housing and adopting revised Redevelopment Plans for the Acme Shopping Center and Williamstown Square Redevelopment Areas.

The Committee received an update on Comprehensive Management Plan (CMP) solar energy facility rules and applications.
The Committee received a presentation on the New Jersey Community Solar Pilot Program.

Executive Director's Reports

ED Wittenberg provided an update on the following items:

- Staff has been preparing the FY 2020 Budget, which will be shared with the Personnel and Budget (P&B) Committee that is scheduled to meet after today's Commission meeting. The budget will be presented to the full Commission at the September 13th meeting.
- Staff attended a webinar regarding the New Jersey Department of Environmental Protection's dispute resolution process and third party appeals.
- She met with Commissioner Christy to review Pinelands regulations.
- Staff met with Atlantic County regarding an existing Memorandum of Agreement (MOA) for Lake Lenape Park. The County has indicated the need to amend the MOA and staff has begun that process.

Director Liggett provided an update on the following:

- The Commission continues its review of water monitoring which is conducted in two stream systems in the southwestern portion of the Pinelands: the Great Egg Harbor River and the Mullica River. The stream monitoring results are compared to withdrawals to determine if there are any impacts.
- The Pinelands Infrastructure Trust Fund public hearing was held on July 31st and the only person to attend was the Pemberton Township Municipal Engineer. Staff and the NJDEP continue to work on a solution to allow funds to be allocated to projects involving water supply rather than just wastewater and transportation projects.

Director Chuck Horner provided information on the following regulatory matters:

- The Philadelphia Inquirer recently printed an article about seasonal agricultural employee housing at several Atlantic County farms. The article noted the conversion of agricultural buildings to seasonal agricultural employee housing. He said staff was notified of the issue from either the zoning officer or other sources. He said currently about 10 property owners have been notified by the Commission that an application for a change of use is required for converting an agricultural building into seasonal agricultural employee housing.
- Staff is working with a number of applicants regarding the clustering provision and how it relates to approved subdivisions in the Rural Development Area and the Forest Area. Staff is also working with an applicant regarding a five lot subdivision in Medford Township dating back to the 1990's. As the project is nearing construction, Pinelands Development Credits (PDCs) must be purchased as required

by current zoning. He noted that zoning protections under the Municipal Land Use Law expire after a certain period of time.

Stacey Roth, Chief, Legal & Legislative Affairs, said that at the July Commission meeting she provided information on the Science office's endocrine disruption study and access to Lake Mishe Mokwa. She said the issue has been resolved with the help of the Medford Lakes Borough attorney and a Right of Entry Agreement will be signed by both the Commission and Medford Lakes Colony Club. The Commission will replace the fish two to one.

Ms. Roth provided an update on litigation related to New Jersey Natural Gas (NJNG). She said Chesterfield Township, North Hanover Township and Burlington County reached a settlement with NJNG and as a result Chesterfield Township has withdrawn from the litigation. She said NJNG filed a motion for summary disposition against Bordentown Township alleging they did not have standing to be in the appeal. Substantive briefs and third party appeals from the appellants were filed on July 15, 2019. DAG Miles is drafting response briefs.

Ms. Roth advised the Commission of a violation that has occurred in Southampton Township. She said it's a commercial use on agricultural land including wetlands violations. She said the NJDEP was contacted and issued an Administrative Order/Notice of Civil Administrative Penalty Assessment (AO/NOCAPA). The attorney for the commercial business asked that the Office of Dispute Resolution at the NJDEP handle the matter. She said a conference call is currently being scheduled to discuss the case.

Commissioner Irick asked what type of commercial use has been established at the site.

Ms. Roth said it is landscaping business and added that the parcel is located in an Agriculture Production Area and is deed restricted.

Public Development Projects and Other Permit Matters

Chairman Prickett presented a resolution for improvements to Woodbine Borough's water treatment facility.

Commissioner Pikolycky left the dais and exited the meeting room because he is the mayor of Woodbine Borough.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 1986-1408.008) (See Resolution # PC4-19-26). Commissioner Earlen seconded the motion.

The Commission adopted the resolution by a vote of 8 to 0 with Commissioner Pikolycky recusing from the vote.

Commissioner Pikolycky returned to the meeting.

Chairman Prickett presented a resolution recommending approval for a two lot subdivision in Jackson Township.

Ms. Roth said Commissioner Avery will be recusing from this application because he is a member of the Ocean County Natural Lands Trust Fund and the next application was submitted by Ocean County.

Commissioner Avery left the dais.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 1981-1470.007) (See Resolution # PC4-19-27) Commissioner Earlen seconded the motion.

Chairman Prickett asked if Director Horner could provide additional information about the subdivision.

Director Horner said the County is proposing to create two lots with the subdivision. The subdivision meets the environmental standards and lot size requirements of the CMP. He said there is no standard in the CMP that requires that the lots be deed restricted. He added that one of the lots may be deed restricted in the future through the open space acquisition process.

The Commission adopted the resolution by a vote of 8 to 0, with Commissioner Avery recusing from the vote.

Commissioner Avery returned to the meeting.

Chairman Prickett presented the next resolution recommending approval of six public development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1990-1174.011, 2000-0637.003, 2006-0322.002, 2008-0026.002, 2008-0026.003 & 2019-0053.001)(See Resolution # PC4-19-28). Commissioner Avery seconded the motion.

Commissioner Irick raised a question about Application No. 1990-1174.011 (Monroe Township's irrigation well). He asked if there was a provision in the CMP that would allow the Commission to request that the applicant drill from the Piney Point aquifer rather than the Kirkwood-Cohansey.

Director Horner said the regulations only address wells that withdraw large amounts of water from the Kirkwood-Cohansey. He said in instances with large withdrawals the Commission could require the applicant to address alternative sources. He said that because the proposed well will use less than 100,000 gallons of water a day, the applicant is not required to use a specific aquifer or provide alternatives.

Commissioner Irick said the proposed well can pump 175 gallons per minute which puts it over the 100,000 gallon a day limit.

Director Horner said the NJDEP issued a Water Use Registration for three existing wells in the Township including the proposed well for a total of four wells which are not to exceed 100,000 gallons per day cumulatively.

Commissioner Irick further asked if Monroe Township is required to report its water usage to the NJDEP as part of the Water Use Registration certificate.

Director Horner said staff would find out the answer. He said Commission staff is still recommending approval of the well regardless of the reporting requirements.

Commissioner Irick said that this type of irrigation well should not be using the Kirkwood-Cohansey aquifer and maybe the Commission should consider changing the rules to use the Piney Point aquifer for such wells.

ED Wittenberg added that the Kirkwood- Cohansey rule proposal begins to address the issues Commissioner Irick raised.

Director Horner said that the Township is required to report monitoring results for well usage to the NJDEP on January 31st of each year.

The Commission adopted the resolution by a vote of 9 to 0.

Planning Matters

Commissioner Ashmun left the meeting and ended the call.

Commissioner Avery said the subdivision application that he recused on involves a parcel of land that will be acquired by the Ocean County Natural Lands Trust. He said that Commissioner Ashmun, other Commissioners and himself worked on a special project called the Toms River Corridor Plan in the early 2000's. He said that the plan recommended that a number of parcels be acquired and preserved. He said he was pleased to announce that more land was acquired than was actually recommended. He congratulated Commission Ashmun on the completion of the project.

Chairman Prickett presented a resolution related to Monroe Township.

Commissioner Avery made a motion Issuing an Order to Certify the 2018 Housing Element and Fair Share Plan of Monroe Township, Ordinance O:14-2019, Amending Chapter 175 (Land Management) of the Code of Monroe Township, Ordinance O:16-2019, Adopting the Acme Shopping Center Redevelopment Plan, 4th Amendment, and Ordinance O:17-2019, Adopting the Williamstown Square Redevelopment Plan, Amendment #1A (See Resolution # PC4-19-29). Commissioner Earlen seconded the motion.

Commissioner Irick had a question related to the density of units associated with Monroe Township Ordinance.

Chief Planner Grogan said the density for mobile home parks will remain the same which is eight units per acre. She said the density for mobile home parks has remained the same since the Township was originally certified back in the early 1980's. She said Ordinance O:14-2019 reduces the PDC requirement from 25% to 10% for mobile home parks in the Regional Growth Area.

Chief Planner Grogan explained the other PDC changes associated with the redevelopment areas. She said the Acme Shopping Center Redevelopment Area will increase PDC use from 25% to 30% of the units. The Williamstown Square Redevelopment Area will now permit residential development for a mixed use/cluster type project and require PDC use on 30% of the units excluding the affordable housing units. She said the ordinances allow for some adjustments to PDC requirements and implementation of the town's affordable housing obligation while maintaining consistency with the CMP.

The Commission adopted the resolution by a vote of 8 to 0.

Honoring Commissioner Giuseppe (Joe) Chila
Chairman Prickett read a resolution into the record recognizing Commissioner Chila's work at the Commission.

Commissioner Earlen made a motion Expressing the Commission's appreciation to Giuseppe (Joe) Chila for his service as a member of the Commission between February 2016 to January 2019 (See Resolution # PC4-19-30). Commissioner Lohbauer seconded the motion.

Commissioners expressed their appreciation for Commissioner Chila's service on the Commission.

The Commission adopted the resolution by a vote of 8 to 0.

Public Comment on Public Development Applications and Items where the record is open

No one from the public offered comment.

Ordinances Not Requiring Commission Action

Chairman Prickett asked if any Commissioners had questions regarding the ordinances not requiring Commission action.

- Buena Vista Township Ordinance 76-2019
- Monroe Township Ordinance O:15-2019
- Shamong Township Ordinances 2019-7 and 2019-8

No members of the Commission had questions.

