the number of Pinelands Development Credits (PDCs) which are allocated to this parcel.

The parcel contains 12.63 acres of uplands and 14.88 acres of wetland soils in active field agriculture. The active field agriculture in wetland soils was established prior to February 7, 1979. The remaining 2.34 acres are wetlands as defined by N.J.A.C. 7:50-6.5(a). The applicant reserves the right to undertake field mapping to further refine the acreage of uplands and wetlands on the parcel. There are no easements limiting the use of this parcel to nonresidential uses. The parcel is vacant. No resource extraction operation or other development has been approved for this parcel pursuant to the provisions of the Comprehensive Management Plan (CMP). The applicant wishes to reserve the right to develop one future single family dwelling on the parcel.

CONCLUSION

The CMP grants, with certain exceptions, to every parcel of land in a Pinelands Agricultural Production Area, a use right known as "Pinelands Development Credits," that can be used to secure a density bonus for lands located in a Pinelands Regional Growth Area (N.J.A.C. 7:50-5.43). None of these exceptions apply to this parcel.

The CMP establishes the ratio by which PDCs are allocated in a Pinelands Agricultural Production Area (N.J.A.C. 7:50-5.43(b)2). Two PDCs are allocated for every 39 acres of uplands, except for uplands which are mined as a result of a resource extraction permit approved pursuant to the provisions of the CMP; for areas of active berry agricultural bogs and fields and for wetlands in active field agricultural use as of February 7, 1979. There are 0.2 PDCs allocated for every 39 acres of other wetlands.

For the 12.63 acres of uplands, the applicant would be entitled to 0.65 PDCs. For the 14.88 acres of wetland soils in active field agriculture, the applicant would be entitled to 0.76 PDCs. For the 2.34 acres of other wetlands, the applicant would be entitled to 0.01 PDCs.

Not considering the reserved right for a future dwelling on the parcel, there would be 1.42 PDCs allocated to this parcel. However, the CMP (N.J.A.C. 7:50-5.43(b)3iii) requires that the PDC entitlement be reduced by 0.25 PDCs for each reserved right to develop a future single family dwelling on the parcel. Based upon this reduction, there would be 1.17 PDCs allocated to the parcel.

PDCs are transacted (allocated, severed and redeemed), with limited exceptions, in 0.25 PDC increments (0.25 PDC = 1 dwelling unit).

Therefore, there are 1.25 PDCs allocated to Block 812, Lot 5.05.

This LOI for an allocation of PDCs is valid for five years from the date of issuance (N.J.A.C. 7:50-4.76(b)).

APPEAL

The CMP (N.J.A.C. 7:50-4.55) provides an interested party the right to appeal this LOI in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of this LOI and must include the following information:

1. the name and address of the person making the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received within eighteen days of the date of this LOI, the LOI shall become binding.

If you are interested in “severing” the allocated PDCs from the parcel and/or information regarding the sale of PDCs, please visit the Pinelands Development Credit Bank’s website at <http://www.nj.gov/pinelands/pdcbank/> or contact the PDC Bank at 609-894-7300.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

- c: Secretary, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Susan R. Grogan, Executive Director, PDC Bank (via email)



PHILIP D. MURPHY
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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LETTER OF INTERPRETATION #2178

May 21, 2019

United States of America, Acting through the Farm Service Agency (via email)
300 Clocktower Drive, Suite 202
Hamilton Square, NJ 08690

Re: Application # 1981-2257.002
Block 6402, Lot 25
Victoria Avenue
Franklin Township

FINDINGS OF FACT

The applicant owns the above referenced 20.36 acre parcel in Franklin Township. This acreage is based on the recorded property deed. The parcel is located in a Pinelands Agricultural Production Area. Pursuant to N.J.A.C. 7:50-4.72(a)1, the applicant is requesting a Letter of Interpretation (LOI) as to the number of Pinelands Development Credits (PDCs) which are allocated to this parcel.

The parcel consists of 16.72 acres of uplands and 3.64 acres of wetlands soils in active field agriculture. The active field agriculture in wetland soils was established prior to February 7, 1979. The applicant reserves the right to undertake field mapping to further refine the acreage of uplands and wetlands on the parcel. The parcel is vacant. No resource extraction operation has been approved for this parcel pursuant to the provisions of the CMP.

An application for a two lot subdivision and no further development of original Block 6402, Lots 24 and 25 was previously approved pursuant to the provisions of the CMP (Application No. 1981-2257.001). As a result of that subdivision, current Block 6402, Lot 25 was created.

CONCLUSION

The CMP grants, with certain exceptions, to every parcel of land in a Pinelands Agricultural Production Area, a use right known as "Pinelands Development Credits," that can be used to secure a density bonus for lands located in a Pineland Regional Growth Areas (N.J.A.C. 7:50-5.43). None of these exceptions apply to this parcel.

The CMP establishes the ratio by which PDCs are allocated in a Pinelands Agricultural Production Area (N.J.A.C. 7:50-5.43(b)2). Two PDCs are allocated for every 39 acres of uplands, except for uplands which are mined as a result of a resource extraction permit approved pursuant to the provisions of the

CMP; for areas of active berry agricultural bogs and fields and for wetlands in active field agricultural use as of February 7, 1979. There are 0.2 PDCs allocated for every 39 acres of other wetlands. For the 16.72 acres of uplands, the applicant would be entitled to 0.86 PDCs. For the 3.64 acres of wetland soils in active field agriculture, the applicant would be entitled to 0.19 PDCs. There would be 1.05 PDCs allocated to this parcel.

PDCs are transacted (allocated, severed and redeemed), with limited exceptions, in 0.25 PDC increments (0.25 PDC = 1 dwelling unit).

Therefore, there are 1.0 PDCs allocated to Block 6402, Lot 25.

This LOI for an allocation of PDCs is valid for five years from the date of issuance (N.J.A.C. 7:50-4.76(b)).

APPEAL

The CMP (N.J.A.C. 7:50-4.55) provides an interested party the right to appeal this LOI in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of this LOI and must include the following information:

1. the name and address of the person making the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received within eighteen days of the date of this LOI, the LOI shall become binding.

If you are interested in “severing” the allocated PDCs from the parcel and/or information regarding the sale of PDCs, please visit the Pinelands Development Credit Bank’s website at <http://www.nj.gov/pinelands/pdcbank/> or contact the PDC Bank at 609-894-7300.

Sincerely,



Charles M. Horner, P.P.

