RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19-17


Commissioner Lohrmer 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.

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**Record of Commission Votes**

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*A = Absent, AR = Recused

Adopted at a meeting of the Pinelands Commission

**Nancy Wittenberg**  
Executive Director

**Date:** May 16, 2019

**Sean W. Barlen**  
Chairman
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
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.
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.
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.

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<th>Importance</th>
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<td>☒ Project is necessary for erosion control</td>
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<tr>
<td>[ ] Project is necessary for maintenance</td>
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<td>[ ] Project is necessary for endangered/threatened species protection</td>
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<td>[ ] Other (describe here)</td>
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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 dune field, 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.


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?

......
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. Lienations (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 flowed 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 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.

Wilson 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 SET1, 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 |
| 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 |
| Federal Agency | ☐ |
| State Agency | ☐ |
| County Government | ☐ |
| Municipal Government | ☒ |
| 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) |
| ☒ | Public |
| ☐ | Private with easement |
| ☐ | 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) |
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<td>B. Consultants and Subcontractors</td>
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<td>- Site Clearing and Grading</td>
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<tr>
<td>- Shredded Hardwood Mulch</td>
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<td>- Trail Entrance Bollards</td>
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<td>24,000.00</td>
<td>4,800.00</td>
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**Project purpose:** (check all that apply)

- Links to population center
- Links to other trails
- Links to other trails and population centers
- Less than 1/2 mile
- 1/2 - 3 miles
- 3 - 5 miles
- 5 or more miles
- 1 partner
- 2 partners
- 3 partners
- 4 partners

- Atlantic County Planning Department
- Collings Lakes Middle School
- (Organizations, volunteer groups, agency partners, etc.)
- Specify third partner here
- Specify fourth partner here

- Project provides for the restoration of an existing trail
- Project creates a new trail or section of trail
- Improves an unofficial trail and includes it in agency’s official trail system
- Improves an unofficial trail, creates new section, and includes in agency’s official trail system

- Trail in the project connects to trail(s) within NJ Trails System
- Trail in the project is included in the NJ Trails System

- Hiking
- Bicycling
- Horseback riding
- Cross country skiing
- Barrier-free (Press F1 for description)
- Aquatic

- Urbanized area
- Urban Aid Community (Press F1 for link to complete list of Urban Aid Communities)

- Project area links/provides access to some cultural/historical feature(s)
- Project area located in significant viewseshed (describe cultural/historical feature(s) and/or viewseshed in project description field)

- Some accessibility improvement
- Entire project area is ADA accessible

v 2.15
| Innovativeness | Innovative use/design/development  
(describe innovative features of project in project description field) |
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<tbody>
<tr>
<td>Previous awards</td>
<td>Project did NOT receive a Recreational Trails Program Grant in a prior funding round</td>
</tr>
</tbody>
</table>
| Importance | Project is necessary for erosion control  
Project is necessary for maintenance  
Project is necessary for endangered/threatened species protection  
Other (describe here) |
| Trail improvements provided by project | Signage  
Interpretation  
Ease of entry |
| Compatibility | Project is compatible with the landscape and surrounding land/trail use |
| Applicant prior performance | Prior approved project cancelled  
Prior approved project completed |
| Regional impact | Project has a regional impact (project benefits multiple counties/municipalities) |
| Resource sharing | Project allows for sharing of resources/equipment between a number of sites or entities  
(list all entities that will have access to resources and equipment and describe anticipated sharing here) |
| Blue trails | Project is physically contiguous and provides direct access to a lake, canal, navigable river, or other coastal water body |
| New applicant | Applicant has never received a Recreational Trails Program grant before |
| Re-application | Applicant applied for this grant for the same project in a previous year  
(if this is applicable, please do not re-submit any additional documentation) |

**Length of trail uses:**  
(Include all uses that apply with the length of trail miles affected, to the nearest 1/2 mile.)

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<tr>
<th>Activity</th>
<th>Length</th>
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<tr>
<td>Equestrian</td>
<td>0.0</td>
</tr>
<tr>
<td>Fitness</td>
<td>3.0</td>
</tr>
<tr>
<td>Barrier-free /sensory</td>
<td>3.0</td>
</tr>
</tbody>
</table>

**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 is 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 I 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.
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 proposed land for the Collings Lakes Nature 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 Collins Upper 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 Collings Lake Trail
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: Describe general scope of work to be funded with grant.

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.

Part II: Alternatives to Proposed Action(s): Describe any project alternatives (if they exist).

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.

Part III: Environmental Consequences: 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.