Presentation: Pinelands Conservation Fund Land Acquisition Program

Ms. Robyn Jeney said the Pinelands Conservation Fund (PCF) has completed its 8th round of acquisition projects. She said the PCF was established in 2004 when the Commission entered into a Memorandum of Agreement with the Board of Public Utilities to allow an electric transmission line through the Pinelands where it was not permitted. She said when the Commission enters into a deviation MOA, the CMP requires "measures that will, at a minimum, afford an equivalent level of protection of the resources of the Pinelands that would be provided through a strict application of the standards of" the CMP. She added that often the offset is the in form of a monetary contribution towards permanent land protection. She said in 2005, PCF policies were adopted and allocated six million dollars for land acquisition projects. She said since that time additional money has been added to the Pinelands Conservation Fund. She said the grant projects have to have other funding sources. The PCF land acquisition program provides up to 33.3% of certified market value to projects. She explained the rationale and target areas for acquisition. She reviewed projects by county and provided details of some of the more notable projects. She added that just shy of 10 million dollars remain in the Federal 502 fund. She said when the Pinelands Protection Act was established money was designated for lands considered to have exception ecological properties. Legislation required that the Commission designate areas suitable of such acquisition. Many years ago the Commission identified 100,000 acres containing exceptional ecological value in several areas of the Pinelands, mostly in the southern portion of the Pinelands and southeastern Burlington County. About 88,000 of those acres have been acquired and permanently protected using about $31 million in federal funds, separate from PCF acquisitions. See attached slides for further details.

Commissioner Howell asked how the certified market value is calculated.

Ms. Jeney said for projects over $200,000 two appraisals are necessary and if the property is less than $200,000 only one appraisal is needed. She said the NJDEP Green Acres program conducts an economic analysis for the appraisals and certifies fair market value.

Chief Planner Grogan announced that Robyn Jeney is leaving the Commission after 15-years for a position at a non-profit organization.

Chairman Prickett thanked Ms. Jeney for her work at the Commissions including the Off-Road vehicle data that she worked diligently on.

Chairman Prickett asked about the status of the 502 funds.

Chief Planner Grogan said the funds are appropriated by Congress and in the past number of years there has not been a feeling that funds would be released. She explained that the request would need to be initiated by state Legislators and Senators to be included in the federal budget.

General Public Comment

Michael Tamn said there has been public interest in the Pinelands for over 300-years. He provided an article from June 3, 1900 which mentioned an excursion by trail to Browns Mills, NJ. He also circulated an article dated April 4, 2019 from the Philadelphia Inquirer about an old pipeline in Pennsylvania that is leaking. He said the decisions made by the Commission will be around for future generations. Both articles are attached.

Jay Mounier said using the phone system at Commission meetings does not work.
Rhyan Grech of the Pinelands Preservation Alliance asked if there was an update on the South Jersey Gas remand. She is curious about timing and future action the Commission may take on a resolution.

Commissioner Howell asked if the FY 20 Budget includes money for a phone system.

Ms. Jessica Lynch explained that although the microphones are new, the overhead speakers are much older. She said she has discussed a new audio system with three different vendors and it is very expensive.

Commissioner Lohbauer said he questioned the need to go into closed session regarding the South Jersey Gas matter in June and he questioned the need today.

DAG Miles said she would be providing additional attorney client privilege advice and there is ongoing litigation risk with discussing the matter in open session. She advised that the Commission can vote to waive its right to attorney client privilege advice.

Resolution to Retire into Closed Session
DAG Miles read a resolution to enter into closed session to discuss the South Jersey Gas matter.

Commissioner Irick made a motion to enter into closed session. Commissioner Avery seconded the motion. The Commission agreed to retire into closed session by a vote of 8 to 0, beginning at 11:15 a.m.

Return to Open Session
The Commission entered back into open session at 11:54 a.m. DAG Miles provided a summary of the closed session. She said the Commission discussed litigation related to the South Jersey Gas matter.

Adjournment
Commissioner Avery moved to adjourn the meeting. Commissioner Earlen seconded the motion. The Commission agreed to adjourn at 11:55 a.m.

Certified as true and correct:

Jessica Noble, Executive Assistant

Date: August 21, 2019

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 26

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1986-1408.008)

Commissioner Lohbauer **moves and Commissioner** Earlen **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:

1986-1408.008	
Applicant:	**Woodbine Borough**
Municipality:	Borough of Woodbine
Management Area:	Pinelands Town
Date of Report:	July 18, 2019
Proposed Development:	Improvements to an existing potable water treatment facility.

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 1986-1408.008 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*
Ashmun	X				Irick	X				Quinn			X	
Avery	X				Jannarone	X				Rohan Green			X	
Christy			X		Lloyd			X		Prickett	X			
Earlen	X				Lohbauer	X								
Howell	X				Pikolycky				R					

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 9, 2019

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Borough of Woodbine (via email)
501 Washington Ave.
Woodbine, NJ 08270

Re: Application # 1986-1408.008
Block 65, Lots 1 - 3
Borough of Woodbine

Dear Applicant:

The Commission staff has completed its review of this application for improvements to an existing potable water treatment facility. 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 August 9, 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, Borough of Woodbine Planning Board (via email)
Borough of Woodbine Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
Bruce Graham (via email)

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THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
(609) 894-7300
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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Borough of Woodbine (via email)
501 Washington Ave.
Woodbine, NJ 08270

Application No.: 1986-1408.008
Block 65, Lots 1 - 3
Borough of Woodbine

This application proposes improvements to an existing potable water treatment facility located on the above referenced 4.32 acre parcel in Woodbine Borough.

The application proposes the construction of a 200 square foot shed, a 480 square foot garage and an approximately 660 square foot expansion of an existing paved parking lot.

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 Town of Woodbine. The proposed development is a permitted use in a Pinelands Town Management Area.

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

The proposed development will be located in an existing developed and/or maintained grassed 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.

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. Legal notice to required land owners within 200 feet of the above referenced parcel was completed on November 16, 2018. Newspaper public notice was completed on November 21, 2018. The application was designated as complete on the Commission's website on July 1, 2019. The Commission's public comment period closed on July 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 11 sheets, prepared by Van-Note Harvey Associates, Inc., and dated as follows:

   Sheet 1 & 3-11 - October 31, 2018; last revised January 31, 2019
   Sheet 2 - November 28, 2018; last revised May 30, 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.

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.

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NEW LISBON, NJ 08064
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SHEILA Y. OLIVER
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Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

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 the by 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 August 5, 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- 27

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1981-1470.007)

Commissioner Lohbauer **moves and Commissioner** Earlen **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:

1981-1470.007	
Applicant:	**Ocean County**
Municipality:	Jackson Township
	Manchester Township
Management Area:	Pinelands Regional Growth Area
	Pinelands Rural Development Area
Date of Report:	July 18, 2019
Proposed Development:	Two lot subdivision with no additional development.

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 1981-1470.007 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*
Ashmun	X				Irick	X				Quinn			X	
Avery				R	Jannarone	X				Rohan Green			X	
Christy			X		Lloyd			X		Prickett	X			
Earlen	X				Lohbauer	X								
Howell	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: August 9, 2019

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman

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NEW LISBON, NJ 08064
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Lt. Governor

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Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Mark Villinger (via email)
Ocean County
101 Hooper Avenue
Toms River, NJ 08754

Re: Application # 1981-1470.007
Block 22501, Lot 1
Jackson Township
Block 62, Lot 31
Manchester Township

Dear Mr. Villinger:

The Commission staff has completed its review of this application for a two lot subdivision with no additional 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 August 9, 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.

The applicant shall obtain any other permits and approvals that may be required for the proposed subdivision.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Jackson Township Planning Board (via email)
Jackson Township Construction Code Official (via email)
Jackson Township Environmental Commission (via email)

Secretary, Ocean County Planning Board (via email)
Laura M. Benson, Esq. (via email)
Manchester Township Planning Board (via email)
Manchester Township Construction Code Official (via email)
Manchester Township Environmental Commission (via email)

State of New Jersey
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Governor
SHEILA Y. OLIVER
Lt. Governor

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Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Mark Villinger (via email)
Ocean County
101 Hooper Avenue
Toms River, NJ 08754

Application No.: 1981-1470.007
Block 22501, Lot 1
Jackson Township
Block 62, Lot 31
Manchester Township

This application proposes a two lot subdivision with no additional development of the above referenced 355.99 acre parcel in Jackson and Manchester Townships. The division of land is defined as development by the Pinelands Comprehensive Management Plan (CMP).

The parcel is bifurcated by the Jackson Township and Manchester Township boundary. The proposed subdivision will create a 182.63 acre lot and a 173.36 acre lot. The 182.63 acre lot is proposed to be acquired by Ocean County. The 173.36 acre lot will be retained by the current owner.

There is an existing inactive resource extraction operation on the portion of the parcel to be retained by the current owner. There is also an existing access road located within an easement on the parcel. The road provides access to an existing residential community, known as "The Renaissance," located on an adjacent parcel. That residential community is located outside of the Pinelands Area.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.26 & 5.28)

The parcel is located partially in a Pinelands Rural Development Area and partially in a Pinelands Regional Growth Area. The proposed subdivision is permitted in a Pinelands Rural Development Area and a Pinelands Regional Growth Area. The proposed lots meet the minimum lot size requirements of the Jackson and Manchester Townships certified land use ordinances.

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 July 2, 2019. The Commission's public comment period closed on July 12, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed subdivision in Jackson Township shall adhere to the plan prepared by Adams, Rehmann & Heggan Associates, Inc. and dated January 31, 2019.

2. The proposed subdivision in Manchester Township shall adhere to the plan prepared by Adams, Rehmann & Heggan Associates, Inc. and dated January 31, 2019.

3. The applicant shall obtain any other necessary permits and approvals for the subdivision..

CONCLUSION

As the proposed subdivision 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.

State of New Jersey
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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

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 the by 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 August 5, 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- 28

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1990-1174.011, 2000-0637.003, 2006-0322.002, 2008-0026.002, 2008-0026.003 & 2019-0053.001)

Commissioner Lohbauer **moves and Commissioner** Avery **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:

1990-1174.011

Applicant:	**Monroe Township**
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	July 18, 2019
Proposed Development:	Installation of an irrigation well at the Owens Memorial Park recreational facility

;

2000-0637.003

Applicant:	**Washington Township**
Municipality:	Washington Township
Management Area:	Pinelands Village
Date of Report:	July 18, 2019
Proposed Development:	Construction of 10 paved parking spaces at the Washington Township Municipal Building;

2006-0322.002

Applicant:	**New Jersey Department of Transportation**
Municipality:	Dennis Township
Management Area:	Pinelands Forest Area Pinelands Village
Date of Report:	July 19, 2019
Proposed Development:	Construction of an electronic traffic advisory sign with associated development within the State Route 47 right-of-way;

2008-0026.002

Applicant:	**New Jersey Department of Transportation**
Municipality:	Egg Harbor City Mullica Township
Management Area:	Pinelands Town Pinelands Rural Development Area
Date of Report:	July 18, 2019
Proposed Development:	Extension of an existing stormwater drainage system within the U.S. Route 30 right-of-way;

2008-0026.003

Applicant:	**New Jersey Department of Transportation**
Municipality:	Egg Harbor City
Management Area:	Pinelands Town
Date of Report:	July 18, 2019
Proposed Development:	Installation of approximately 980 linear feet of sidewalk within the U.S. Route 30 right-of-way ; and

2019-0053.001	
Applicant:	**New Jersey Department of Transportation**
Municipality:	Maurice River Township
Management Area:	Pinelands Rural Development Area
Date of Report:	July 18, 2019
Proposed Development:	Construction of an electronic traffic advisory sign with associated development within the Route 47 right-of-way.