Director of Regulatory Programs

c: Secretary, Franklin Township Planning Board (via email)
Franklin Township Construction Code Official (via email)

Franklin Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Susan R. Grogan, Executive Director, PDC Bank (via email)
Kevin P. Murphy, Chief of Farm Loan Programs (via email)



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19-_____

TITLE: Issuing an Order to Certify Ordinance 2019-01, Amending Chapter 185 (Zoning) of the Code of Dennis Township

Commissioner _____ **moves and Commissioner** _____
seconds the motion that:

WHEREAS, on September 9, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Dennis Township; and

WHEREAS, Resolution #PC4-83-77 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 #PC4-83-77 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 26, 2019, Dennis Township adopted Ordinance 2019-01, amending Chapter 185 (Zoning) of the Township's Code by revising the boundaries of the PV (Pinelands Village), PF8 (Moderate-Density Forest) and PF25 (Low-Density Forest) Districts, within the Pinelands Area; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance 2019-01 on March 27, 2019; and

WHEREAS, by letter dated April 1, 2019, the Executive Director notified the Township that Ordinance 2019-01 would require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on Ordinance 2019-01 was duly advertised, noticed and held on May 1, 2019 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 Dennis Township Ordinance 2019-01 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 2019-01, amending Chapter 185 (Zoning) of the Code of Dennis Township, 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 2019-01 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning Ordinance 2019-01 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 2019-01, amending Chapter 185 (Zoning) of the Code of Dennis Township, is in conformance with the Pinelands Comprehensive Management Plan.
- 2. Any additional amendments to Dennis 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					Pikolycky				
Avery					Irick					Quinn				
Barr					Jannarone					Rohan Green				
Christy					Lloyd					Prickett				
Earlen					Lohbauer									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman



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

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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinlands.nj.gov
Application Specific Information: AppInfo@pinlands.nj.gov

**REPORT ON ORDINANCE 2019-01, AMENDING CHAPTER 185 (ZONING)
OF THE CODE OF DENNIS TOWNSHIP**

May 31, 2019

Dennis Township
P.O. Box 204
Dennisville, NJ 08214

FINDINGS OF FACT

I. Background

The Township of Dennis is located in the extreme southern portion of the Pinelands Area, in Cape May County. Pinelands municipalities that abut Dennis Township include the Township of Upper and the Borough of Woodbine in Cape May County and the Township of Maurice River in Cumberland County.

On September 9, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Dennis Township.

On March 26, 2019, Dennis Township adopted Ordinance 2019-01, amending Chapter 185 (Zoning) of the Township's Code by revising the boundaries of the PV (Pinelands Village), PF8 (Moderate-Density Forest) and PF25 (Low-Density Forest) Districts, within the Pinelands Area. The Pinelands Commission received a certified copy of Ordinance 2019-01 on March 27, 2019.

By letter dated April 1, 2019, the Executive Director notified the Township that Ordinance 2019-01 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 2019-01, amending Chapter 185 (Zoning) of the Code of Dennis Township, introduced on February 26, 2019 and adopted on March 26, 2019.

This amendment 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 2019-01 amends Chapter 185 (Zoning) of the Code of Dennis Township by revising the boundaries of the Pinelands Villages of Belleplain and Dennisville to follow lot lines, recognize existing development and reflect development potential. Ordinance 2019-01 rezones all or portions of several vacant lots from the Pinelands Villages to the Forest Area, in recognition of their status as municipal or State open space and conservation lands. In addition, the ordinance rezones portions of two lots containing an existing municipal recreation facility from the Forest Area to the Pinelands Village of Belleplain. In total, approximately 12 acres are redesignated from the Forest Area to the Pinelands Village of Belleplain and 51 acres are redesignated from the two Pinelands Villages to the Forest Area. All of the affected properties are owned by either the Township or the New Jersey Department of Environmental Protection. Details on the two affected Pinelands Villages follow.

Belleplain

Ordinance 2019-01 rezones Block 31, Lot 5.02 and a portion of Lot 13 from the PF25 (Low-Density Forest) District in the Pinelands Forest Area to the PV (Pinelands Village) District in Belleplain (see Exhibit #1). These two lots are the site of an existing municipally owned active and passive recreation facility. Known as Chestnut Street Park, the facility currently consists of playgrounds, basketball courts, football fields, bleachers, a concession stand, restrooms, storage sheds, garages, a 200-space paved parking lot, unpaved parking areas and other accessory structures. A portion of Lot 13 is already located in the PV District but the remainder of the lot is in the Forest Area, where the CMP does not permit new intensive recreational facilities and limitations on the expansion of such existing facilities apply. Rezoning the lots to the PV District makes the existing recreational complex a permitted use and allows for its expansion, subject only to the minimum environmental standards of the CMP. In total, approximately 12 acres are rezoned to the PV District, with the resulting zoning boundary now coinciding with lot lines.

Ordinance 2019-01 also rezones a number of lots from the PV District to the adjacent PF25 and PF8 Districts in the Forest Area in recognition of their existing municipal or state ownership and conservation status. One small municipally owned lot is rezoned (Block 32, Lot 6), as are all or portions of nine lots owned by the Department of Environmental Protection and managed as part of Belleplain State Forest (Block 22, Lots 24, 25 and 27 and p/o Lot 22; Block 31, Lot 25; Block 32, Lots 1, 2, 3 and 5). All of the rezoned properties are forested and vacant. In total, 43 acres are rezoned to the Forest Area, returning the lots to their original management area designation under the Comprehensive Management Plan.

Dennisville

Ordinance 2019-01 rezones Block 57, Lots 13 and 14, from the PV District in Dennisville to the PF25 District in the Forest Area (see Exhibit #2). The two lots total 7.50 acres in size and are owned by the New Jersey Department of Environmental Protection. They were acquired by the State in 2000 along with the adjacent 60-acre property known as Ludlam Mill Pond, which is already located in the Forest Area. A significant portion of Lot 13 is comprised of wetlands, and both Lots 13 and 14 are almost entirely within a 300 foot buffer to wetlands, making any future development on the property extremely unlikely. Rezoning these lots to the Forest Area appropriately recognizes their existing public ownership and lack of development potential.

As a result of the zoning changes adopted by Ordinance 2019-01, 12 acres are added to the Pinelands Village of Belleplain and 51 acres are returned to the Pinelands Forest Area. The revised zoning boundaries better reflect existing development, public ownership and future development potential. They also eliminate the administrative difficulties caused by splitting lots between zones and Pinelands management areas that have very different permitted uses and standards.

