

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE RICHARD STOCKTON COLLEGE OF NEW JERSEY  
AND  
THE NEW JERSEY PINELANDS COMMISSION**

**I. PURPOSE**

This Memorandum of Agreement (“MOA”) is entered into between the New Jersey Pinelands Commission (“Commission”) and the Richard Stockton College of New Jersey (“College”), a state-owned undergraduate and graduate college located within Galloway Township (“Township”), Atlantic County. The Commission is an independent political subdivision of the State of New Jersey created pursuant to Section 4 of the Pinelands Protection Act, N.J.S.A. 13:18A-1, *et seq.*, and charged with the implementation thereof and of the Pinelands Comprehensive Management Plan (“CMP”), N.J.A.C. 7:50-1 *et seq.*

In April 2010, the College completed a Master Plan for its 1,560-acre campus, all of which is located within the Pinelands Area. In August 2010, the Commission certified the “April 2010 Master Plan of the Richard Stockton College of New Jersey” (“2010 Master Plan”). The 2010 Master Plan is intended to guide all on-campus development for, at a minimum, the next 20 years. This MOA is intended to facilitate, consistent with the requirements of the CMP, the implementation of the development areas delineated in the 2010 Master Plan.

**II. BACKGROUND**

The College’s campus consists of over 1,500 acres located partially within the Township’s Regional Growth Area and partially within the Township’s Rural Development Area. Since September 1971, the College has served as one of the region’s institutions of higher education. As a result of, among other things, regional population growth since the time of the College’s last master plan, the College is now educating many more students than previously anticipated. While the College’s current facilities were designed to support a Full Time Equivalent Enrollment of approximately 5,000 students, the College’s Fall 2013 Full Time Equivalent Enrollment exceeds 7,500 students. Today, the College educates more than 50% more students than originally anticipated. Thus, the College’s facilities are inadequate to accommodate its current enrollment. The projected growth of student enrollment at the College over the next 20 years will only exacerbate the current situation. This MOA will facilitate and expedite the development of appropriate areas of the College’s campus consistent with the standards of the CMP, while, at the same time, the 2010 Master Plan protects other environmentally sensitive on- and off-campus buffer areas.

**A. The 2010 Master Plan**

The 2010 Master Plan identifies the College’s anticipated on-campus development projects over the course of the next 20 years based on projected student enrollment. The College’s possible development projects include nearly 2.4 million gross square feet of new development, nearly

11,000 new parking spaces, and more than 3,100 new dwelling units (mostly dormitory units). The approximate locations and configurations of these anticipated development projects are illustrated on page 39 of the 2010 Master Plan, entitled “Exhibit 15: 2010 Development Areas” (“Development Areas”) (Exhibit 15 of the 2010 Master Plan is attached hereto as Attachment 1 and is incorporated herein by reference). The development projects anticipated to occur within these Development Areas are described on page 40 of the 2010 Master Plan, “entitled Exhibit 16: Description of Development Areas.” (Exhibit 16 of the 2010 Master Plan is attached hereto as Attachment 2 and is incorporated herein by reference). Supplemental Background Details from the April 2010 Master Plan are attached hereto as Attachment 5 and incorporated herein by reference.

#### B. 2010 Stormwater Management Master Plan:

The 2010 Stormwater Management Master Plan (“Stormwater Plan”) includes conceptual layouts for the development projects that are anticipated within these Development Areas. (The Stormwater Plan is attached hereto as Attachment 3 and incorporated herein by reference). This MOA, in addition to establishing an alternative permitting process for development to be constructed within the Development Areas, also approves the Stormwater Plan. The conceptual layouts in the Stormwater Plan are only intended to illustrate the types of development anticipated within each Development Area. More importantly, the Stormwater Plan delineates the proposed limits of disturbance and the maximum impervious coverage permitted within each Development Area. This MOA establishes an alternative permitting process for those development projects that may occur within the Development Areas listed below (the “Designated Development Areas”) provided that such development is both contained within the total area of disturbance initially identified within the Master Plan, and further refined in the Stormwater Plan, and does not exceed the maximum impervious coverage limits established in the Stormwater Plan, as reiterated below:

1. Designated Development Area 1 (Core Campus Development): a 56.55-acre area wherein:
  - a. existing overall impervious coverage of 35.34 acres will be reduced to a maximum impervious coverage of 34.02 acres,
  - b. no more than 16.26 acres of additional land is cleared, and
  - c. a minimum of 6.27 acres shall remain wooded.
2. Designated Development Area 2 (Pomona Community of Learning) & Designated Development Area 3 (Athletic Complex/Barlow Site): a 106.30-acre area wherein:
  - a. a maximum impervious coverage of 11.95 acres is permitted,
  - b. no more than 84.07 acres of additional land is cleared, and
  - c. a minimum of 10.28 acres shall remain wooded.
3. Designated Development Area 4 (Stockton Towers): a developed area where no increase in impervious coverage is either required or permitted and no increase in clearing is either required or permitted. Re-development with new low-rise dormitory units will replace the existing dormitory units within the footprint of the existing buildings and the adjacent courtyard.

4. Designated Development Area 5 (Health & Science Complex, Jimmie Leeds Road Commercial) & Designated Development Area 8 (Administrative Buildings - Jimmie Leeds Road): these areas total 79.36 acres wherein:
  - a. a maximum impervious coverage of 35.42 acres is permitted,
  - b. no more than 43.94 acres of additional land is cleared, and
  - c. there is no minimum area that shall remain wooded. The stormwater design was conservatively calculated as though the entire development area was to be disturbed.
5. Designated Development Area 6 (Research Park): a 48.20-acre area wherein:
  - a. a maximum impervious coverage of 21.92 acres is permitted,
  - b. no more than 14.21 acres of additional land is cleared, and
  - c. a minimum of 12.07 acres shall remain wooded.
6. Designated Development Area 7 (Administrative Buildings - Pomona Road): a 36.49-acre area wherein:
  - a. a maximum impervious coverage of 11.97 acres is permitted,
  - b. no more than 10.00 acres of additional land is cleared, and
  - c. a minimum of 14.52 acres shall remain wooded.
7. Designated Development Area 9 (Plant Operations Storage Upgrade): a developed area where no increase in impervious coverage is either required or permitted and no increase in clearing is either required or permitted. Re-development with new storage buildings will replace the existing storage building within the footprint of the existing building and the surrounding compacted gravel surface.
8. Designated Development Area 10 (Research Park Administrative Annex): a 24.35-acre area wherein:
  - a. a maximum impervious coverage of 6.54 acres is permitted,
  - b. no more than 3.52 acres of additional cleared land is permitted, and
  - c. a minimum of 14.29 acres shall remain wooded.

As is indicated later in Paragraph III.A.1.d., details of the final stormwater plan for each structure will be submitted when the College moves forward with each individual development.

C. The Basis of the MOA

The CMP, at N.J.A.C. 7:50-4.52(c)1, authorizes the Commission to enter into an intergovernmental memorandum with any agency of the Federal, State or local government that authorizes such agency to carry out specified development activities without securing individual development approvals from the Commission, provided that the specified development activities are consistent with the provisions of N.J.A.C. 7:50-5 and 6.

**Prior Master Plan Approval:** As part of the 2010 Master Plan, the College has identified the uses, types, intensities, and locations of its anticipated development. Provided that sufficient sewer capacity and/or septic dilution is available, at the time of proposed development, to

accommodate the wastewater flows generated by such uses and development, the Commission has determined that such uses and development are consistent with the minimum requirements of the CMP.