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 1990-1174.011, 2000-0637.003, 2006-0322.002, 2008-0026.002, 2008-0026.003 & 2019-0053.001 for public development are 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*
Ashmun	X				Irick	X				Quinn			X	
Avery	X				Jannarone	X				Rohan Green			X	
Christy			X		Lloyd			X		Prickett	X			
Earlen	X				Lohbauer	X								
Howell	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 9, 2019

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Jill McCrea, Business Administrator (via email)
Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094

Re: Application # 1990-1174.011
Block 13001, Lot 28
Monroe Township

Dear Ms. McCrea:

The Commission staff has completed its review of this application for installation of an irrigation well at the Owens Memorial Park recreational facility. 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 August 9, 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, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Marianne G. Risley (via email)

State of New Jersey
THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
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www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Jill McCrea, Business Administrator (via email)
Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094

Application No.: 1990-1174.011
Block 13001, Lot 28
Monroe Township

This application proposes installation of an irrigation well at the Owens Memorial Park recreational facility located on the above referenced 16.21 acre parcel in Monroe Township.

The proposed irrigation well will be 200 feet deep with a maximum pumping capacity of 175 gallons per minute. The New Jersey Department of Environmental Protection, Division of Water Supply and Geoscience issued a Water Use Registration for a total diversion of up to 100,000 gallons per day for four irrigation wells in the Township. The Water Use Registration authorizes withdrawal from the proposed irrigation well and three existing irrigation wells.

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 irrigation well 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 an existing maintained grass 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. To stabilize disturbed areas, the applicant proposes to

utilize a seed mixture which meets that recommendation.

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 June 27, 2019. The Commission's public comment period closed on July 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 sketch entitled Owens Irrigation, consisting of two sheets, prepared by Adams Rehmann & Heggan Associates and dated February 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.

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.

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NEW LISBON, NJ 08064
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Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

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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.

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Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Dudley Lewis, Mayor (via email)
Washington Township
2436 Route 563
Egg Harbor, NJ 08215

Re: Application # 2000-0637.003
Block 52.01, Lot 6.02
Washington Township

Dear Mayor Lewis:

The Commission staff has completed its review of this application for construction of 10 paved parking spaces at the Washington Township Municipal Building. 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 August 9, 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, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Kevin J. Dixon, PE (via email)

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Dudley Lewis, Mayor (via email)
Washington Township
2436 Route 563
Egg Harbor, NJ 08215

Application No.: 2000-0637.003
Block 52.01, Lot 6.02
Washington Township

This application proposes construction of 10 paved parking spaces at the Washington Township Municipal Building located on the above referenced 3.21 acre parcel in Washington Township.

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 parcel is located in the Pinelands Village of Green Bank. 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 an existing maintained grassed 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. Based upon the submitted plan, the construction of the proposed parking spaces will not result in disturbance outside of the limits of the proposed development.

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 June 12, 2019. The Commission's public comment period closed on July 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 prepared by Dixon Associates Engineering LLC, dated November 5, 2018 and last revised May 6, 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.

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.

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SHEILA Y. OLIVER
Lt. Governor

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

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PINELANDS COMMISSION
APPEAL PROCEDURE

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SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 19, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Re: Application # 2006-0322.002
State Route 47
Dennis 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 47 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 August 9, 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, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Dennis Township Environmental Commission (via email)
Secretary, Cape May County Planning Board (via email)

State of New Jersey
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NEW LISBON, NJ 08064
(609) 894-7300
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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 19, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Application No.: 2006-0322.002
State Route 47
Dennis Township

This application proposes construction of an electronic traffic advisory sign with associated development within the State Route 47 right-of-way in Dennis Township.

The proposed development associated with the traffic advisory sign includes the installation of 12,379 linear feet of fiber optic cable within the State Route 47 right-of-way, construction of 190 linear feet of guiderail, equipment cabinets and a paver pad for maintenance vehicle parking. The applicant also proposes the installation of 1,201 linear feet of overhead fiber optic cable on existing utility poles.

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)12 & 14 and (N.J.A.C. 7:50-5.27(a))

The proposed development is located partially in a Pinelands Forest Area and partially in the Pinelands Villages of North Dennis and Dennisville.

The proposed electronic sign is located in a Pinelands Forest Area. The proposed electronic sign is a permitted use in a Pinelands Forest Area.

Approximately 4,600 linear feet of the proposed fiber optic cable (public service infrastructure) is located in a Pinelands Forest Area. The proposed fiber optic cable is a permitted use in a Pinelands Forest Area as it is intended to primarily serve only the needs of the Pinelands.

Approximately 7,779 linear feet of the proposed fiber optic cable (public service infrastructure) is located in the Pinelands Villages of North Dennis and Dennisville. The proposed fiber optic cable is a permitted use in a Pinelands Village.

Wetlands Standards (N.J.A.C. 7:50-6.13)

There are wetlands located within 300 feet of the proposed development. A portion of the proposed fiber optic cable that is proposed under existing grassed road shoulders will be located in the required buffer to wetlands.

The CMP permits fiber optic cables (linear improvements) 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 buffer.

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.

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

A cultural resource survey was prepared for this application. It was determined that there were no cultural resources eligible for Pinelands designation within the project area.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on May 18, 2019. The application was designated as complete on the Commission's website on July 1, 2019. The Commission's public comment period closed on July 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 12 sheets, prepared by Michael Baker International, Inc., and dated as follows:

   Sheets 1-4 & 6-12 - December 14, 2018
   Sheet 5 - July 17, 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. 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.

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General Information: Info@pinelands.nj.gov
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Executive Director

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APPEAL PROCEDURE

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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.

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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625-0600

Re: Application # 2008-0026.002
U.S. Route 30
Egg Harbor City & Mullica Township

Dear Ms. Fairfax:

The Commission staff has completed its review of this application for extension of an existing stormwater drainage system within the U.S. Route 30 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 August 9, 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, Egg Harbor City Planning Board (via email)
Egg Harbor City Construction Code Official (via email)
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)

State of New Jersey
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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625-0600

Application No.: 2008-0026.002
U.S. Route 30
Egg Harbor City & Mullica Township

This application proposes extension of an existing stormwater drainage system within the U.S. Route 30 right-of-way located in Egg Harbor City and Mullica Township.

This application proposes the installation of 8,620 linear feet of stormwater drainage pipe and stormwater inlets within the paved cartway of the U.S. Route 30 right-of-way.

The applicant indicates that the stormwater drainage improvements have been designed to alleviate persistent roadway flooding and will improve highway safety.

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 & 5.27(a))

The proposed development is located in a Pinelands Rural Development Area and the Pinelands Town of Egg Harbor City. The proposed development is a permitted land use in a Pinelands Rural Development Area and a Pinelands Town.

Wetlands Standards (N.J.A.C. 7:50-6.7)

The existing stormwater drainage system discharges to two wetland areas. To demonstrate that the proposed development will not result in a significant adverse impact to those wetlands, the applicant has provided calculations demonstrating that there will be no increase in the volume and rate of stormwater runoff entering the wetland areas after the development than occurred prior to the proposed development.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on June 27, 2019. The application was designated as complete on the Commission's website on July 2, 2019. The Commission's public comment period closed on July 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 ten sheets, prepared by AECOM USA, Inc., and dated as follows:

   Sheets 1 & 8 - January 21, 2019
   Sheets 2-6, 9 & 10 - January 18, 2019
   Sheet 7 - January 22, 2019

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

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.

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

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 the by 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 August 5, 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.

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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625-0600

Re: Application # 2008-0026.003
U.S. Route 30
Egg Harbor City

Dear Ms. Fairfax:

The Commission staff has completed its review of this application for installation of approximately 980 linear feet of sidewalk within the U.S. Route 30 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 August 9, 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, Egg Harbor City Planning Board (via email)
Egg Harbor City Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
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PINELANDS COMMISSION
APPEAL PROCEDURE

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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.

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Re: Application # 2019-0053.001
State Route 47
Maurice River 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 Route 47 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 August 9, 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, Maurice River Township Planning Board (via email)
Maurice River Township Construction Code Official (via email)
Maurice River Township Environmental Commission (via email)
Secretary, Cumberland County Planning Board (via email)

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Application No.: 2019-0053.001
State Route 47
Maurice River Township

This application proposes construction of an electronic traffic advisory sign with associated development within the Route 47 right-of-way.

The proposed development associated with the traffic advisory sign includes the construction of 325 linear feet of guiderail, an equipment cabinet, a paver pad for maintenance vehicle parking and the installation of approximately 255 linear feet of fiber optic cable in the State Route 47 right-of-way. The applicant also proposes the installation of approximately 70 linear feet of overhead fiber optic cable on existing utility poles.

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)13)

In the area of the proposed development, State Route 47 is the boundary between the State Regulated Pinelands Area and the Pinelands National Reserve. In this area, the entire Route 47 right-of-way is located within 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 47 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.

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.

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

The proposed development results in less than 5,000 square feet of disturbance. The CMP provides that the grading, clearing or disturbance of an area of less than 5,000 square feet is defined as minor development. The CMP stormwater management standards do not apply to minor non-residential development proposing grading, clearing or disturbance of less than 5,000 square feet within any five year period. The proposed development is not required to address the CMP stormwater management standards.

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 June 7, 2019. The Commission's public comment period closed on July 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 five sheets, prepared by Michael Baker International, Inc., and dated as follows:

   Sheet 1 - March 12, 2019
   Sheet 2 - March 11, 2019
   Sheet 3 - March 27, 2019
   Sheet 4 - undated
   Sheet B-29 - April 26, 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.

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.