The zoning and management area changes adopted by Ordinance 2019-01 are consistent with the land use and development standards of the CMP. This standard for certification is met.

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 2019-01, amending Chapter 185 (Zoning) of the Code of Dennis Township, is consistent with the 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 2019-01, amending Chapter 185 (Zoning) of the Code of Dennis Township, is consistent with the 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

None of the zoning and management area changes adopted by Ordinance 2019-01 involve lands that are adjacent to any other municipalities. This standard for certification is met.

PUBLIC HEARING

A public hearing to receive testimony concerning Dennis Township's application for certification Ordinance 2019-01 was duly advertised, noticed and held on May 1, 2019 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 2019-01 were accepted through May 6, 2019; however, none were received.

CONCLUSION

Based on the Findings of Fact cited above, the Executive Director has concluded that Ordinance 2019-01 is consistent with Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify Ordinance 2019-01 of Dennis Township.

SRG/CDE

Attachments

Rezoned Lots in Village of Belleplain

Pinelands Management Areas

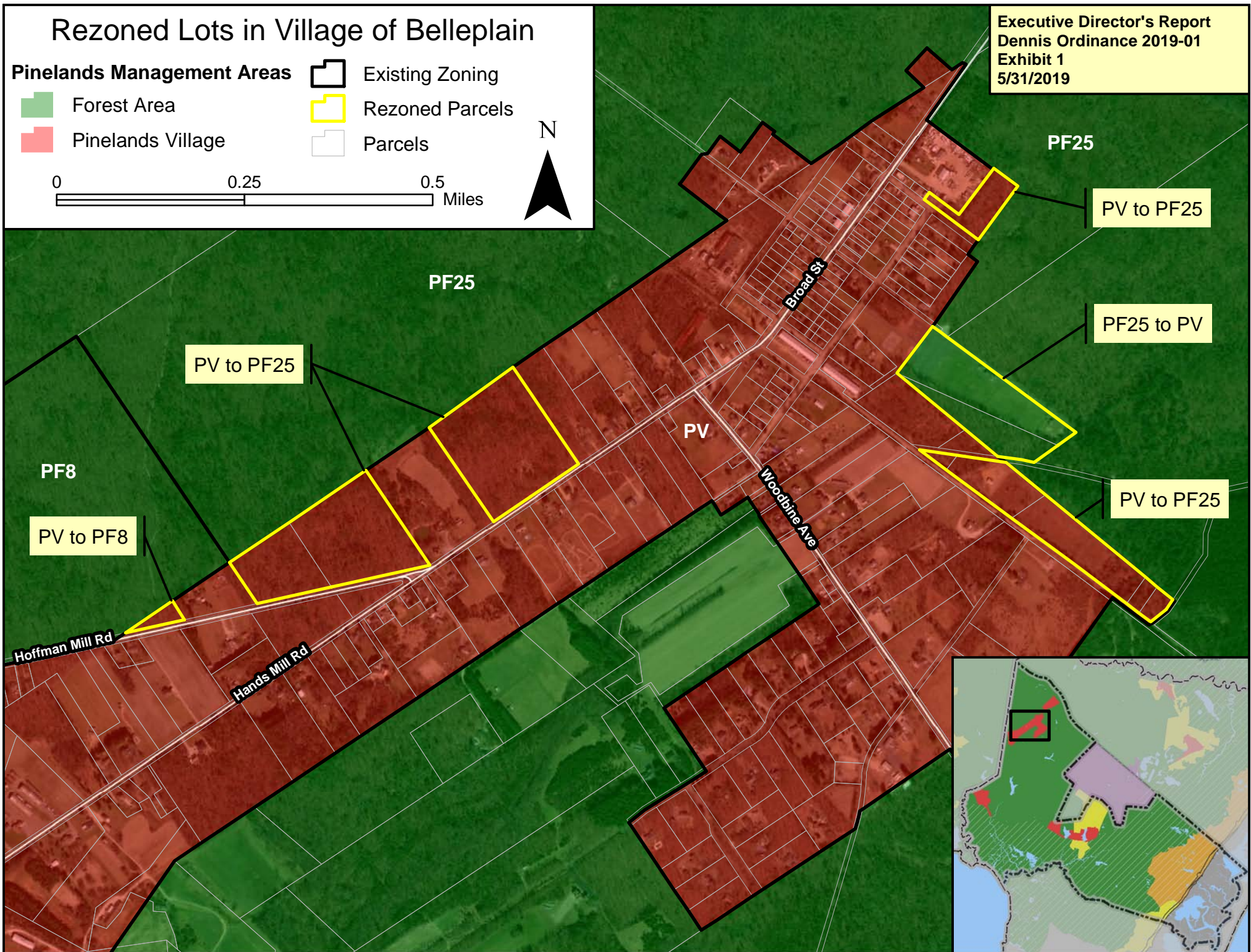
- Forest Area
- Pinelands Village

- Existing Zoning
- Rezoned Parcels
- Parcels

0 0.25 0.5 Miles



Executive Director's Report
Dennis Ordinance 2019-01
Exhibit 1
5/31/2019



Rezoned Lots in Village of Dennisville

Pinelands Management Areas

- Forest Area
- Rural Development Area
- Pinelands Village



Existing Zoning



Rezoned Parcels

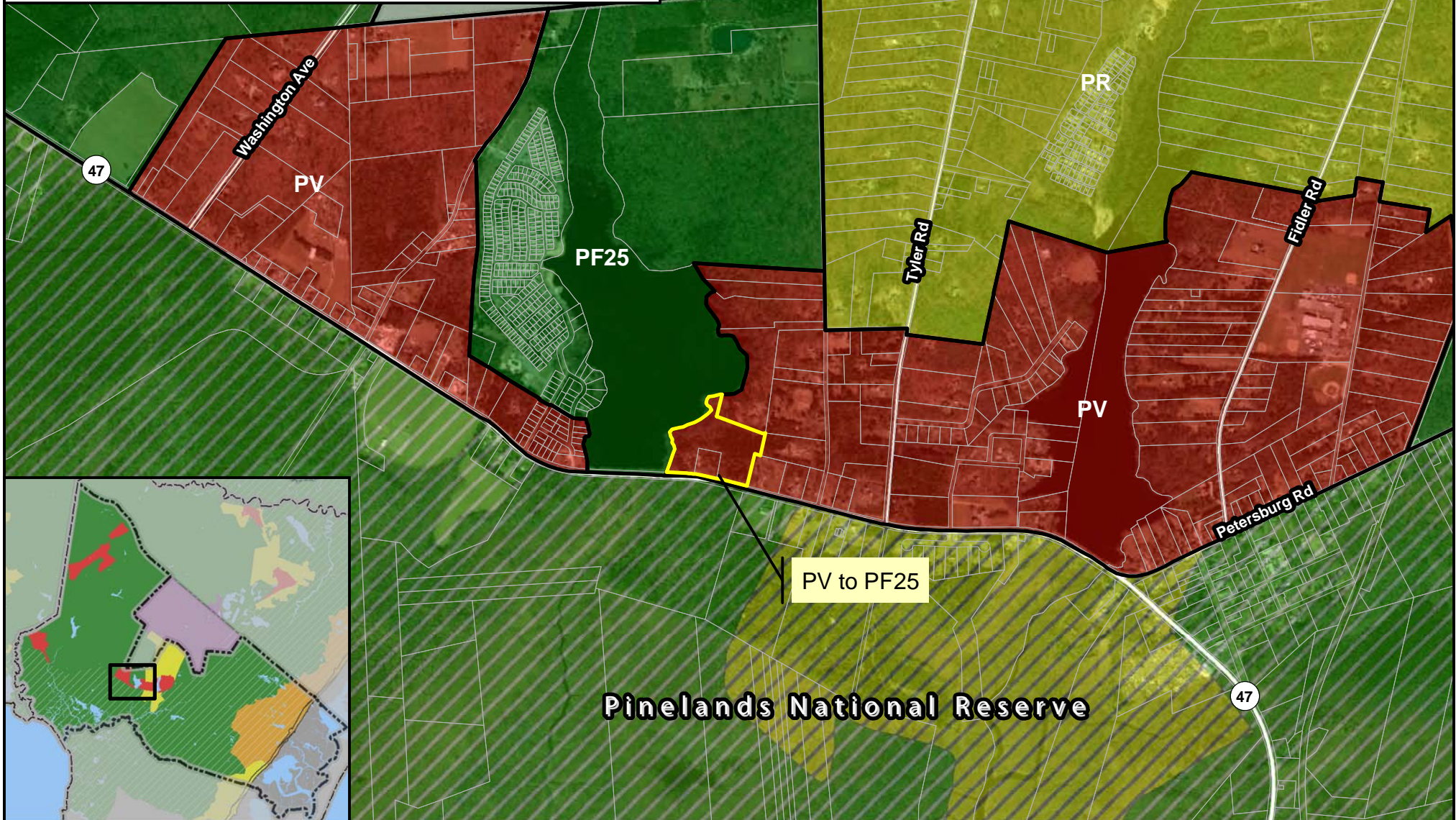


Parcels

N

0 0.25 0.5 Miles

Executive Director's Report
Dennis Ordinance 2019-01
Exhibit 2
5/31/2019





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19-_____

TITLE: Issuing an Order to Certify Pemberton Township Ordinance 12-2019, Adopting the Rowan College at Burlington County Redevelopment Plan, and Ordinance 13-2019, Adopting the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plan

Commissioner _____ moves and Commissioner _____
seconds the motion that:

WHEREAS, on June 3, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Pemberton Township; and

WHEREAS, Resolution #PC4-83-52 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 #PC4-83-52 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 April 3, 2019, Pemberton Township adopted Ordinance 12-2019, adopting a Redevelopment Plan for the Rowan College at Burlington County Redevelopment Area; and

WHEREAS, on April 3, 2019, Pemberton Township also adopted Ordinance 13-2019, adopting a Redevelopment Plan for the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area; and

WHEREAS, both Redevelopment Areas are located in the Pinelands Area; and

WHEREAS, the Pinelands Commission received certified copies of Ordinances 12-2019 and 13-2019 on April 9, 2019; and