A. Property Acquisitions: Please note that acquisitions under Eminent Domain are not a permissible activity under the RTP program.

| Is the project seeking permanent acquisitions from private landowners or local authorities? | YES | NO |
| Is the project seeking full or partial acquisition(s)? | YES | NO |
| Is the project on, or is it seeking transfer of Federal or State Land? | YES | 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? | 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.
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 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 Coho's 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 interactive trail signage for the project. Project will also impact the 1,200 home Coho's 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 (USFWS/PAC 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 habitat 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 USFWS 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): Bridge, Culvert, Embankment Fill, Relocation, Diversion
- Proposed river or stream involvement is: Permanent, Temporary
- Type of river or stream habitat impacted (check all that apply): Spawning, Rearing, Pool, Riffle, 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? Yes, 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? Yes, No
- Does the project affect a designated impaired water body? Yes, 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? Yes, 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? Yes, 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.

<table>
<thead>
<tr>
<th>A. Air Quality:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the project in a designated non-attainment or maintenance area for air quality?</td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td>If yes, is the project listed on the exempt projects list (40 CFR 93.126)?</td>
<td>Yes ☐ No ☐</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Noise:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the project in an existing designated recreational land use area or park?</td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td>Is the project located near any residential areas, campgrounds, wildlife refuges, or wilderness areas?</td>
<td>Yes ☐ No ☐</td>
</tr>
</tbody>
</table>

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

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
<table>
<thead>
<tr>
<th>DATE</th>
<th>BOOK</th>
<th>PAGE</th>
<th>PRICE</th>
<th>PCD NO</th>
<th>4TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### VALUES

- **LAND**: 183100
- **IMPR**: EXM1
- **EXM2**: 11 TOTAL: 0.00
- **EXM3**: 12 TOTAL: 0.00
- **EXM4**: 13 TOTAL: 0.00
- **NET**: 183100
- **SPECTAX CDS**: F03

---

**NEXT ACCESS**: BLK EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

**RECEIVED**

[Signature]

[Date]
Attachment #2:

- USFW National Wetlands Inventory Map
Attachment #3:

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

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:

<table>
<thead>
<tr>
<th>Birds</th>
<th>Status</th>
<th>Has Critical Habitat</th>
<th>Contact</th>
</tr>
</thead>
</table>

04/28/2015  
Information, Planning, and Conservation System (IPAC)  
Version 1.4
# Trust Resources List

<table>
<thead>
<tr>
<th>Species</th>
<th>Status</th>
<th>Final designated critical habitat</th>
<th>Location</th>
</tr>
</thead>
</table>
| **Piping Plover**

*(Charadrius melodus)*  
Population: except Great Lakes watershed  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Red Knot**

*(Calidris canutus rufa)*  
Population:  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Flowing Plants** |
| **American chaffseed**

*(Schwalbea americana)*  
| Endangered | [species info] | New Jersey Ecological Services Field Office |
| **Hirst Brothers’ Panic grass**

*(Dichanthelium (=panicum) hirstii)*  
Population:  
| Candidate | [species info] | New Jersey Ecological Services Field Office |
| **Knieskern’s Beaked-rush**

*(Rhynchospora knieskernii)*  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Seabirds amaranth**

*(Amaranthus pumilus)*  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Sensitive joint-vetch**

*(Aeschynomene virginica)*  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Swamp pink**

*(Helonias bullata)*  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Mammals** |
| **Northern long-eared Bat**

*(Myotis septentrionalis)*  
Population:  
| Threatened | [species info] | New Jersey Ecological Services Field Office |
| **Reptiles** |
U.S. Fish and Wildlife Service

Trust Resources List

<table>
<thead>
<tr>
<th>Bog Turtle</th>
<th>Threatened</th>
<th>species info</th>
<th>New Jersey Ecological Services Field Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Clemmys muhlenbergii)</td>
<td>Population: northern</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Edwin B. Forsythe National Wildlife Refuge</th>
<th>refuge profile</th>
</tr>
</thead>
<tbody>
<tr>
<td>(609) 652-1665</td>
<td></td>
</tr>
<tr>
<td>P.O. BOX 72, OCEANVILLE, NJ 08231</td>
<td></td>
</tr>
</tbody>
</table>

**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](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.).

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](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](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.