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

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Executive Director

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 the by 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's office no later than 4:00 PM on August 5, 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. PC4-19-21

TITLE: Issuing an Order to Certify the 2018 Housing Element and Fair Share Plan of Monroe Township, Ordinance O:14-2019, Amending Chapter 175 (Land Management) of the Code of Monroe Township, Ordinance O:16-2019, Adopting the Acme Shopping Center Redevelopment Plan, 4th Amendment, and Ordinance O:17-2019, Adopting the Williamstown Square Redevelopment Plan, Amendment #1A

Commissioner Avery moves and Commissioner Earlen seconds the motion that:

WHEREAS, on September 9, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Monroe Township; and

WHEREAS, Resolution #PC4-83-76 of the Pinelands Commission specified that any amendment to the Township's certified Master Plan and Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, Resolution #PC4-83-76 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and

WHEREAS, on August 23, 2018, the Monroe Township Planning Board adopted Resolution PB-66-18, approving the Township's 2018 Housing Element and Fair Share Plan; and

WHEREAS, the Pinelands Commission received an adopted copy of Resolution PB-66-18 and the Housing Element and Fair Share Plan on September 14, 2018; and.

WHEREAS, on August 27, 2018, Monroe Township adopted Ordinance O:21-2018, amending Chapter 175 (Land Management) of the Township's Code for purposes of implementing the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance O:21-2018 on September 4, 2018; and

WHEREAS, by letter dated October 3, 2018, Monroe Township requested an extension of the Commission's review period for Ordinance O:21-2018 in order to provide an opportunity for discussion of the inconsistencies between the ordinance and the Comprehensive Management Plan that had been identified by Commission staff; and

WHEREAS,. a meeting attended by Township representatives and Commission staff was held on October 9, 2018 to discuss the identified inconsistencies and possible solutions, after which the Executive Director notified the Township that an extension was granted through January 31, 2019; and

WHEREAS, by email dated January 28, 2019, Monroe Township requested a further extension of the Commission's review period in order to provide additional time to consider various options for resolving the inconsistencies between Ordinance O:21-2019 and the Comprehensive Management Plan; and

WHEREAS,. by letter dated January 29, 2019, the Executive Director notified the Township that a second extension was granted through March 31, 2019; and

WHEREAS, by email dated March 14, 2019, Monroe Township requested a third extension of the Commission's review period in order to provide the municipality with an opportunity to draft and adopt additional ordinance amendments; and

WHEREAS, Commission staff met with Township representatives on March 26, 2019 to discuss the amendments and the Township's schedule moving forward, after which the Executive Director notified the Township that a third extension was granted through June 30, 2019; and

WHEREAS, on May 28, 2019, Monroe Township adopted Ordinance O:14-2019, superseding Ordinance O:21-2018 and amending Chapter 175 (Land Management) of the Township's Code by adopting a revised Section 175-89.1 entitled "Affordable Housing" for purposes of implementing the 2018 Housing Element and Fair Share Plan; and

WHEREAS, on May 28, 2019, Monroe Township also adopted Ordinance O:16-2019, adopting the Acme Shopping Center Redevelopment Plan, 4th Amendment, dated April 2019; and

WHEREAS, on May 28, 2019, Monroe Township also adopted Ordinance O:17-2019, adopting the Williamstown Square Redevelopment Plan, Amendment #1A, dated April 2019; and

WHEREAS, the Pinelands Commission received certified copies of Ordinances O:14-2019, O:16-2019 and O:17-2019 on May 31, 2019 and copies of the amended Redevelopment Plans adopted by Ordinances O:16-2019 and O:17-2019 on June 4, 2019; and

WHEREAS, by letter dated June 7, 2019, the Executive Director notified the Township that the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 would require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 was duly advertised, noticed and held on June 26, 2019 at the Richard J. Sullivan Center, 15C Springfield Road, New Lisbon, New Jersey at 9:30 a.m.; and

WHEREAS, the Executive Director has found that the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission's CMP Policy and Implementation Committee has reviewed the Executive Director's report and has recommended that the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 and has reviewed the Executive Director's report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; 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

1. An Order is hereby issued to certify that Monroe Township's 2018 Housing Element and Fair Share Plan, Ordinance O:14-2019, amending Chapter 175 (Land Management) of the Code of Monroe Township, Ordinance O:16-2019, adopting the Acme Shopping Center Redevelopment Plan, 4th Amendment, and Ordinance O:17-2019, adopting the Williamstown Square Redevelopment Plan, Amendment #1A, are in conformance with the Pinelands Comprehensive Management Plan.

2. Any additional amendments to Monroe Township's certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Ashmun					Irick	X				Quinn			X	
Avery	X				Jannarone	X				Rohan Green			X	
Christy			X		Lloyd			X		Prickett	X			
Earlen	X				Lohbauer	X								
Howell	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 9, 2019

Nancy Wittenberg
Executive Director

Richard Prickett
Chairman

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Lt. Governor

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

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

REPORT ON MONROE TOWNSHIP'S 2018 HOUSING ELEMENT AND FAIR SHARE PLAN, ORDINANCE 0:14-2019, AMENDING CHAPTER 175 (LAND MANAGEMENT) OF THE CODE OF MONROE TOWNSHIP AND ORDINANCES O:16-2019 AND O:17-2019, ADOPTING AMENDED REDEVELOPMENT PLANS FOR THE ACME SHOPPING CENTER AND WILLIAMSTOWN SQUARE REDEVELOPMENT AREAS

July 26, 2019

Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094

FINDINGS OF FACT

I. Background

The Township of Monroe is located in the western section of the Pinelands Area in Gloucester County. Pinelands municipalities that abut Monroe Township's Pinelands Area include Franklin Township in Gloucester County, Winslow Township in Camden County and the Borough of Folsom and the Township of Buena Vista in Atlantic County.

On September 3, 1983, the Pinelands Commission fully certified the Master Plan and Comprehensive Land Management Ordinance of Monroe Township, now codified as Chapter 175 (Land Management) of the Township's Code.

On August 23, 2018, the Monroe Township Planning Board adopted Resolution PB-66-18, approving the Township's 2018 Housing Element and Fair Share Plan. The Pinelands Commission received an adopted copy of Resolution PB-66-18 and the Housing Element and Fair Share Plan on September 14, 2018.

On August 27, 2018, Monroe Township adopted Ordinance O:21-2018, amending Chapter 175 (Land Management) of the Township's Code for purposes of implementing the 2018 Housing Element and Fair Share Plan. The Pinelands Commission received a certified copy of Ordinance O:21-2018 on September 4, 2018.

By letter dated October 3, 2018, Monroe Township requested an extension of the Commission's review period for Ordinance O:21-2018 in order to provide an opportunity for discussion of the inconsistencies

between the ordinance and the Comprehensive Management Plan that had been identified by Commission staff. A meeting attended by Township representatives and Commission staff was held on October 9, 2018 to discuss the identified inconsistencies and possible solutions. The Executive Director subsequently notified the Township that an extension was granted through January 31, 2019.

By email dated January 28, 2019, Monroe Township requested a further extension of the Commission's review period in order to provide additional time to consider various options for resolving the inconsistencies between Ordinance O:21-2019 and the Comprehensive Management Plan. By letter dated January 29, 2019, the Executive Director notified the Township that a second extension was granted through March 31, 2019.

By email dated March 14, 2019, Monroe Township requested a third extension of the Commission's review period in order to provide the municipality with an opportunity to draft and adopt additional ordinance amendments. Commission staff met with Township representatives on March 26, 2019 to discuss the amendments and the Township's schedule moving forward. The Executive Director subsequently notified the Township that a third extension was granted through June 30, 2019.

On May 28, 2019, Monroe Township adopted Ordinance O:14-2019, amending Chapter 175 (Land Management) of the Township's Code by adopting a revised Section 175-89.1 entitled "Affordable Housing" for purposes of implementing the 2018 Housing Element and Fair Share Plan. Ordinance O:14-2019 supersedes the previously adopted Ordinance O:21-2018 in its entirety.

Also on May 28, 2019, Monroe Township adopted Ordinances O:16-2019 and O:17-2019, adopting amended Redevelopment Plans for the Acme Shopping Center Redevelopment Area and Williamstown Square Redevelopment Areas, respectively. Both Redevelopment Areas are located in a Pinelands Regional Growth Area.

The Pinelands Commission received certified copies of Ordinances O:14-2019, O:16-2019 and O:17-2019 on May 31, 2019 and copies of the amended Redevelopment Plans adopted by the latter two ordinances on June 4, 2019.

By letter dated June 7, 2019, the Executive Director notified the Township that the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following documents have been submitted to the Pinelands Commission for certification:

* Resolution PB-66-18, adopting the 2018 Housing Element and Fair Share Plan of Monroe Township, approved by the Planning Board on August 23, 2018;

* Ordinance O:14-2019, amending Chapter 175 (Land Management) of the Code of Monroe Township, adopted on May 28, 2019 and superseding Ordinance O:21-2018 in its entirety;

* Ordinance O:16-2019, adopting the Acme Shopping Center Redevelopment Plan, 4th Amendment, dated April 2019 and adopted on May 28, 2019; and

* Ordinance O:17-2019, adopting the Williamstown Square Redevelopment Plan, Amendment #1A, dated April 2019 and adopted on May 28, 2019.

These master plan and ordinance amendments have been reviewed to determine whether they conform with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50 3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50 3.39.

1. Natural Resource Inventory

Not applicable.

2. Required Provisions of Land Use Ordinance Relating to Development Standards

Housing Plan

Monroe Township's 2018 Housing Element and Fair Share Plan contains updated data and analysis on the Township's current and projected demographic, housing stock, and employment characteristics as well as an updated Fair Share Plan for the cumulative period 1987-2025. The Township's Fair Share Plan indicates a rehabilitation obligation of 158 units, a prior round obligation of 439 units, a gap period present need of 400 units and a third round prospective need of 0 units. Also included in the Fair Share Plan are detailed descriptions of the residential development projects, both completed and anticipated, that address the municipality's obligation. In the Pinelands Area, these projects include Summerfields West and Friendly Village, County Village at Whitehall and the Acme Shopping Center Redevelopment Area, all of which are located in the Regional Growth Area. The Township's affordable housing obligation reflects the terms of a May 2018 settlement agreement between Monroe Township and Fair Share Housing Center.