WHEREAS, by letter dated April 15, 2019, the Executive Director notified the Township that Ordinances 12-2019 and 13-2019 would require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on Ordinances 12-2019 and 13-2019 was duly advertised, noticed and held on May 1, 2019 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 Ordinances 12-2019 and 13-2019 are 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 Pemberton Township Ordinances 12-2019 and 13-2019, adopting the Rowan College at Burlington County and Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plans, are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director's report was provided to the Commission's CMP Policy and Implementation Committee and those members present at the Committee's May 31, 2019 meeting indicated support for certification of Ordinances 12-2019 and 13-2019; 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.

1. An Order is hereby issued to certify that Pemberton Township Ordinance 12-2019, adopting the Rowan College at Burlington County Redevelopment Plan, and Ordinance 13-2019, adopting the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plan, are in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to Pemberton 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.

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

Date: _____

Richard Prickett
Chairman



State of New Jersey
THE PINELANDS COMMISSION
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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

REPORT ON PEMBERTON TOWNSHIP ORDINANCE 12-2019, ADOPTING THE ROWAN COLLEGE AT BURLINGTON COUNTY REDEVELOPMENT PLAN, AND ORDINANCE 13-2019, ADOPTING THE FORMER BURLINGTON COUNTY MINIMUM SECURITY CORRECTIONS AND WORK RELEASE CENTER REDEVELOPMENT PLAN

May 31, 2019

Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068

FINDINGS OF FACT

I. **Background**

The Township of Pemberton is located in eastern Burlington County, in the northwestern section of the Pinelands Area. Pinelands municipalities that abut Pemberton Township include New Hanover, Springfield, Southampton and Woodland Townships in Burlington County and Manchester and Plumsted Townships in Ocean County.

On June 3, 1983, the Pinelands Commission fully certified the Master Plan and codified Land Use Ordinances of Pemberton Township.

On April 3, 2019, Pemberton Township adopted Ordinance 12-2019, adopting a Redevelopment Plan for the Rowan College at Burlington County Redevelopment Area. Also on April 3, 2019, the Township adopted Ordinance 13-2019, adopting a Redevelopment Plan for the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area. The Rowan College at Burlington County Redevelopment Area is located in partially in a Pinelands Regional Growth Area and partially in a Pinelands Rural Development Area. The Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area is located entirely within a Regional Growth Area.

The Pinelands Commission received certified copies of Ordinances 12-2019 and 13-2019 on April 9, 2019.