<table>
<thead>
<tr>
<th>Species Name</th>
<th>Bird of Conservation Concern (BCC)</th>
<th>Species Profile</th>
<th>Seasonal Occurrence in Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Oystercatcher (<em>Haematopus palliatus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Year-round</td>
</tr>
<tr>
<td>American bittern (<em>Botaurus lentiginosus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding, Wintering</td>
</tr>
<tr>
<td>Bald eagle (<em>Haliaeetus leucocephalus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Year-round</td>
</tr>
<tr>
<td>Black Skimmer (<em>Rynchops niger</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding</td>
</tr>
<tr>
<td>Black rail (<em>Laterallus jamaicensis</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding</td>
</tr>
<tr>
<td>Black-billed Cuckoo (<em>Coccyzus erythrophalus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding</td>
</tr>
<tr>
<td>Blue-winged Warbler (<em>Vermivora pinus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding</td>
</tr>
<tr>
<td>Fox Sparrow (<em>Passerella iliaca</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Wintering</td>
</tr>
<tr>
<td>Great Shearwater (<em>Puffinus gravis</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Migrating</td>
</tr>
<tr>
<td>Gull-billed Tern (<em>Gelochelidon nilotica</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Breeding</td>
</tr>
<tr>
<td>Horned Grebe (<em>Podiceps auritus</em>)</td>
<td>Yes</td>
<td>species info</td>
<td>Wintering</td>
</tr>
<tr>
<td>Species Name</td>
<td>Status</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>--------------</td>
<td>-------------</td>
<td></td>
</tr>
<tr>
<td>Hudsonian Godwit (Limosa haemastica)</td>
<td>Yes</td>
<td>species info</td>
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NWT 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 tuberculous 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
The following wetland types intersect your project area in one or more locations:

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Attachment #4:

- NJDEP Active Contaminated Site List
# New Jersey Department of Environmental Protection
## Site Remediation Program
### Active Sites With Confirmed Contamination

**Prepared: 8/22/2016**

### Atlantic City

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### Atlantic City

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**Buena Boro**

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**Buena Vista Twp**

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### Egg Harbor Twp

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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 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.
Atlantic County

Absecon City

Captain Francis Babcock House (ID#172)
324 South Shore Road
NR: 7/28/1999 (NR Reference #: 590000907)
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 / Filled 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-AI-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)

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)

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 4030 Andover Gardens
SHPO Opinion: 10/27/2014

Atlantic City Beautiful Historic District (ID#5374)
Roughly bounded by Sewell Avenue, Barrett Avenue, N. Massachusetts Avenue, Atlantic 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

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)
8-11 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: 11/16/1982

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

Blenheim 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: 5/17/2001
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#363)
1601 Pacific Avenue
NR: 7/24/1986 (NR Reference #: 86001941)
SR: 6/16/1986

Equitable Trust Bank Building (ID#2927)
2030 Atlantic Avenue
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
SHPO Opinion: 3/30/1981
(Currently Fire Station # 2 Ladder House)

Fire Station #9 (ID#397)
734 North Indiana Avenue
SHPO Opinion: 3/30/1981
(Currently Fire Station # 3)

Friends Meeting House (ID#2293)
Pacific and South Carolina avenues
SHPO Opinion: 5/31/1985
(Demolished)

Holmhurst Hotel (ID#388)
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#389)
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

Ritz Carlton Hotel (ID#4053)
2715 Boardwalk at Iowa Avenue
COE: 2/18/2011
(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 #: 91000575)
SR: 4/12/1991
(Demolished)

Segal Building (ID#394)
1200 Atlantic Avenue
NR: 2/9/1984 (NR Reference #: 84002517)
SR: 1/8/1984

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 Bartlam Place to the block from
Jackson Avenue to Yassar Square
SHPO Opinion: 1/28/2015
(Previous SHPO Opinion: 10/27/2014)

Robert J. Walker’s shipwreck and remains (ID#5327)
NR: 3/19/2014 (NR Reference #: 14000064)

Warner Theatre (façade) (ID#2932)
Atlantic City Boardwalk between Michigan and Aransas 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

Westside All Wars Memorial Building (ID#4524)
1510 Adriatic Avenue
(Found no longer eligible as per SHPO Opinion 3/25/2015

World War I Memorial (ID#407)
South Albany Avenue, Ventnor Avenue, and O’Donnell Parkway
NR: 6/28/1981 (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#4756)
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 (SIA #0510152) (ID#2933)
NJ Route 50 over Tuckahoe River
(Previous SHPO Opinion 7/16/91)
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
(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: 3/7/1987 (NR Reference #: 97000103)
SR: 1/8/1987
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
(Previous SHPO Opinion 5/26/1988)
Egg Harbor Commercial Bank (ID#4274)
134 Philadelphia Avenue
NR: 8/29/2007 (NR Reference #: 07000875)
SHPO: 8/26/2007
COE: 5/3/2004
(Additional documentation SR listed 8/5/2011)