- First, the Commission has reviewed all of the College's Designated Development Areas and these Designated Development Areas do not involve any resources, structures, or areas found significant pursuant to N.J.A.C. 7:50-6.155.
- Second, the College has conducted, and the Commission has approved, campus-wide studies to identify threatened and endangered plant species as well as critical habitat for threatened and endangered animal species. The College has taken protective measures by delineating those areas where threatened or endangered plant species are known to exist by delineating those areas determined to be critical habitat for threatened or endangered animal species; and by establishing appropriate buffers for both of the above-described areas. Specifically:
  - a) The College has agreed to cluster its proposed development to the greatest extent practicable so as to avoid and minimize disturbance adjacent to wetlands, wetland buffers, threatened and endangered plant species, critical habitat for threatened and endangered animal species, and other deed-restricted lands found to be necessary for the protection of either threatened and endangered plant species or critical habitat of threatened and endangered animal species.
  - b) More specifically, the College has also agreed to especially ensure that all development pursuant to this MOA will be clustered to minimize disturbance of these above-described environmentally sensitive areas along Delaware and Louisville Avenues, the Core Academic Area, and behind the Plant Management Building at the northern end of the campus.
  - c) The College has also deed-restricted over 1,200 acres of high-integrity habitat, including an extensive wetlands ecosystem and areas known to be critical habitat for threatened and endangered species. These deed-restricted lands are depicted in green and blue on Exhibit C of the Executive Director's Report on the Richard Stockton College April 2010 Master Plan (which exhibit is attached hereto as Attachment 4 and incorporated herein). In accordance with the Deed of Conservation Restriction, dated October 7, 2010, other than forestry, the College's use of these deed-restricted lands is extremely limited.
- Third, the College has field-delineated wetlands throughout its campus and established appropriate buffers of either 175 or 300 feet (See Attachment 4).
- Fourth, as discussed above, the College has prepared a Stormwater Plan for those portions of the campus to be developed. The Stormwater Plan delineates Development Areas as well as total areas of disturbance for each of the Development Areas. It also specifies total impervious surface coverage limits for each of the Development Areas on the College's campus.

**Attached Stormwater Plan:** the attached plan has been found to be adequate to handle the maximum impervious surfaces listed above for each development area. However, because this plan does not contain all information necessary for a complete stormwater review, final review of stormwater will be conducted at the time each proposed development is submitted to the Commission staff in accordance with Paragraph III.A.1.d.

### III. AGREEMENTS

#### A. The College agrees that:

1. At least thirty (30) days prior to commencing any development within any Designated Development Area, the College shall provide the following information, to the Commission's staff:
  - a. A narrative description of each proposed development project;
  - b. A detailed site plan for each proposed development project, depicting all proposed buildings, structures, improvements of any kind, all land disturbances of any kind and denoting the following:
    - i. The extent of any wooded area to be cleared within the Designated Development Area demonstrating to the staff's satisfaction that the extent of the clearing has been minimized to that which is necessary to accommodate the College's proposed development project;
    - ii. That all development within a Designated Development Area has been clustered away from wetlands and deed-restricted areas in accordance with the requirements of the 2010 Master Plan;
    - iii. That the use of lawn or turf will be minimized, in accordance with the 2010 Master Plan and with N.J.A.C. 7:50-6.24;
    - iv. That any temporary clearing will be revegetated in accordance with N.J.A.C. 7:50-6.23, after construction is complete; and
    - v. An accounting of the total area of disturbance for each proposed development project undertaken within a given Designated Development Area that includes the cumulative disturbance from the proposed and previous projects relative to the maximum disturbance permitted within the given Designated Development Area.
  - c. An AutoCAD file, shapefile, or personal geodatabase file depicting the proposed development project, including, all proposed buildings, structures, improvements of any kind, and all land disturbances of any kind;