By letter dated April 15, 2019, the Executive Director notified the Township that Ordinances 12-2019 and 13-2019 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following ordinances have been submitted to the Pinelands Commission for certification:

- Ordinance 12-2019, adopting the Rowan College at Burlington County Redevelopment Plan, introduced on March 20, 2019 and adopted on April 3, 2019; and
- Ordinance 13-2019, adopting the Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plan, introduced on March 20, 2019 and adopted on April 3, 2019.

These ordinances have been reviewed to determine whether they conform 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**

Rowan College at Burlington County Redevelopment Plan

Ordinance 12-2019 adopts a Redevelopment Plan for the Rowan College at Burlington County (RCBC) Redevelopment Area. The RCBC Redevelopment Area totals approximately 225 acres in size and is comprised of Block 843, Lots 1 and 10, and Block 843.01, Lot 1.01. It is located on the south side of Pemberton-Browns Mills Road (see Exhibit #1) and contains the former Burlington County College campus, more recently known as Rowan College at Burlington County.

According to the Redevelopment Plan, development of one or more mixed-use projects is envisioned, including recreation, residential, office, medical, light industrial and retail uses. The Plan specifically discourages a “piecemeal” redevelopment approach while acknowledging that there may ultimately be multiple owners and developers who seek to develop separate projects. The Plan also emphasizes the need to focus redevelopment efforts on the already disturbed and developed portions of the redevelopment area. This is a critical component of the Redevelopment Plan because lands outside the existing development footprint are nearly all comprised of wetlands and required wetlands buffer areas.

The RCBC Redevelopment Plan divides the new redevelopment area into three areas. Area 1, located along Pemberton-Browns Mills Road, contains lands on both sides of the Pemberton Bypass, including the existing RCBC athletic fields (see Exhibit #2). Area 2 extends east along Pemberton-Browns Mills Road to encompass the developed portion of the RCBC campus (see Exhibit #3). Areas 1 and 2 contain a total of 143 acres and are located entirely within a Pinelands Regional Growth Area. They are currently included in the Township’s GI

(Government Institution) District, where permitted uses are limited to a variety of county and municipal facilities. Area 3, which contains approximately 82 acres, includes the undisturbed portions of the RCBC campus (see Exhibit #4). Located in a Pinelands Rural Development Area, Area 3 is comprised almost entirely of wetlands and is currently located in the Township's R-3 (Single-Family Residential) District.

Within Area 1, the RCBC Redevelopment Plan permits multi-family dwellings and neighborhood commercial uses. Permitted uses in Area 2 are more expansive, including multi-family dwellings, office/light industrial "flex space", hospitals, health-care facilities, retail uses, low intensity recreational facilities, government offices and maintenance facilities and child care centers. Permitted uses in Area 3 are appropriately limited to low intensity recreational facilities.

A maximum density of 10 units per acre is permitted for residential development in Areas 1 and 2. Ten percent of all units in the RCBC Redevelopment Area must be set aside as affordable housing units. Pinelands Development Credits must be acquired and redeemed for 25% of all units in the RCBC Redevelopment Area, excluding any required affordable housing units. The Redevelopment Plan sets forth numerous additional standards for development, including those related to landscaping, screening, lighting, parking, circulation, internal walkways and greenways and building design and orientation. Redevelopers are encouraged to use LEED construction standards, with LEED certification required for new building construction and major renovation projects if such projects are funded by the Township or through funding awarded to the Township. Finally, the Redevelopment Plan requires that all development in the RCBC Redevelopment Area must comply with the minimum environmental standards of the Comprehensive Management Plan.

Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plan

Ordinance 13-2019 adopts a Redevelopment Plan for the Former Burlington County Minimum Security Corrections and Work Release Center (CWRC) Redevelopment Area. The CWRC Redevelopment Area encompasses approximately 10 acres within the Township's Regional Growth Area and is comprised of portions of Block 812, Lots 9.01 and 9.03. It is located on the north side of Pemberton-Browns Mills Road (see Exhibit #5). In terms of existing development, the Redevelopment Area contains the County's former corrections and work release center, which the Redevelopment Plan describes as "vacant and obsolete", as well as an old access road. All lands in the CWRC Redevelopment Area are currently included in the Township's GI (Government Institution) District, where permitted uses are limited to various county and municipal buildings and facilities.

The CWRC Redevelopment Plan is intended to encourage residential development, foster the creation of new neighborhoods and provide opportunities to address the Township's future affordable housing needs. Pre-existing government uses are permitted to continue in the CWRC Redevelopment Area; however, the focus of the Redevelopment Plan is to provide standards for new residential development. Garden apartments, townhouses and semi-detached dwellings are all listed as permitted uses, with a maximum residential density of 8.0 units per acre. Ten percent of all units in the CWRC Redevelopment Area must be set aside as affordable housing units. Pinelands Development Credits must be acquired and redeemed for 25% of all units in the CRWC Redevelopment Area, excluding any required affordable housing units. In addition to providing standards for parking, residential design, landscaping, streetscape, lighting and

signage, the Redevelopment Plan also requires that all development in the CWRC Redevelopment Area must comply with all other municipal application requirements and development standards, as well as the Comprehensive Management Plan.

Residential Zoning Capacity

The Redevelopment Plans adopted by Ordinances 12-2019 and 13-2019 significantly increase residential zoning capacity in Pemberton Township's Regional Growth Area. In the CWRC Redevelopment Area, 80 new units are permitted. Residential zoning capacity in the RCBC Redevelopment Area is more difficult to estimate given environmental constraints and the resulting need to keep future development within the existing development footprint. Theoretically, the permitted 10 unit per acre density could be applied to all 143 acres in Areas 1 and 2 of the RCBC Redevelopment Area, resulting in a zoning capacity of over 1,000 units. Such a result is unlikely, given that at least a portion of the Redevelopment Area is expected to be developed for nonresidential uses. In addition, the maximum height limitations established in the Plan (30 feet in Area 1; 50 feet in Area 2) will limit the number of stories and resulting number of multi-family units in any proposed apartment buildings. A more realistic estimate of 340-400 new units was provided by the Township in its application for a grant from the Pinelands Infrastructure Trust Fund. Using that estimate, residential zoning capacity has increased by a total of 480 units as a result of the two redevelopment plans.