Affordable Housing Requirements

Ordinance O:14-2019 amends Chapter 175 (Land Management) of the Code of Monroe Township by adopting a revised Section 175-89.1 entitled "Affordable Housing" for purposes of implementing the 2018 Housing Element and Fair Share Plan. Included in the new section are design standards for new affordable housing construction, affordable unit controls and administrative requirements for the municipal affordable housing program. Ordinance O:14-2019 also adopts affordable housing set-aside requirements applicable to certain types of residential development in the Township's Regional Growth Area. Specifically, a 15% set-aside is required for all planned residential developments in the RG-PR (Regional Growth – Planned Residential) and RG-RA (Regional Growth – Residential Age-Restricted) Districts. A set-aside requirement of 11.11% applies to mobile home parks in the Regional Growth Area. Ordinance O:14-2019 also confirms the existing 20% set-aside requirement that applies in the Township's RG-MU (Regional Growth – Mixed Use) District. The location of the affected zoning districts is displayed on the Township's Zoning Map (see Exhibit #1). Development in these zones will continue to be subject to the Township's currently certified zoning plan. Permitted densities and residential zoning capacity remain unchanged.

Acme Shopping Center and Williamstown Square Redevelopment Areas

Ordinance O:16-2019 adopts an amended redevelopment plan for the Acme Shopping Center Redevelopment Area, referred to as the Acme Shopping Center Redevelopment Plan, 4th Amendment. This existing Redevelopment Area encompasses 51 acres, approximately 30 of which are currently developed. It is located on the south side of Route 322 (see Exhibit #2) and includes lands in the RG-PR (Regional Growth – Planned Residential) and RG-C (Regional Growth – Commercial) Districts. The amended Redevelopment Plan allows for planned development of a mixed use, mixed income community with access to multiple modes of transportation and to serve as a southern anchor to the Williamstown Central Business District. A mixture of residential unit types (apartments, condos and townhouses) is permitted, together with significant retail space. A minimum of 250 residential units is required as part of any redevelopment project, equating to a residential density of approximately five units per acre.

Ordinance O:17-2019 adopts an amended Redevelopment Plan for the Williamstown Square Redevelopment Area, referred to as Amendment #1A. This existing Redevelopment Area totals 75 acres in size and is located on the north side of Route 322, directly across from the Acme Shopping Center Redevelopment Area. It includes two existing homes and two billboards but is otherwise vacant and heavily wooded. The majority of the area was previously located in the RG-C District, with a small portion (the rear of the redevelopment area) in the RG-PR District. Under the previously certified Williamstown Square Redevelopment Plan, only nonresidential uses were permitted. Amendment #1A significantly revises the redevelopment plan such that a planned, mixed use center consisting of office, retail, commercial and residential uses is now encouraged. Permitted residential unit types include apartments in free-standing or mixed-use buildings, townhouses and duplexes, at a maximum density of 4.75 units per acre. Permitted nonresidential uses include retail businesses and services, business and professional offices, medical offices, restaurants, indoor recreation and day care facilities. A minimum of 350 residential units is required as part of any redevelopment project, as is a minimum of 60,000 square feet of non-residential floor area.

In terms of affordable housing, the amended redevelopment plans adopted by Ordinances O:16-2019 and O:17-2019 both require that 15% of all units be set aside as affordable housing units, if the units are provided as rentals. The required set-aside increases to 20% if the units are provided as for-sale units. Pinelands Development Credits must be acquired and redeemed for 30% of all units in both Redevelopment Areas, excluding any required affordable housing units. Any development that occurs within the Redevelopment Area must comply with all other municipal application requirements and development regulations, as well as the Comprehensive Management Plan.

Based on the permitted densities and other standards adopted by the two Redevelopment Plans, a total of 600 residential units will be permitted on approximately 126 acres of land in the Regional Growth Area. The resulting 4.76 unit per acre density and residential zoning capacity are higher than that prescribed by the Comprehensive Management Plan for Monroe's Regional Growth Area. N.J.A.C. 7:50-5.28(a)1 and 3 require the Township to zone for a density of only 3.0 units per upland acre throughout its Regional Growth Area. However, the Comprehensive Management Plan does provide municipalities with the ability to zone portions of their Regional

Growth Areas for higher densities, provided the lands in question are appropriate for more intensive development, infrastructure exists or can be provided to support the increased density and sufficient opportunities for the use of Pinelands Development Credits are provided. The Acme Shopping Center and Williamstown Square Redevelopment Areas meet these standards.

Monroe Township's 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 are consistent with the land use and development standards of the Comprehensive Management Plan. This standard for certification is met.

3. **Requirement for Certificate of Filing and Content of Development Applications**

Not applicable.

4. **Requirement for Municipal Review and Action on All Development**

Not applicable.

5. **Review and Action on Forestry Applications**

Not applicable.

6. **Review of Local Permits**

Not applicable.

7. **Requirement for Capital Improvement Program**

Not applicable.

8. **Accommodation of Pinelands Development Credits**

Ordinance O:14-2019 amends Chapter 175 of the Township's Code by revising the Pinelands Development Credit requirements applicable to mobile home parks in Monroe's Regional Growth Area. Whereas mobile home parks in the Township's RG-RA District were previously subject to the same 25% PDC requirement as other types of residential development in that zoning district, they will now have a reduced PDC requirement of 10%. As before, affordable housing units will be exempt from the PDC requirement. However, Ordinance O:14-2019 now makes clear that this exemption applies only to those affordable units required by the Fair Share Plan and the Township's 2018 settlement agreement with Fair Share Housing Center. For mobile home parks, a 11.11% set-aside requirement applies. Ordinance O:14-2019 further indicates that the required affordable units may be "transferred" and constructed in an existing mobile home park elsewhere in the Township's Regional Growth Area known as Friendly Village.

To offset the reduction in PDC opportunities that results from the mobile home park revisions described above, the Township has increased PDC opportunities in its two redevelopment areas within the Pinelands Regional Growth Area. In the Acme Shopping Center Redevelopment Area, Ordinance O:16-2019 increases the required percentage of PDCs from 25 to 30%. In the Williamstown Square Redevelopment Area, Ordinance O:17-2019 adds residential development as a permitted use and requires the use of PDCs for 30% of all units. Together, the two redevelopment plans allow for a total of 600 new residential units at a density of approximately 4.76 units per acre. Factoring in an exemption for required affordable housing units, the use of up to 153 rights (38.25 Pinelands Development Credits) will be required. The result is a significant increase in both residential zoning capacity and opportunities for the use of PDCs.

It is important to note that the PDC standards described above represent a departure from the traditional zoning and Pinelands Development Credit strategy outlined in N.J.A.C. 7:50-5.28(a). This section of the Comprehensive Management Plan anticipates that municipalities will establish "base" densities in their various Regional Growth Area zoning districts and then provide opportunities to increase such densities through the use of Pinelands Development Credits. In Monroe's Regional Growth Area, the Comprehensive Management Plan establishes a "base" density of 2.0 units per developable acre and directs the Township to provide for "bonus" density through the use of Pinelands Development Credits to allow for a total of 3.0 units per developable acre. There is nothing in the CMP that prevents municipalities from exceeding these minimum requirements, which is exactly what Monroe Township has elected to do. The Township has chosen provide for higher density in the Acme Shopping Center and Williamstown Square Redevelopment Areas as a means of encouraging mixed use development and satisfying the municipality's affordable housing obligation. In addition, mobile home parks will continue to be permitted at a density (8.0 units per acre) significantly higher than that required by the CMP. At the same time, the Township has adopted standards to ensure that Pinelands Development Credit use will be a significant part of whatever development projects ultimately come to fruition in either redevelopment area and in any new mobile home parks.

Rather than relying on the traditional approach of providing developers with the *option* of using Pinelands Development Credits to increase permitted density, Ordinances O:16-2019 and O:17-2019 *guarantee* a PDC redemption rate of 30% for residential development within the Township's two Redevelopment Areas, with the exception of affordable housing units. The use of PDCs will also be required for 10% of all units in mobile home parks. Given the greater certainty provided by this approach, the Executive Director finds that the PDC requirements adopted by Ordinances O:14-2019, O:16-2019 and O:17-2019 are consistent with Comprehensive Management Plan standards.

This standard for certification is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

Monroe Township's 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for certification is met.

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

Monroe Township's 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act. Therefore, this standard for certification is met.

13. Procedure to Resolve Intermunicipal Conflicts

The redevelopment areas and zoning districts affected by Ordinances O:14-2019, O:16-2019 and O:17-2019 do not include lands that are adjacent to any other municipalities. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

PUBLIC HEARING

A public hearing to receive testimony concerning Monroe Township's application for certification of its 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 was duly advertised, noticed and held on June 26, 2019 at the Richard J. Sullivan Center, 15C Springfield Road, New Lisbon, New Jersey at 9:30 a.m. Ms. Grogan conducted the hearing, at which no testimony was received.