Lower Bank Road Bridge (SR & #0388485) (ID#411)
Lower Bank Road (County Route 542) over Mullica River
SHPO Opinion: 6/15/1990
(Demolished c. 1992)

Also located in:
Burlington County, Washington Township

Mullica River / Chestnut Neck Archaeological Historic District (ID#385)
SR: 10/1/1978
SHPO Opinion: 9/6/2002
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)
SHPO: 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 Roadscape Cabin (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 #: 840002511)
SHPO: 5/1/1984

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

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

Studebaker Showroom (ID#310)
North West Corner Verona and Toulon Avenues
SHPO Opinion: 12/18/1985

West Jersey and Atlantic Railroad Historic District (ID#2938)
Maya 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: 8/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City

Bethlehem Loading Company Maya Landing Plant Archaeological Historic District (ID#427)
109 NJ Route 50
NR: 7/12/2006 (NR Reference #: 06000559)
SHPO: 12/18/2005
(Remains of internal rail system)

Bethlehem Loading Company Maya Landing Plant Archaeological Historic District Boundary Extension (ID#5222)
COE: 8/23/2012

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

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

Risley School (ID#5004)
134 Cape May Avenue
NR: 5/4/2011 (NR Reference #: 11000256)
SHPO: 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: 8/23/2005
SHPO Opinion: 7/2/2004
See Main Entry / Filed Location:
Cape May County, Cape May City
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: 8/8/1992

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 Moa Mill Road
SHPO Opinion: 8/5/1992

Old US Coast Guard Station (ID#4041)
Little Beach Island, Brigantine National Wildlife Refuge
NR: 8/23/1976 (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: 8/9/1978 (NR Reference #: 78001734)
SR: 12/20/1976

Hamilton Township
Abbott's Modern Cabins (ID#336)
217 NJ Route 40
SR: 9/7/1982
DOE: 10/28/1982
(DOE/Owner Objection) —

Charcoal Kilns [Site] (ID#337)
SHPO Opinion: 8/24/1987

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: 11/8/1983
(DOE denied 1997; Demolished)

West Jersey and Atlantic Railroad Historic District (ID#2339)
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: 1/1/1984
COE: 1/18/1990
(Previous SHPO Opinion 4/3/1984)

Weymouth Road Bridge (S1A #01HML22) (ID#3791)
Weymouth Road Bridge over Great Egg Harbor River
NR: 6/21/2001 (NR Reference #: 61000671)
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: 6/22/2005
SHPO Opinion: 7/22/2004
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: 8/26/1983 (NR Reference #: 93000288)
SR: 7/2/1983

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#4863)
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 Popham avenues, and Shore Road
NR: 7/13/1989 (NR Reference #: 89000800)

Thomas and Mary Ingersoll 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: 9/10/1982 (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

Ocean City-Longport Bridge (S1A #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: 5/1/1976
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 Penneuken and Camden to Atlantic City
SHPO Opinion: 9/17/2001

Also located in:
Atlantic County, Atlantic City

Green Bank Road Bridge over Mullica River (S&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: 3/1/1995 (NR Reference #: 95000182)
SR: 1/24/1985
SHPO Opinion: 8/31/1995

(Noted within boundaries of previously listed Batato Historic District)

Northfield City
1715 Tilton Road (ID#225)
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 Penneuken 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)
May's 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: 1/25/1879 (NR Reference #: 79001469)
SR: 9/5/1978

Chestnut Neck Battle Monument (ID#4327)
US Route S 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 Pomerone 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 (S&A #01PR007) (ID#2940)
Smithville-Port Republic Road over Nacote Creek
SHPO Opinion: 8/3/1993

Somers Point City
Bay Front Historic District (ID#423)
Parts of Anna, Bay, Decatur, Delaware, Gibbs, Higbee, New Jersey, and Somers avenues
SR: 2/28/1989

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: 12/10/1970 (NR Reference #: 70000378)

World War [One] Memorial Bridge (S&A# 0511153) (ID#3059)
NJ Route 52 over Ship Channel
SHPO Opinion: 1/28/1996

See Main Entry / Filed Location:
Cape May County, Ocean City
Ventnor City

Dorset Avenue Bridge (SIA# 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
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
CCE: 12/31/2013
(Tofani (Patrick) House, Tofani (Pasquale and Elvira) House)