As noted above, the RCBC Redevelopment Plan permits residential development at a density of 10 units per acre. The CWRC Redevelopment Plan allows for a density of 8 units per acre. These permitted densities are significantly higher than what the Comprehensive Management Plan prescribes for Pemberton's Regional Growth Area. N.J.A.C. 7:50-5.28(a)1 and 3 require the Township to zone for a density of only 2.0 units per upland acre in its Regional Growth Area. However, the Comprehensive Management Plan does provide municipalities with the ability to zone portions of their Regional Growth Areas for higher densities, provided the lands in question are appropriate for more intensive development, infrastructure exists or can be provided to support the increased density and sufficient opportunities for the use of Pinelands Development Credits are provided. The RCBC and CWRC Redevelopment Areas meet these standards, even though they both contain significant wetlands. Redevelopment on existing impervious surfaces and within areas of existing disturbance is permitted under the Comprehensive Management Plan.

Ordinances 12-2019 and 13-2019 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

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

Ordinances 12-2019 and 13-2019 adopt new redevelopment plans for a portion of Pemberton Township's Regional Growth Area. Based on these plans, residential development will be permitted at a density of 10 units per acre in the RCBC Redevelopment Area and at 8 units per acre in the CWRC Redevelopment Area, with the use of Pinelands Development Credits required for 25% of all proposed units. Units made affordable to low- and moderate-income households for purposes of satisfying the 10% set-aside requirement in the Redevelopment Areas are exempt from this Pinelands Development Credit requirement. Affordable housing units beyond the required 10% set-aside will require that Pinelands Development Credits be acquired and redeemed at the 25% rate.

The two Redevelopment Plans significantly increase residential zoning capacity and opportunities for the redemption of Pinelands Development Credits in the Township's Regional Growth Area. It is estimated that a total of 480 new units may be developed and 108 rights (27 Pinelands Development Credits) could be redeemed. These numbers are well in excess of what the Comprehensive Management Plan requires for Pemberton's Regional Growth Area.

It is important to note that the standards described above represent a departure from the traditional zoning and Pinelands Development Credit strategy outlined in N.J.A.C. 7:50-5.28(a). This section of the Comprehensive Management Plan anticipates that municipalities will establish "base" densities in their various Regional Growth Area zoning districts and then provide opportunities to increase such densities through the use of Pinelands Development Credits. In Pemberton's Regional Growth Area, the Comprehensive Management Plan establishes a "base" density of 2.0 units per developable acre and directs the Township to provide for "bonus" density through the use of Pinelands Development Credits to allow for a total of 3.0 units per developable acre. There is nothing in the CMP that prevents municipalities from exceeding these minimum requirements, which is exactly what Pemberton Township has elected to do. The Township has chosen to provide for higher density in these two new redevelopment areas as a means of spurring redevelopment, encouraging new commercial ratables and mixed use development and accommodating the municipality's future affordable housing needs. At the same time, the Township has adopted standards to ensure that Pinelands Development Credit use will be a significant part of whatever development projects ultimately come to fruition in the redevelopment areas.

Rather than relying on the traditional approach of providing developers with the *option* of using Pinelands Development Credits to increase permitted density, Ordinances 12-2019 and 13-2019 *guarantee* a PDC redemption rate of 25% for residential development within the Redevelopment Areas, with the exception of affordable housing units. Given the greater certainty provided by this approach, the Executive Director finds that the PDC requirements adopted by Ordinances 12-2019 and 13-2019 are consistent with Comprehensive Management Plan standards.

This standard for certification is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

Pemberton Township Ordinances 12-2019 and 13-2019, adopting the Rowan College at Burlington County and Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plans, are consistent with the 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

Pemberton Township Ordinances 12-2019 and 13-2019, adopting the Rowan College at Burlington County and Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Plans, are consistent with the 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 zoning changes adopted by Ordinances 12-2019 and 13-2019 through the two new redevelopment plans do not involve lands that are adjacent to any other municipalities. This standard for certification is met.

PUBLIC HEARING

A public hearing to receive testimony concerning Pemberton Township's application for certification Ordinances 12-2019 and 13-2019 was duly advertised, noticed and held on May 1, 2019 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

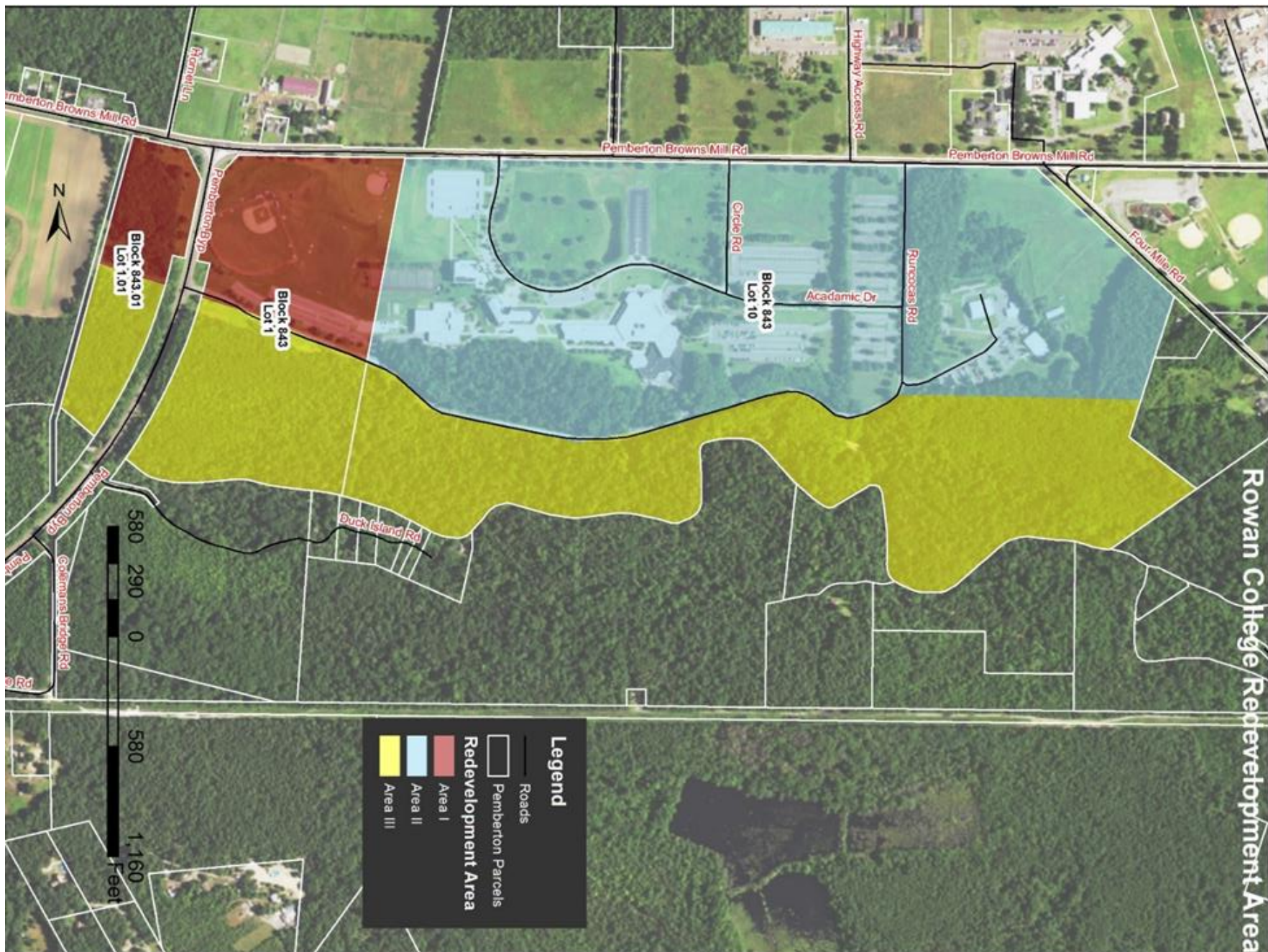
Written comments on Ordinances 12-2019 and 13-2019 were accepted through May 6, 2019; however, none were received.