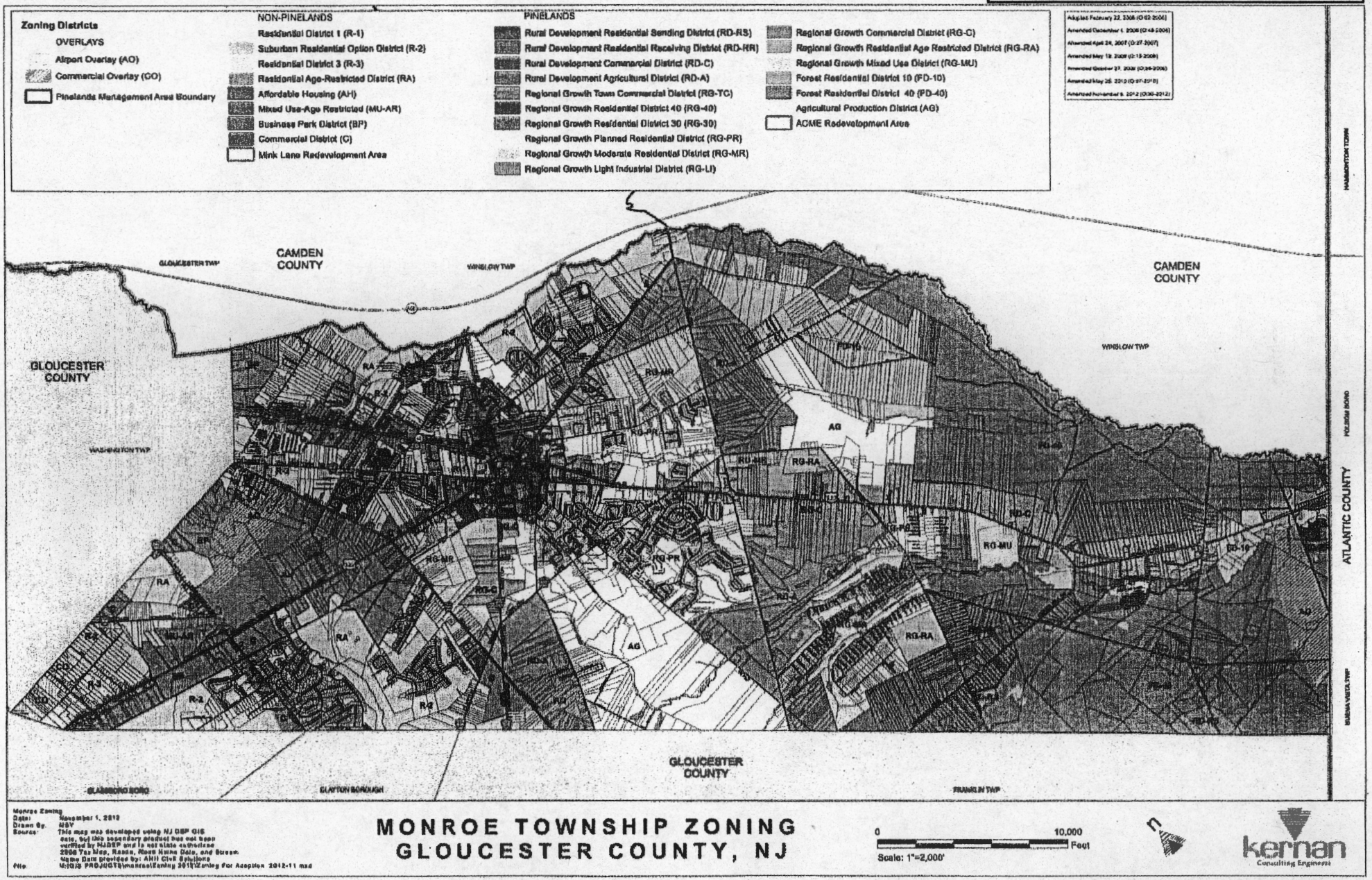
Written comments were accepted through July 3, 2019; however, no comments were received.

CONCLUSION

Based on the Findings of Fact cited above, the Executive Director has concluded that the Monroe Township's 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 comply with Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify the 2018 Housing Element and Fair Share Plan and Ordinances O:14-2019, O:16-2019 and O:17-2019 of Monroe Township.

SRG/CMO
Attachments

Executive Director's Report
Monroe Ordinance O:16-2019, O:17-2019
Exhibit 1
7/26/2019



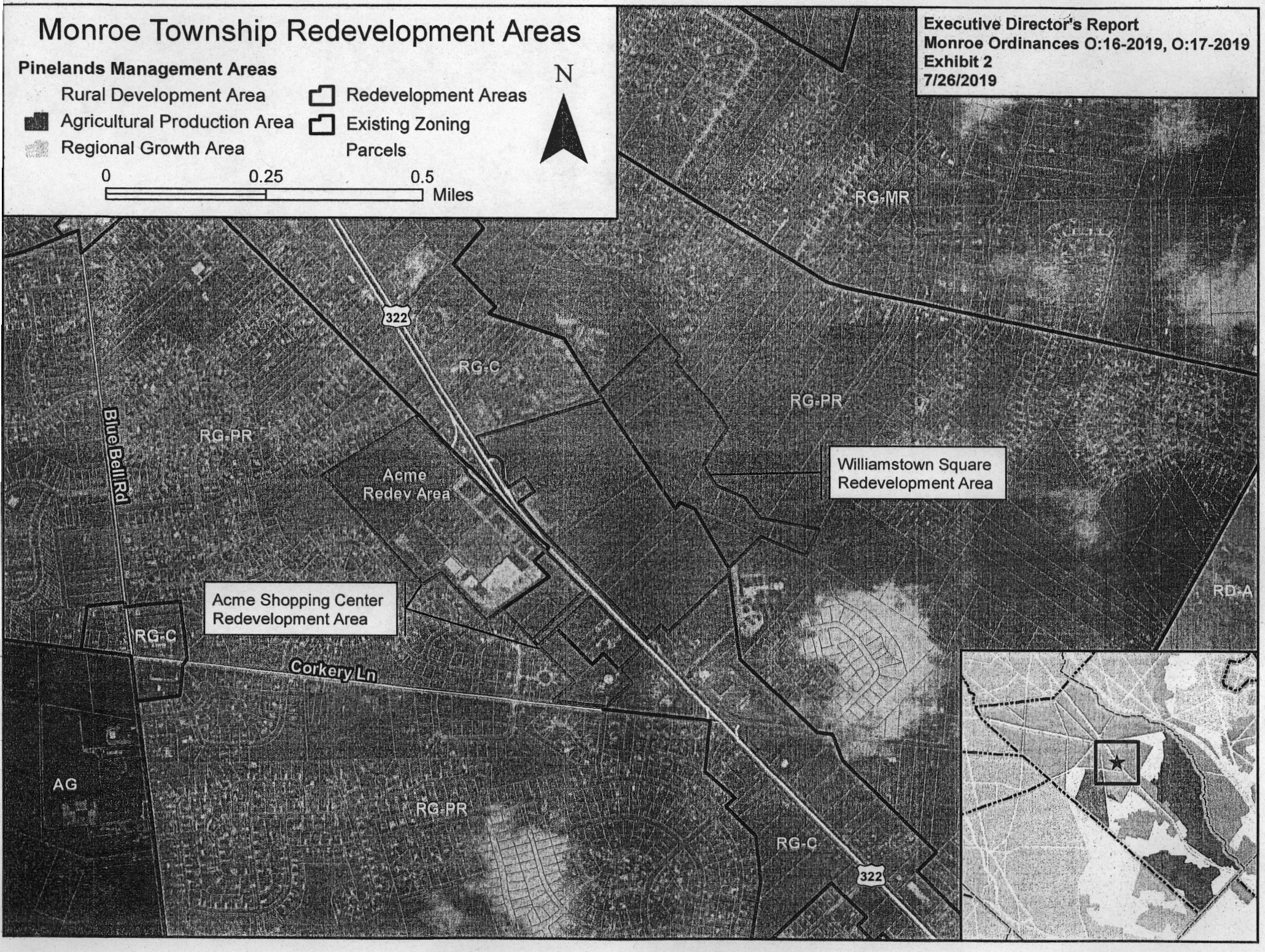
Monroe Zoning
Date: November 1, 2012
Drawn By: MBV
Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized. 2006 Tax Map, Roads, Road Name Data, and Stream Name Data provided by: AHH Civil Solutions
File: N:\GIS PROJECTS\Planning\Zoning 2012\Zoning for Adoption 2012-11.mxd

MONROE TOWNSHIP ZONING
GLOUCESTER COUNTY, NJ

0 10,000 Feet
Scale: 1"=2,000'

N

kernan Consulting Engineers


Monroe Township Redevelopment Areas
Pinelands Management Areas
Rural Development Area
Agricultural Production Area
Regional Growth Area
Redevelopment Areas
Existing Zoning
Parcels
0
0.25
0.5
Miles
N
Executive Director's Report
Monroe Ordinances O:16-2019, O:17-2019
Exhibit 2
7/26/2019
RG-MR
322
RG-C
RG-PR
Blue Bell Rd
RG-PR
Acme
Redev Area
Williamstown Square
Redevelopment Area
Acme Shopping Center
Redevelopment Area
RD-A
RG-C
Corkery Ln
AG
RG-PR
RG-C
322

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 30

TITLE: Expressing the Commission's appreciation to Giuseppe (Joe) Chila for his service as a member of the Commission between February 2016 to January 2019

Commissioner Earlen **moves and Commissioner** Lohbauer **seconds the motion that:**

WHEREAS, Giuseppe (Joe) Chila served as Gloucester County's representative on the Pinelands Commission from February 2016 to January 2019; and

WHEREAS, Mr. Chila served as an alternate on the Commission's Personnel and Budget Committee; and

WHEREAS, Mr. Chila stepped down from the Pinelands Commission after being elected as Gloucester County's Surrogate, a job that entails serving the public on all matters regarding estates, guardianships, adoptions and probate issues; and

WHEREAS, during his tenure, the Commission reviewed and approved 211 municipal master plans and ordinances, as well as 103 public development applications; and

WHEREAS, during his tenure, the Commission preserved nearly 1,000 acres of land in the Pinelands through the Pinelands Conservation Fund; and

WHEREAS, Mr. Chila was very committed to and active in the Commission's efforts to provide balanced opportunities for recreation in the Pinelands; and

WHEREAS, Mr. Chila brought a wealth of experience in local and county government to the Pinelands Commission. He was the Mayor of Woolwich Township for seven years and he served on the Gloucester County Board of Chosen Freeholders for 12 years, including seven years as the Deputy Director; and

WHEREAS, the members of the Commission want to recognize Mr. Chila's significant contributions and express their appreciation for the service that he performed.

