



State of New Jersey

THE PINELANDS COMMISSION

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MEMORANDUM

DATE: November 15, 2007

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

TO: Bill Purdie
Office of Planning and Sustainable Communities
New Jersey Department of Environmental Protection

FROM: John C. Stokes
Executive Director

SUBJECT: Upper Township Plan Endorsement and CAFRA Centers

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OFFICE OF PLANNING AND SUSTAINABLE COMMUNITIES
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Thank you for providing us with a copy of the 2006 Petition for Initial Plan Endorsement prepared and submitted by Upper Township. We understand that this petition, endorsed by the State Planning Commission on February 21, 2007, serves as the basis for changes to the CAFRA Planning Map which are under consideration by the Department of Environmental Protection. These changes include the establishment of four centers (Tuckahoe, Petersburg, Marmora and Seaville) and a number of changes in planning area boundaries within that portion of the municipality located outside the state-designated Pinelands Area but within the Pinelands National Reserve.

In accordance with the Coastal Zone Management Rules (N.J.A.C. 7:7E), the Department is required to consult with the Pinelands Commission in making a determination as to whether Upper Township's revised center and planning area boundaries are consistent with the Pinelands Protection Act. Our review of the center boundaries and planning area changes indicates that, at this time, they are not fully consistent with the Comprehensive Management Plan and the Land Capability Map contained therein. However, upon the Commission's certification of implementing master plan and land use ordinance amendments adopted by Upper Township, such consistency will be achieved.

Please be advised that Upper Township has adopted and submitted its 2006 Master Plan Reexamination Report and Land Use Plan Amendment to the Commission for review and approval, together with Ordinance 009-2007. These amendments implement the center boundaries and planning area changes reflected in the Township's now endorsed petition. The



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Township has requested that the Commission review and certify these amendments as they apply to the entire municipality, including that portion located outside the Pinelands Area. Our review indicates that we will be able to recommend that the Commission certify the Township's amendments. We anticipate that such certification will occur no later than February of 2008, at which time the Pinelands Land Capability Map will be updated to reflect the revised center and planning area boundaries.

/CUP

c: Paul Dietrich, Upper Township Engineer
Ben Spinelli, Executive Director, Office of Smart Growth