CONCLUSION

Based on the Findings of Fact cited above, the Executive Director has concluded that Ordinances 12-2019 and 13-2019 are consistent with Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify Ordinances 12-2019 and 13-2019 of Pemberton Township.

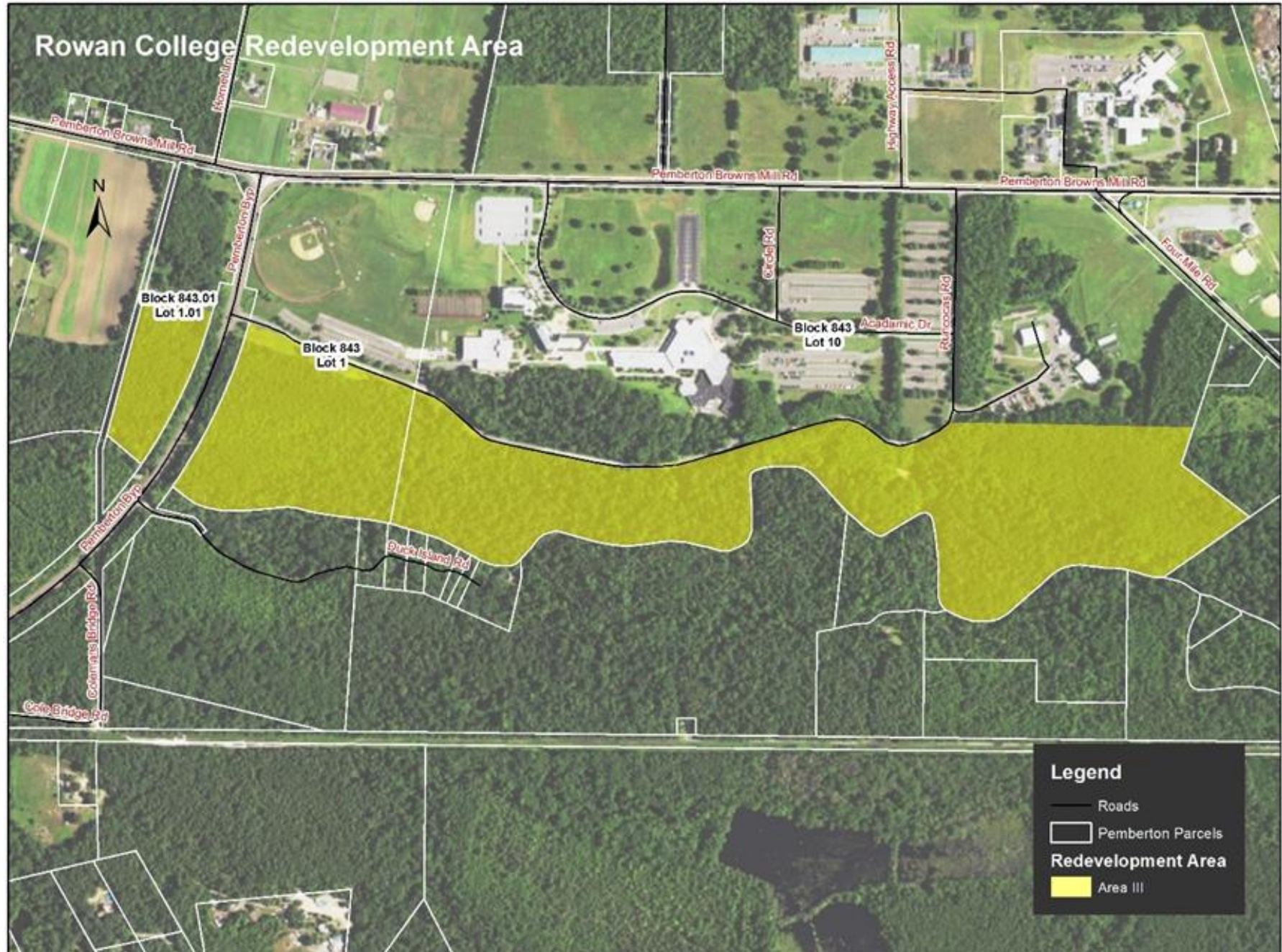
SRG/CPE

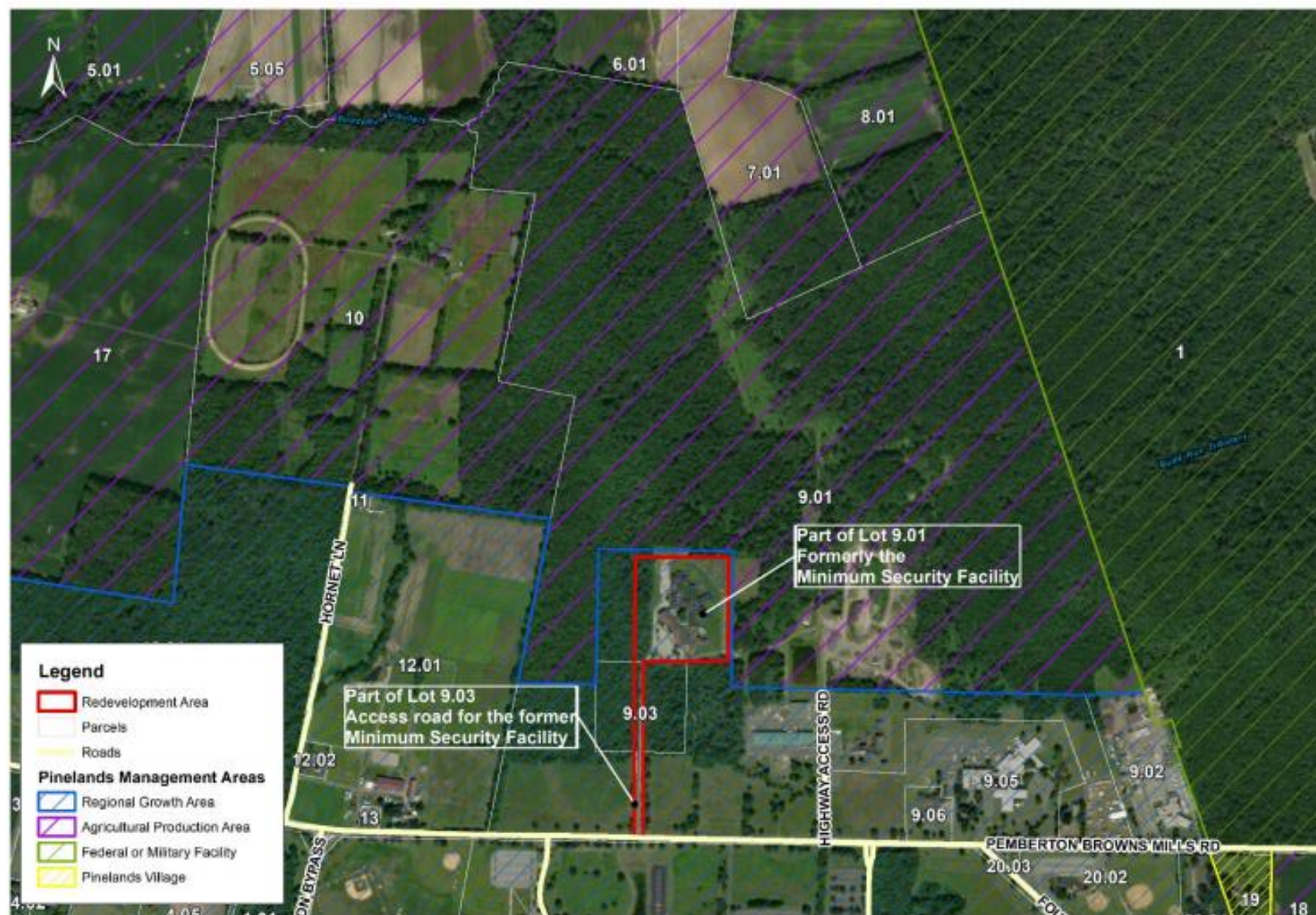
Attachments











Block 812, Lots 9.01 & 9.03
Township of Pemberton
Burlington County, NJ

Redevelopment Area
Former Burlington County Corrections and Work Release Center





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19-_____

TITLE: To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2020 at the Same Level of Expenditures as Fiscal Year 2019 until the Adoption of the Fiscal Year 2020 Budget

Commissioner _____ **moves and Commissioner** _____ **seconds the motion that:**

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

WHEREAS, it is anticipated that the New Jersey Legislature will appropriate \$2,949,000 to support the Commission’s operations during Fiscal Year 2020; and

WHEREAS, pursuant to N.J.S.A 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2020 at the same level of expenditures as Fiscal Year 2019 until the Commission’s adoption of the Fiscal Year 2020 Budgets.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman



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

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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

MEMORANDUM

To: Members of the Pinelands Commission

From: Susan R. Grogan
Chief Planner

Date: May 31, 2019

Subject: No Substantial Issue Findings

During the past month, we reviewed four ordinance amendments that we found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan. These amendments were:

Hamilton Township Ordinance 1900-2019 -amends Chapter 203 (Land Use and Development) of the Township's Code by incorporating standards for the installation of solar panels, satellite dishes and similar utility equipment in the Mays Landing Historic District. Ordinance 1900-2019 permits such equipment to be installed: in the side or rear yard area; on buildings with a flat roof or parapet; on a new structure or a new addition to an existing structure; or on a non-historic accessory structure. In all such cases, the ordinance requires equipment to be screened from the view of the public right-of-way. Portions of the Mays Landing Historic District are located within the Pinelands Regional Growth Area.