- d. Such information as is necessary to demonstrate that each proposed development project is consistent with the Stormwater Plan. Such information shall include an accounting of the total impervious surface coverage proposed for each proposed development project within each Designated Development Area. It shall also show the cumulative impervious coverage from the proposed and previous projects relative to the maximum impervious surface coverage that the Stormwater Plan permits within the given Designated Development Area. Such information shall also include stormwater conveyance and other construction details, as appropriate;
  - e. A signed certification of a licensed New Jersey Professional Engineer certifying that the proposed development is consistent with the 2010 Master Plan, the Stormwater Plan, the terms of this MOA, or the requirements of N.J.A.C. 7:50-5 and 6;
  - f. As applicable, a detailed analysis demonstrating compliance with the standards set forth in N.J.A.C. 7:50-6.94 (air quality standards);
  - g. As applicable, information sufficient to demonstrate compliance with the standards set forth in N.J.A.C. 7:50-6.107 (sign standards);
  - h. As applicable, information sufficient to demonstrate compliance with the standards set forth in N.J.A.C. 7:50-6.124 (fire hazard mitigation standards); and
  - i. Notwithstanding the provisions of N.J.A.C. 7:50-1.6(a).2, a fee for Commission staff's review of development projects calculated in accordance with N.J.A.C. 7:50-1.6. For the purpose of the fee calculation, projects shall be considered public development by a public agency and based on estimated construction costs. The maximum fee for any single development project shall not exceed \$25,000.
2. If the Executive Director determines that any proposed development project submitted in accordance with Paragraph III.A.1 above is inconsistent with the requirements of this MOA, the 2010 Master Plan, the Stormwater Plan or the provisions of N.J.A.C. 7:50-5 and 6 not addressed by this MOA, the College agrees that it will modify the proposed development project until the Commission's staff determines that the proposed development project is consistent with such requirements. If the College disagrees with the staff's determination, it may file a complete application and seek formal Commission approval of a Public Development Application for the proposed development project.
  3. The College shall not commence any development project within any Designated Development Area until it has submitted the information required by Paragraph III.A.1 above and has received written authorization from the Commission's staff

indicating that the proposed development project is consistent with the requirements of this MOA, the 2010 Master Plan, the Stormwater Plan, and the provisions of N.J.A.C. 7:50-5 and 6. If the Commission fails to respond within thirty (30) days of its receipt of information submitted pursuant to Paragraph III.A.1, the provisions of Paragraph III.B.7 shall apply. However, should the College subsequently receive a letter stating that the certification submitted by the Professional Engineer is in error and that the proposed development is inconsistent with the 2010 Master Plan, the Stormwater Plan, the terms of this MOA or provisions of N.J.A.C. 7:50-5 and 6 not addressed by this MOA, the College shall immediately cease all development activities and shall work with Commissions staff in accordance with Paragraph III.A.2 above to modify the proposed development project to render it consistent with such requirements. The Commission shall use its best efforts to complete its review within thirty (30) calendar days of receipt of a complete submission of all of the information required by Paragraph III.A.1 above and shall keep the College apprised as to the status of its review.

4. The College shall perform all development projects within the Designated Development Areas and such work shall be performed in accordance with the following:
  - a. The terms of this MOA;
  - b. The 2010 Master Plan;
  - c. The Stormwater Plan;
  - d. The Commission's written authorization issued in accordance with Paragraph III.B.7. or III.B.10.; and
  - e. The provisions of N.J.A.C. 7:50-5 and -6 not addressed by this MOA.
5. The College shall submit a formal development application to the Pinelands Commission, in accordance with the requirements of N.J.A.C. 7:50-4.53(b), for any proposed development to be located outside of a Designated Development Area or that is not consistent with the terms of this MOA, the 2010 Master Plan or the Stormwater Plan and shall not commence such development activities until a complete Public Development Application has been submitted to and approved by the Commission.
6. If new information becomes available concerning, or changes are made to: 1) the number and/or type of residential units; 2) the extent of clearing, the amount of impervious coverage, or any other material aspect of any development project proposed within any Designated Development Area and for which the Commission staff has previously issued a written authorization in accordance with Paragraph III.B.7 or III.B.10, or 3) a Designate Development Area itself, the College shall:
  - a. submit such new information to the Commission's staff for review so that the Executive Director may determine whether the proposed development remains

consistent with the terms of this MOA, the requirements of N.J.A.C. 7:50-5 or 6 not addressed by this MOA, the Master Plan, the Stormwater Plan and the October 7, 2010 Deed of Conservation Restriction and issue a consistency determination in accordance with Paragraph III.B.7 or III.B.10; or

