Regulatory Programs

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What We Do ...

• Regulate land development in the Pinelands

• Most land development in the Pinelands Area requires an application to the Commission

• Regardless of whether an application to the Commission is required, development must be consistent with the Pinelands Comprehensive Management Plan (CMP)
Exceptions Not Requiring Application (Exemptions)

- The improvement, expansion, construction or reconstruction of any structure accessory to a single family dwelling

- Clearing less than 1,500 square feet of land

- Change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by sewer and no additional development is proposed

- The improvement, expansion, construction or reconstruction of any structure used exclusively for agricultural or horticultural purposes
Application Review Standards
Wetlands & Wetland Buffers

- Most development prohibited in wetlands and wetland buffers.
- Up to a 300 foot buffer to wetlands
- Certain linear development activities, such as roads, are permitted in wetlands and/or wetland buffers provided certain conditions are met
Threatened & Endangered Species

- No development may be carried out unless it is designed to avoid irreversible adverse impacts on a population of a protected plant or on habitat that is critical to the survival of a population of a protected animal.
Groundwater Quality/Septic System Standards

• Five foot depth to seasonal high water table from existing grade to utilize a septic system

• 3.2 acres required for a dwelling served by a conventional septic system

• 1.0 acre required for a dwelling served by an onsite septic wastewater treatment system

• For nonresidential development, parcel has to be of sufficient size to meet the groundwater quality standards based on wastewater flows from the proposed use. Wastewater flows are assigned using guidance from the NJDEP (N.J.A.C. 7:9A)
Stormwater Management

- Applicants are required to address the stormwater management standards when proposing major development

- Must be designed to reduce stormwater runoff rate

- Must hold and infiltrate a volume of stormwater runoff from a typical 10 year storm

- Must be located in suitable soils to ensure proper functioning and protection of groundwater quality
Private Development Application Process

Info submitted to the Commission

Commission staff issues Certificate of Filing

Applicant provides municipal/county approvals/permits to Commission

Provided development is consistent with the CMP, the Commission issues a letter that allows the approval/permits to take effect
Information submitted to the Commission

Upon submittal of a “complete” application, the application is scheduled for public comment at the next monthly Commission meeting.

After that Commission meeting, the staff issues a report containing recommendation on application.

Commission reviews and take action on the application at its next monthly meeting.
Most regulations contained in the CMP are also contained in the municipal land use ordinance.

Typically, a violation of the CMP is a violation of the municipal land use ordinance.

Types of violations may include clearing of wetlands or undertaking development prior to completing an application with the Commission.

Certain violation activities, such as parking a commercial vehicle in a residential area, may be a violation of the municipal ordinance, but not a violation of the CMP.
Helpful Tools
Application Forms

Application forms for development, off-road vehicle events and for Letters of Interpretation for Pinelands Development Credits can be downloaded on the Commission’s website.

Information can be typed into each of the forms, then sent to the Commission.

https://www.nj.gov/pinelands/appli/forms/
Guidelines & Tools

This webpage contains helpful forms & guidance documents.

Forms that may be helpful to municipal officials include:

- Development Application
- Application Exemptions
- Local Approval Checklist
- Public Development/Waiver Deadlines
- Sample affidavits, deeds and public notices

https://www.nj.gov/pinelands/appli/tools/
The Pinelands Commission requires fees for reviewing development applications.

The Commission’s website contains a Fee Calculator that applicants can use to determine their fee.

Applicants are encouraged to print the calculation and include it with their application submission.

The Application Status Reports webpage contains information about applications that are currently being processed by the Commission.

This includes active public development applications, active waivers of strict compliance and a summary report of development applications.
Interactive Map

Welcome to the Pinelands Interactive Map.

Map Navigation:
- Drag to pan
- Shift and drag to zoom in
- Mouse scroll forward to zoom in
- Mouse scroll backward to zoom in
- Click on the map to return information for all layers visible in the Layers List

You can search for a property by entering the address in the Search by Address tool:

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Search by Address
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or by selecting the block and lot in the Search by Block and Lot tool:

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https://www.nj.gov/pinelands/home/maps/interactivemap/
Through this mapping tool, users can find a property by either address or block and lot and determine whether it is located in the state Pinelands Area, the Pinelands National Reserve or outside of both boundaries.

Additionally, this mapping tool can be used to identify the following information about a property:

- Pinelands Management Area
- Municipal Zoning District
- Property Ownership Data
- Approximate location of Pinelands wetlands
- Approximate 300 foot buffer to wetlands

https://www.nj.gov/pinelands/home/maps/interactivemap/
Contact Us

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