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission, assembled at the Richard J. Sullivan Center for Environmental Policy and Education on this 9th day of August, 2019, do hereby express our appreciation to our colleague and friend, Joe Chila, for his commitment to the Pinelands and for his service as a member of the Commission between February 2016 to January 2019.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Ashmun			X		Irick	X				Quinn			X	
Avery	X				Jannarone	X				Rohan Green			X	
Christy			X		Lloyd			X		Prickett	X			
Earlen	X				Lohbauer	X								
Howell	X				Pikolycky	X								

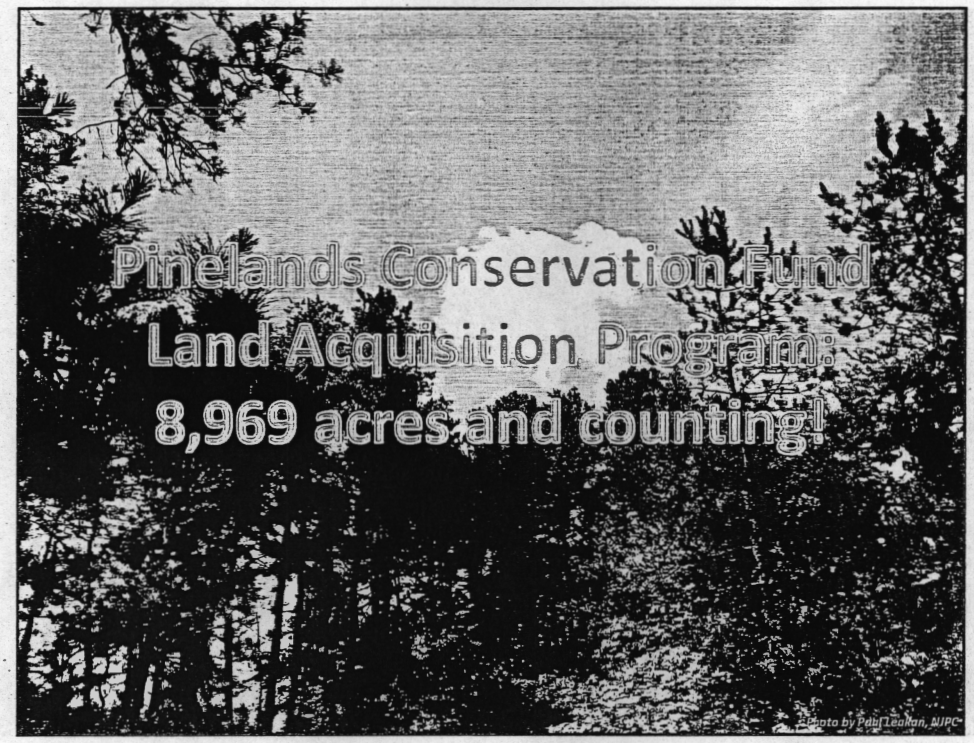
*A = Abstained / R = Recused

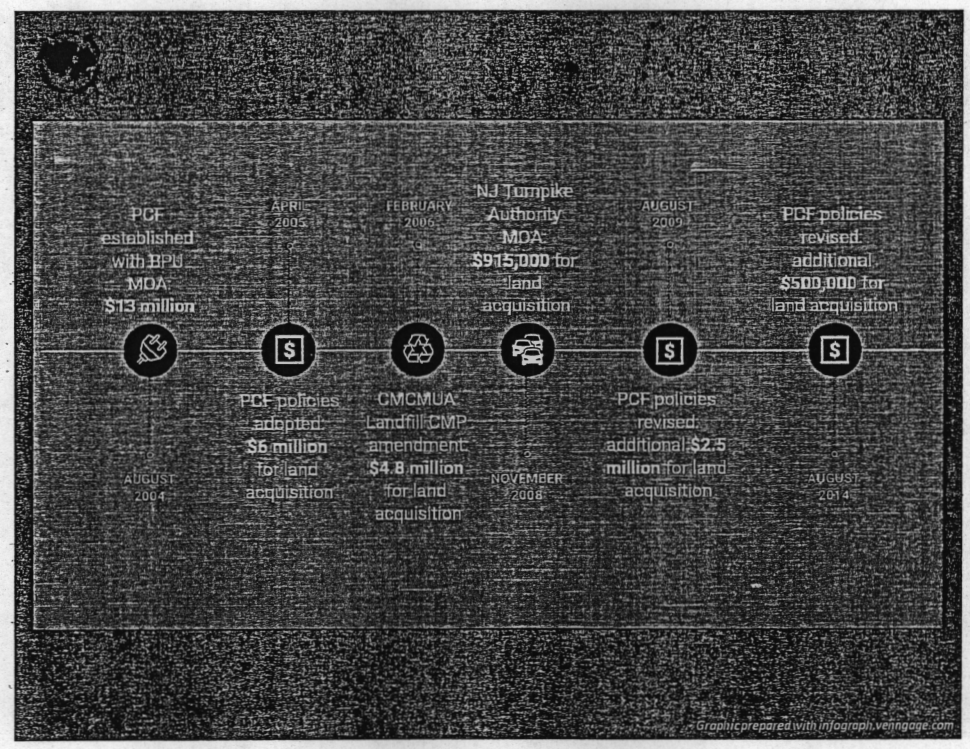
Adopted at a meeting of the Pinelands Commission

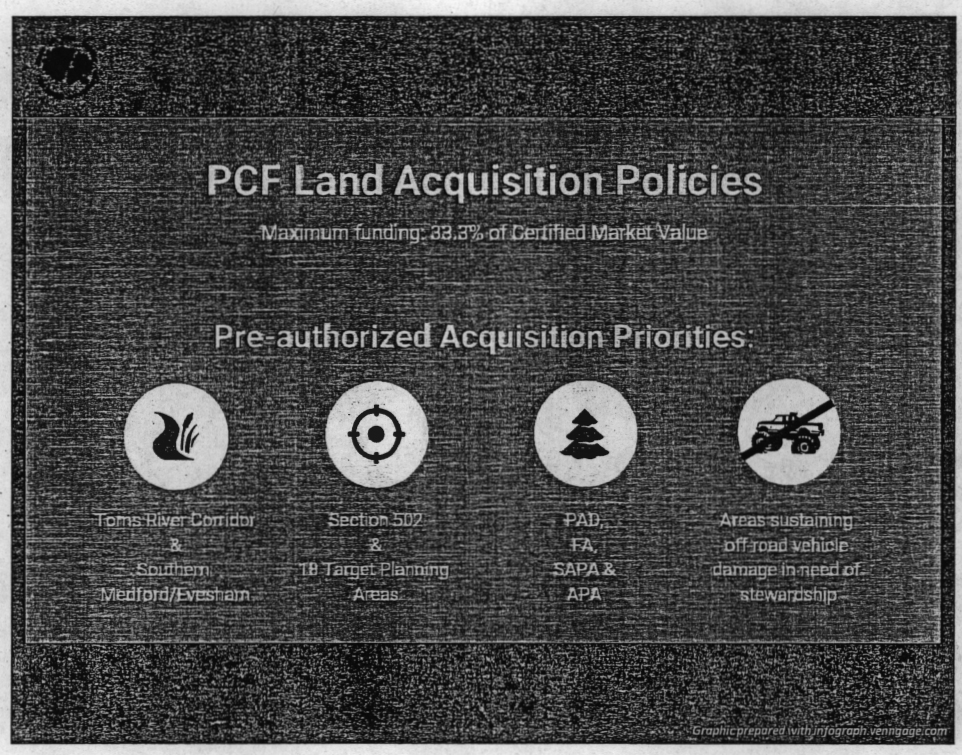
Date: August 9, 2019

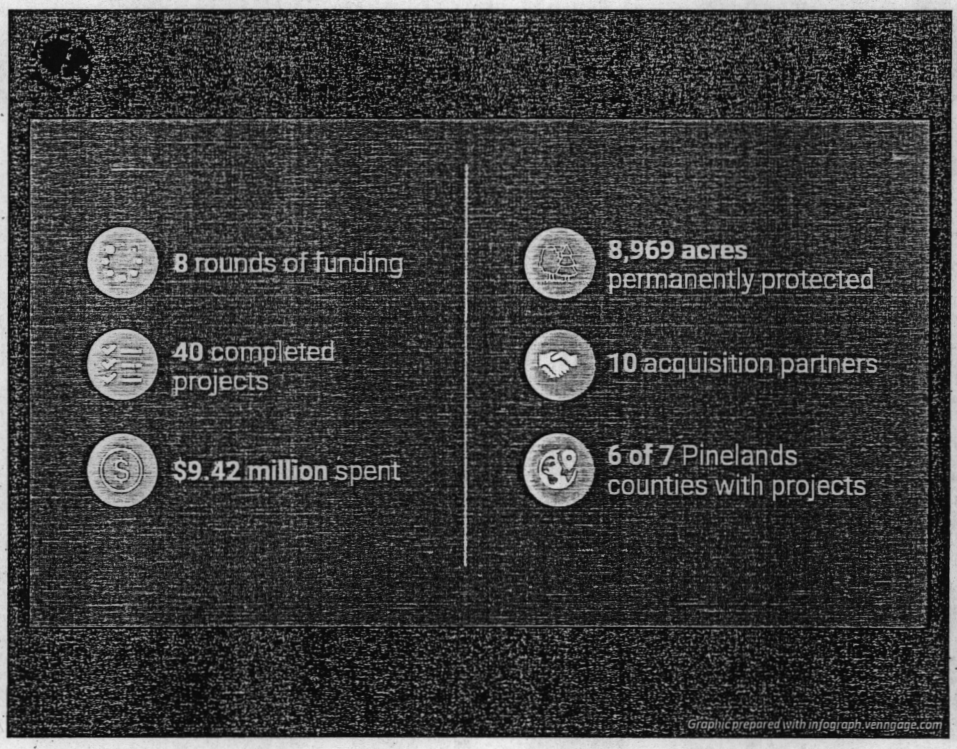
Nancy Wittenberg
Executive Director

Richard Prickett
Chairman


Pinelands Conservation Fund
Land Acquisition Program:
8,969 acres and counting!
Photo by Paul Leakan, NJPC


PCF established with BPU MOA: $13 million
AUGUST 2004
APRIL 2005
PCF policies adopted: $6 million for land acquisition
FEBRUARY 2006
CMCMUA Landfill CMP amendment: $4.8 million for land acquisition
NJ Turnpike Authority MOA: $915,000 for land acquisition
NOVEMBER 2008
AUGUST 2009
PCF policies revised: additional $2.5 million for land acquisition
AUGUST 2014
PCF policies revised: additional $500,000 for land acquisition
Graphic prepared with infograph.venngage.com


PCF Land Acquisition Policies
Maximum funding: 33.3% of Certified Market Value
Pre-authorized Acquisition Priorities:
Toms River Corridor & Southern Medford/Evesham
Section 502 & 18 Target Planning Areas
PAD, FA, SAPA & APA
Areas sustaining off-road vehicle damage in need of stewardship
Graphic prepared with infograph.venngage.com


8 rounds of funding
40 completed projects
$9.42 million spent
8,969 acres permanently protected
10 acquisition partners
6 of 7 Pinelands counties with projects
Graphic prepared with infograph.venngage.com