- b. if such new information or changes involve substantive variances or waivers of CMP regulations or of the Master Plan, the College shall either seek an amendment of the Master Plan and of this MOA, or submit a formal public development application in accordance with N.J.A.C. 7:50-4.53(b) for such development.
7. No part of this MOA shall release the College from its responsibility to obtain all other required local, State, and/or Federal approvals.
  8. The terms of this MOA shall immediately be suspended in the event that the Executive Director determines that an outstanding, unresolved violation of the CMP or of a written authorization issued by him/her in accordance with Paragraph III.B.7 or III.B.10 exists on-campus. The College shall have sixty (60) days to seek reinstatement of this MOA by providing the Commission with a written agreement itemizing the steps the College will take to remedy the violation and a timeline for completion of such steps. If the measures and timeline for completion proposed by the College are acceptable to the Executive Director, s/he, following the Commission's concurrence, shall issue a letter to the College reinstating the terms of this MOA. Failure of the College to complete the measures required to cure the violation or make noted changes to its submissions after Commission staff comments within the specified timeline may result in reinstatement of the suspension.
  9. During a period of suspension in accordance with Paragraph III.A.8 above, the College shall be permitted to complete development projects for which a written authorization from the Executive Director in accordance with Paragraphs III.B.7 and III.B.10 has been received. All other development shall require submission of formal Public Development Application to the Commission in accordance with N.J.A.C. 7:50-4.52(b), and said development shall not commence until such application has been approved by the Commission.
  10. Upon execution of this MOA, the College shall reimburse the Commission for the Commission's staff time expended in the development of this MOA. Additionally, fees for Commission staff's review of each development project shall be paid as described in Paragraph III.A.1.i above.
  11. The College shall attend a meeting of the Commission's Policy and Implementation Committee on a biennial basis, around the anniversary date of the execution of this MOA by the last signatory, to provide the Committee with an synopsis of the development that has occurred at The Richard Stockton College of New Jersey in accordance with the terms of this MOA and any proposed



development anticipated to be conducted by the College in the upcoming two year period.

B. The Pinelands Commission agrees that:

1. Any development project located within any Designated Development Area that is consistent with the terms of this MOA, the 2010 Master Plan, the Stormwater Plan, and the provisions of N.J.A.C. 7:50- 5 and 6 not already addressed by this MOA, shall not require the filing of a Public Development Application in accordance with N.J.A.C. 7:50-4.52(b).
2. Based on its review of the 2010 Master Plan, the Stormwater Plan, and the provisions of N.J.A.C. 7:50-5 and 6, the uses, types, intensities, and locations of development, as well as the number of non-student residential units and any commercial development and their associated Pinelands Development Credits, if any, proposed by the College within the Designated Development Areas, are consistent with the minimum requirements of the CMP, provided such development is served by public sanitary sewer, or septic dilution, as applicable, and, if served by sewer, that sufficient sewer capacity is available at the time of proposed development to accommodate the wastewater flows generated by such development.
3. No additional information concerning Parts VIII (Water Quality) or XV (Historic, Archaeological, and Cultural Preservation) of Subchapter 6 of the CMP, see N.J.A.C. 7:50-6.81 to -6.87; 7:50-6.151 to -6.158, other than that information which is required to be submitted pursuant to Paragraphs III.A.1, III.A.2, or III.A.7 above, shall be required for any proposed development projects for which a Public Development Application is not required to be submitted to the Commission in accordance with Paragraph III.B.1 above.
4. For the ten (10) year period running from September 10, 2010 (i.e., the date of the Commission's certification of the 2010 Master Plan) up to and including September 9, 2020, no additional information concerning Part I (Wetlands) of Subchapter 6 of the CMP, see N.J.A.C. 7:50-6.1 to -6.14, shall be required for development within the Designated Development Areas that is consistent with the terms of this MOA, the Master Plan, and the Stormwater Plan, other than that information which is required to be submitted pursuant to Paragraphs III.A.1, III.A.2, or III.A.7 above. At the conclusion of this ten-year period, the College may request that the Commission reevaluate the adequacy of the wetlands buffers established by the 2010 Master Plan. Nothing in this paragraph shall apply to any project that is not proposed to be constructed in a Designated Development Area, any project located within a Designated Development Area that is not consistent with the terms of this MOA, the Master Plan, or the Stormwater Plan.
5. As provided by the approved 2010 Master Plan:

- (a) For the ten (10) year period running from September 10, 2010 (i.e., the date of the Commission's certification of the 2010 Master Plan) up to and including September 9, 2020, the College shall not be required to submit under Part II (Vegetation) or Part III (Fish and Wildlife) of Subchapter 6 of the CMP, see N.J.A.C. 7:50-6.21 to -6.27; N.J.A.C. 7:50-6.31 to 6.34, any additional information concerning threatened or endangered species that were investigated in the 2010 Master Plan, other than that information required by Paragraphs III.A.1, III.A.2, or III.A.7 above.
  - (b) If, by the conclusion of this ten-year period, neither the College, the Commission, NJDEP, the United States Fish and Wildlife Service ("USFWS"), or any other source determined to be credible by the Commission has discovered any new information concerning the presence or absence of threatened or endangered species that were investigated in the 2010 Master Plan, the College will not be required for a second ten (10) year period running from September 10, 2020 up to and including September 9, 2030 to submit under Part II (Vegetation) or Part III (Fish and Wildlife) of Subchapter 6 of the CMP, see N.J.A.C. 7:50-6.21 to -6.27; N.J.A.C. 7:50-6.31 to -6.34, any additional information concerning these threatened or endangered species, other than that information required by Paragraphs III.A.1, III.A.2, or III.A.7 above.
  - (c) If, at any time, the College, the Commission, the NJDEP, the USFWS, or any other source determined to be credible by the Commission discovers information concerning the presence of threatened or endangered species that were not investigated in the 2010 Master Plan, the College shall, with respect to these species, be subject to the requirements of Part II (Vegetation) and Part III (Fish and Wildlife) of Subchapter 6 of the CMP, see N.J.A.C. 7:50-6.21 *et seq.* and N.J.A.C. 7:50-6.31 *et seq.*, until such time as the College obtains the Commission's approval of an appropriately amended Master Plan which addresses such threatened or endangered species.
- 6. Within thirty (30) days of receipt of information submitted pursuant to Paragraphs III.A.1, III.A.2, or III.A.7 above, the Commission's staff shall provide written authorization in accordance with Paragraph III.B.10 or a written explanation of all known inconsistencies in accordance with Paragraph III.B.9 below.
  - 7. Failure of the Commission to respond, within thirty (30) day of its receipt of information submitted by the College pursuant to Paragraphs III.A.1, if such information is accompanied by a licensed Professional Engineer's signature certifying that the proposed development is consistent with the 2010 Master Plan, the Stormwater Plan, the terms of this MOA and the requirements of N.J.A.C. 7:50-5 and 6 not addressed by this MOA, shall constitute approval of such development. However, should the Commission subsequently determine that that the certification submitted by the Professional Engineer is in error and that the

proposed development is inconsistent with the 2010 Master Plan, the Stormwater Plan, the terms of this MOA or provisions of N.J.A.C. 7:50-5 and 6 not addressed by this MOA, such approval shall be suspended pending the College's fulfillment of its obligations under Paragraph III.A.3 above to work with the Commission's staff to modify the proposed development project to render it consistent with such requirements.