Ventnor City Hall (ID#2941)
8201 Atlantic Avenue
NR: 10/10/1996 (NR Reference #: 96001088)
SR: 8/20/1996
SHPO Opinion: 11/30/1977
CCE: 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, Seaside City & Ocean City
DOE: 6/23/2005
SHPO Opinion: 7/2/2004

See Main Entry / Filed Location:
Cape May County, Cape May City

Belleville Post Office (ID#4190)
1201 Madden Avenue
NR: 3/14/2008 (NR Reference #: 08000174)
SR: 12/21/2007
CCE: 7/23/2003
Ms. Berg,

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

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**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:

![Active Public Development Applications](image)

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](image)

First, there is the issue of Pinelands review. Apparently BVT argues—incorrectly—that, because this is municipal land, no permits are needed:
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
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).
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 Nunéz-Acuna, Administrator
Buna Vista Township (via email)
890 Harding Highway
Buena, NJ 08310

Re: Application # 1982-2560.004
Block 502, Lot 4.01 & 6
Buna Vista Township

Dear Ms. Nunéz-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 Burred 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 Buna 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 Burred 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?

<table>
<thead>
<tr>
<th>Name: John Williams</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day or cell phone: e-mail: 856-697-2100 x8</td>
</tr>
</tbody>
</table>

**Municipal Manager/Administrator**

<table>
<thead>
<tr>
<th>Name: Kenia Nunéz-Acuna</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-mail: <a href="mailto:knunez@buenavistanj.com">knunez@buenavistanj.com</a></td>
</tr>
<tr>
<td>Phone: 856-697-2100 x812</td>
</tr>
</tbody>
</table>

**Year Environmental Commission was established by ordinance:** 1988

**Is your Commission a member of ANJEC?** Yes

**Descriptive Title of Project:** Reestablish Michael Debbi 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 Debbi 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

NJ Pinelands Commission
PO Box 356
15C Springsfield Road
New Lisbon, NJ 08064

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 installed 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.
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*).

Figure 1. Map of three physiographic provinces assessed and two barrens study sites.
**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. Serpentinite 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-
continued 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.

References


Hochman, D.J. 2001. *Pinus virginiana* invasion and soil–plant relationships of Soldier’s De-


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
April 12, 2019

Buena Vista Township Nature Trail

Pinelands Commission
PO Box 359
New Lisbon, NJ 08064

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.

| 1. the BVT resolution authorizing the undertaking of Application #1982-2560.001 |
| 2. the BVT resolution authorizing the undertaking of Application #1982-2560.002 |
| 3. the BVT resolution authorizing the undertaking of Application #1982-2560.003 |
| 4. the BVT resolution authorizing the undertaking of Application #1982-2560.004 |

From 1982-current

Custodians Response: There are no documents responsive to this request.
Your request is complete and closed.
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."

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.")

Sincerely,

Mark Demitroff

856 666-9759
822 MAIN AVENUE VINELAND, NJ 08360-9346
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.
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)
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.
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.
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)
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.
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

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A = Absent / R = Recused

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Executive Director

Date: May 10, 2019

Sean W. Earlen
Chairman
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
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.
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.
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. 00007 or dogedward@comcast.net
Dear,

I am writing to express my concerns about the proposed parking lot at Millis Township School #1. As a resident of the neighborhood, I have observed the negative impact the lot will have on our community.

First, the proposed parking lot will increase traffic congestion and noise. Currently, there is only one entrance and exit for the lot, which will inevitably lead to longer lines and more idling vehicles.

Second, the lot will intermingle with existing utilities, which poses a potential hazard. The utility lines are underground, but they could be damaged during construction or even by vehicles parking or driving too close.

Third, the lot will increase the amount of waste generated by the school. With more cars and fewer parking spaces, students will need to carry their own bags, increasing the amount of trash and litter around the school.

Fourth, the lot will attract more traffic to the area, which will lead to increased noise and pollution. The school is already a noisy environment, and the additional noise will make it even harder for students to concentrate.

I urge you to reconsider the location and design of the parking lot. If you need any more information, please do not hesitate to contact me. I am available to discuss this further at your convenience.

Thank you for your time and consideration.

Sincerely,

[Signature]

[Name]
School on left, Absecon Road on right, looking up Elm Street

School driveway
Corner of Elm St. & Absecon Road

Looking down Elm Street
RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19-

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-5b, 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

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* A = Absented / K = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 10, 2019

Nancy Wittenberg
Executive Director

Sean W. Earlen
Chairman
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)
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.
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. PC4-19-2

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

Commissioner moves and Commissioner seconds the motion that:

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

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A = Affirmative / R = Record

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Executive Director

Date: July 10, 2019

Sean W. Earlen
Chairman