



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 31

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-0345.019)

Commissioner Avery moves and Commissioner Mauriello 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:

1987-0345.019
Applicant: Lenape Regional High School District
Municipality: Medford Township
Management Area: Pinelands Regional Growth Area
Date of Report: September 17, 2025
Proposed Development: Installation of 13,744 square feet of artificial turf at Shawnee High School.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-0345.019 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope			X		Mauriello	X				Wallner				A
Irick			X		Meade			X		Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 14, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
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PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Re: Application # 1987-0345.019
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for installation of 13,744 square feet of artificial turf at the Shawnee High School. 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 October 10, 2025 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, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, P.E., C.M.E. (via email)
Jason Howell (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Application No.: 1987-0345.019
Block 4704, Lot 3
Medford Township

This application proposes installation of 13,744 square feet of artificial turf at Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

The existing 57,600 square foot football field at Shawnee High School is comprised of artificial turf. This application proposes to replace existing grassed areas located at both ends of the existing football field with artificial turf. The existing grassed areas are currently utilized for track and field events.

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

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

There are wetlands located on the above referenced parcel. All development, including clearing and land disturbance, 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 the limits of the existing maintained grass areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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 application proposes to construct two stormwater infiltration basins beneath the proposed artificial turf.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to the required land owners within 200 feet of the above referenced parcel was completed on May 28, 2025. Newspaper public notice was completed on June 1, 2025. The application was designated as complete on the Commission's website on August 27, 2025. The Commission's public comment period closed on September 12, 2025. The Commission received three oral public comments at its September 12, 2025 meeting regarding this application.

- | | |
|-------------------|--|
| Public commenter: | Jason Howell opposed the application because artificial turf athletic fields contain "forever" chemicals that result in negative health effects. |
| Public commenter: | Jerry Henger expressed general opposition to the use of plastic materials, urging the pursuit of alternative solutions due to plastics' tendency to degrade over time and their harmful impact on both the environment and human health. |
| Public commenter: | Margaret Stephens expressed concern that the proposed artificial turf athletic field could pose risks to both human health and the environment. She advocated for the use of natural grass instead, emphasizing that, under the precautionary principle, such installations should not move forward until their potential impacts are thoroughly understood. |
| Staff response: | The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. The regulations contained in the CMP address land use and development within the Pinelands Area, but do not extend to or address the composition of construction materials for projects such as roads, buildings or athletic fields. Absent adoption of an amendment to the regulations contained in the CMP, the Commission does not have the regulatory authority to prohibit the use of any construction material that is not otherwise prohibited by the State of New Jersey or the United States. |

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of eight sheets, prepared by CME Associates, and dated as follows:

Sheets 1, 3 & 4- March 20, 2025; revised to July 29, 2025

Sheet 2- July 29, 2025

Sheet 5- June 3, 2025; revised to July 29, 2025

Sheets 6, 7 & 8- March 20, 2025; revised to September 15, 2025

2. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.
3. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 by the Commission's office no later than 5:00 PM on October 6, 2025 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. PC4-25- 32

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1988-0532.005)

Commissioner Lohbauer moves and Commissioner Pikolycky 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:

1988-0532.005	
Applicant:	Monroe Township
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	October 23, 2025
Proposed Development:	Demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts.

WHEREAS, an approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel without application to, and approved by, the Commission; and

WHEREAS, that development constitutes a violation of the application and apporval requirements of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, the applicant proposes to address this violation by including the demolition of the concerned building and the construction of the two basketball courts in this application; and

WHEREAS, the applicant proposes to remove the stone parking area and revegetate the concerned area with native grass species; and

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1988-0532.005 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

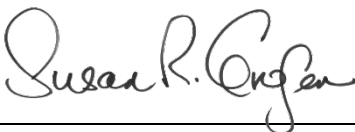
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope		X			Mauriello	X				Wallner	X			
Irick		X			Meade			X		Matos	X			
Lettman		X			Pikolycky	X								

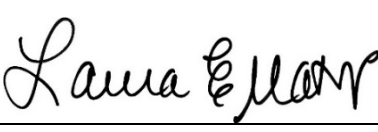
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 14, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Re: Application # 1988-0532.005
Block 11701, Lot 19
Monroe Township

Dear Mr. DeHart:

The Commission staff has completed its review of this application for demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts. 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 November 14, 2025 meeting.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Secretary, Gloucester County Planning Board (via email)
Jessica Hauber (via email)



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PUBLIC DEVELOPMENT APPLICATION REPORT

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Application No.: 1988-0532.005
Block 11701, Lot 19
Monroe Township

This application proposes demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts located on the above referenced 8.74 acre parcel in Monroe Township. There is an existing municipal community center located on the parcel.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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

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

The proposed development will be located within existing developed and grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

The existing and proposed development will be serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of one stormwater infiltration basin.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, 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 June 30, 2025. Newspaper public notice was completed on July 6, 2025. The application was designated as complete on the Commission's website on September 25, 2025. The Commission's public comment period closed on October 10, 2025. 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 15 sheets, prepared by Remington & Vernick Engineers and dated as follows:

 Sheets 1 & 7 - September 26, 2024
 Sheets 2-6, 8-13 & 15 - September 26, 2024; revised to June 5, 2025
 Sheet 14 - September 26, 2024; revised to March 24, 2025
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. The nine space stone parking area shall be removed by March 1, 2026 and the area shall

be revegetated by May 1, 2026.

6. To address the violation associated with the development of the two basketball courts that were constructed prior to the completion of an application with the Commission, the proposed stormwater infiltration basin shall be constructed by April 1, 2026.

CONCLUSION

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



PHILIP D. MURPHY
Governor
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Lt. Governor

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Executive Director

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

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 by the Commission's office no later than 5:00 PM on November 10, 2025 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.