8. If the Executive Director determines that any portion of any development project proposed within any Designated Development Area is inconsistent with this MOA, the 2010 Master Plan, the Stormwater Plan, or any provisions of N.J.A.C. 7:50-5 or 6 not already addressed by this MOA, the Commission's staff shall provide a written explanation of said deficiencies and identify specific actions that the College must take in order to remedy such deficiencies.
9. If the Commission's staff determines, after review of information submitted in accordance with Paragraphs III.A.1, III.A.2, or III.A.7 above and/or in response to any deficiency letter issued by the Commission pursuant to Paragraph III.B.9, that any development project proposed within any Designated Development Area is consistent with this MOA, the 2010 Master Plan, the Stormwater Plan, and the provisions of N.J.A.C. 7:50-5 and 6 not already addressed by this MOA, the Commission staff shall issue a written authorization to the College setting forth this determination. This written authorization shall constitute a public development approval and no further action by the Commission shall be required.
10. In the event of a suspension of the terms of the MOA in accordance with Paragraph III.A.8 above, the Executive Director shall, following the Commission's concurrence, issue a letter to the College reinstating the terms of this MOA following the College's submission of a written agreement in accordance with Paragraph III.A.9 and the acceptance of same by the Executive Director and the Commission. The Executive Director retains the right to deem a violation unresolved until such time as the College has actually implemented all measures set forth within its written agreement.

#### IV. PRIOR MOAs

The 1990 Memorandum of Agreement between the Pinelands Commission and Stockton State College and the 1996 Memorandum of Agreement between the New Jersey Pinelands Commission and The Richard Stockton College of New Jersey are superseded by the terms of this MOA and are rescinded in their entirety and are null and void and without any further force or effect at law or equity.

#### V. EFFECTIVE DATE, DURATION, AND SIGNATURES

1. In accordance with N.J.S.A. 13:18A-5(h), this MOA, and any subsequent amendments hereto, shall take effect following the conclusion of the Governor's review period and/or approval of the Pinelands Commission's meeting minutes


authorizing entry of this MOA and then upon approval and signature by the authorized representative of both parties. The date of execution of the last signatory shall constitute the effective date.

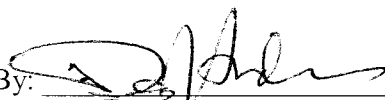
2. This MOA shall remain in effect unless amended by written consent of both parties or otherwise terminated by either party upon sixty (60) days written notice or suspended by the Commission in accordance with Paragraph III.A.9.
3. This MOA, along with any exhibits, appendices, addendums, schedules, and amendments, constitutes the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent that said parties have not relied on any representation, assertion, guarantee, warranty, collateral contract, or other assurance, except those set out in this MOA, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this MOA.
4. This MOA may be executed in counterparts. All such counterparts shall constitute an original and all of which together shall constitute one and the same agreement, binding upon the parties. Faxed and electronic signatures shall constitute original signatures.

**IN WITNESS WHEREOF**, the parties have caused their duly authorized representatives to execute this MOA on and as of the day and year written below. This MOA shall be executed in at least three original copies of which one is to be delivered to The Richard Stockton College of New Jersey, and two of which are to be delivered to the New Jersey Pinelands Commission.

**The Richard Stockton College of New Jersey**

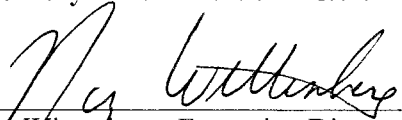
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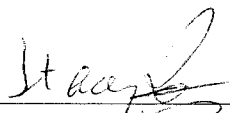
By:   
Herman J. Saatkamp, Jr., Ph.D., President  
Date: 2/25/15

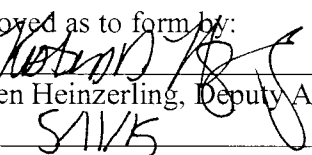
By:  2/25/15  
Name: Denis Hoover  
Title: AVP

**New Jersey Pinelands Commission**

**Witnessed:**

By:   
Nancy Witterberg, Executive Director  
Date: 3/13/15

By:   
Name: Stacy Roth  
Title: Senior Counselor

Approved as to form by:  
By:   
Kristen Heinzerling, Deputy Attorney General  
Date: 5/1/15