Monroe Township Ordinance O:12-2019 - amends Chapter 175 (Land Management) of the Township's Code by revising various sections of Article XI, Guaranties; Inspections; Acceptance of Improvements. In particular, Ordinance O:12-1029 revises provisions related to performance and maintenance guarantees as well as temporary certificate of occupancy and safety and stabilization guarantees.

Washington Township Ordinance 2018-05 - amends Chapter 275 (Land Development) of the Township's Code in response to amendments to the CMP, including revisions to definitions, types of development exempt from application to the Commission, notice requirements and standards for the installation of advanced wastewater treatment systems.

Washington Township Ordinance 2018-07 - amends Chapter 275 (Land Development) of the Township's Code by establishing a new section entitled Solar Energy Systems that contains provisions for the location, size, and height of solar energy facilities. Such systems are permitted in all zoning

districts of the Township. Because Ordinance 2018-07 explicitly prohibits solar energy commercial operations as a principal use, only accessory solar facility systems are permitted by the ordinance.



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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

MEMORANDUM

To: Members of the Commission

From: Charles M. Horner, P.P. *C.M.H.*
Director of Regulatory Programs

Date: June 3, 2019

Subject: Public Development Memorandum of Agreement (MOA) Determinations

Between April 30, 2019 and June 3, 2019, the Commission staff determined that the following public development application was consistent with the Commission approved public development MOAs and that the proposed development may proceed:

2015-0058.002 - Dennis Township

Reconstruction of the Petersburg Road and Academy Road intersection and the extension of an existing stormwater drainage system within the Academy Road right-of-way

Please do not hesitate to contact me with any questions.