Atlantic County
7 projects, 3,621 acres

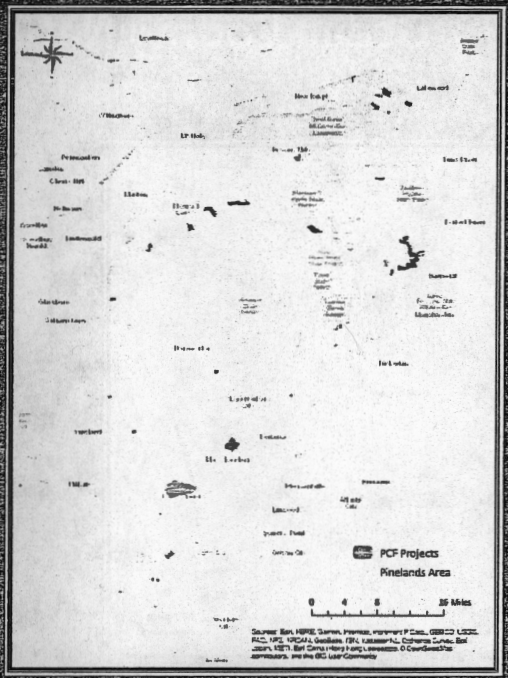
Burlington County
12 projects, 2,026 acres

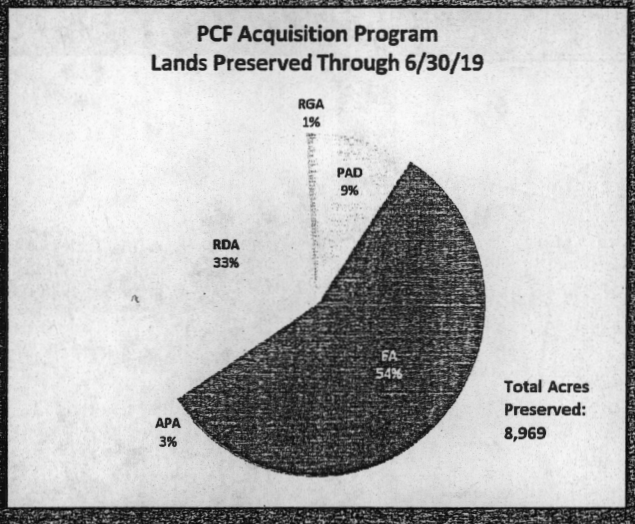
Camden County
1 project, 78 acres

Cape May County
2 projects, 270 acres

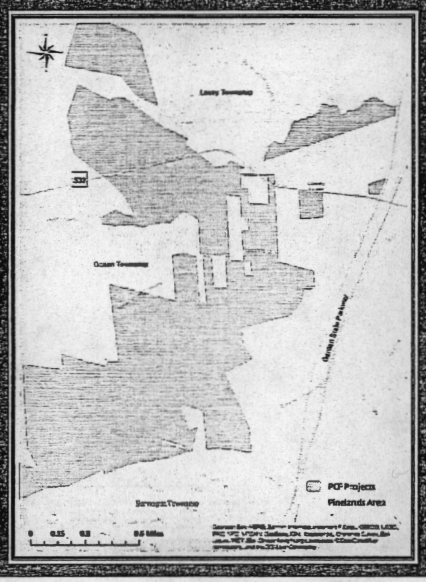
Gloucester County
1 project, 30 acres

Ocean County
19 projects, 2,943 acres



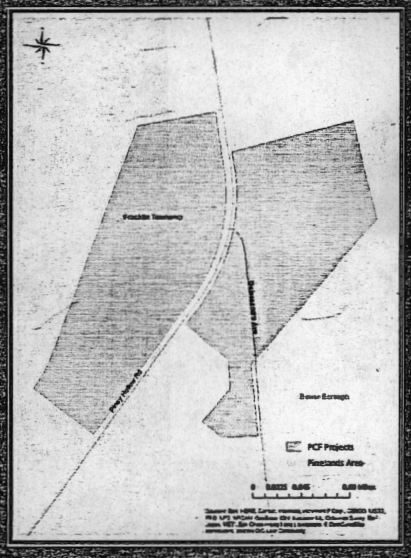


Ocean County Natural Lands Trust:
Horner Property



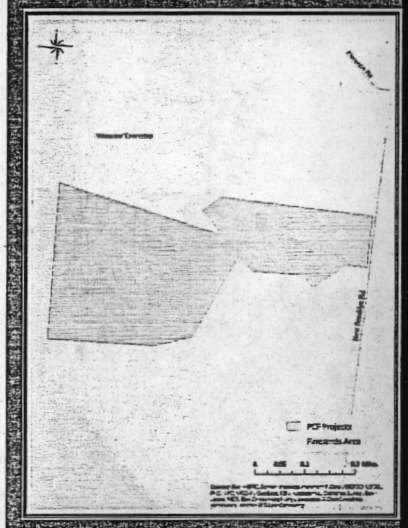


Unexpected Wildlife Refuge:
D'Alessandro Farm Property



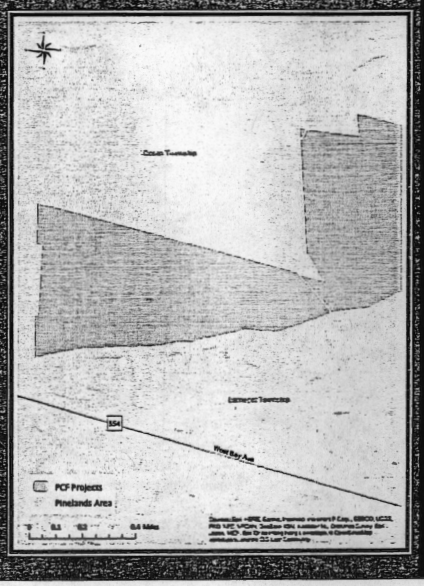


Camden County Improvement Authority:
Great Egg Harbor River Greenway Project





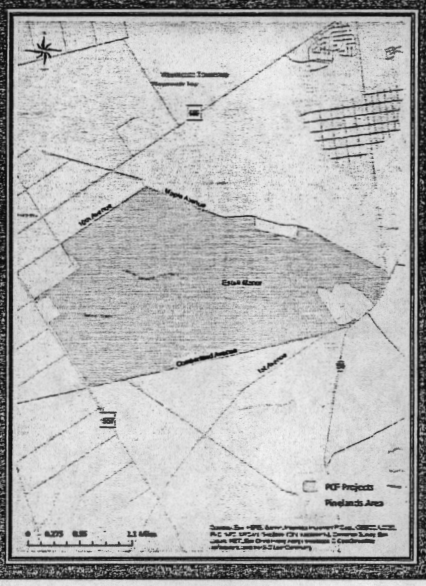
Ocean County Natural Lands Trust:
Barnegat Hills Project





The Nature Conservancy:

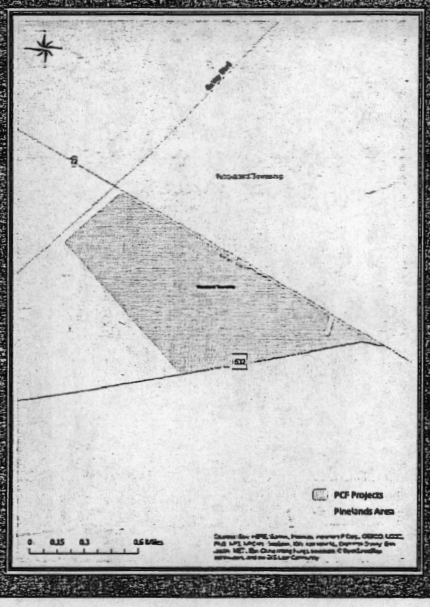
Lenape Farms Property





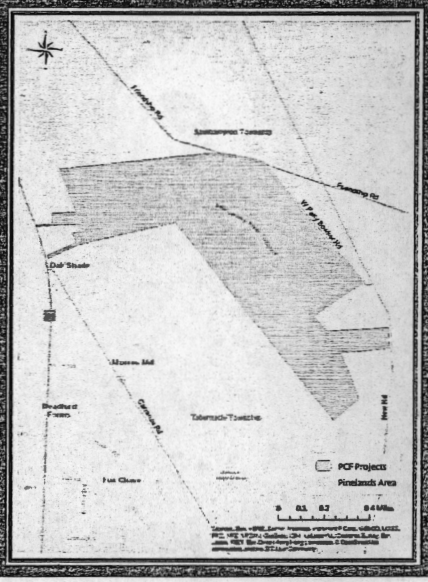
NJ Conservation Foundation:

Zemel Property



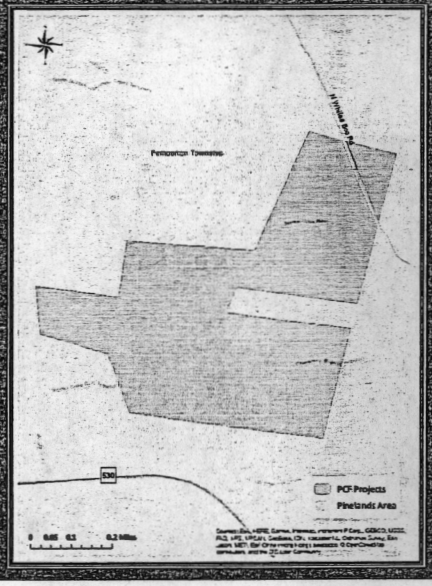


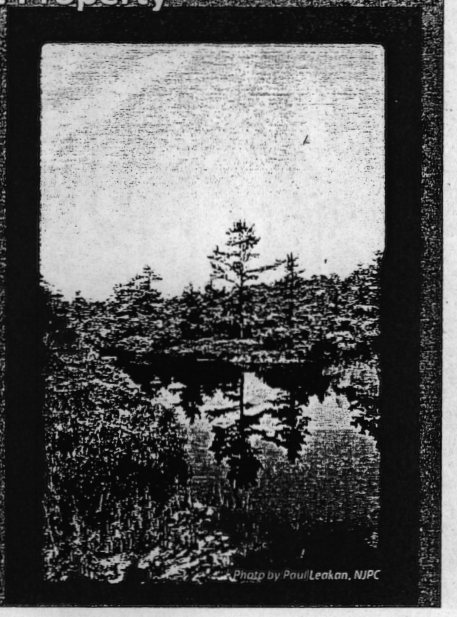
Trust for Public Land:
Bear Swamp Headwaters Project

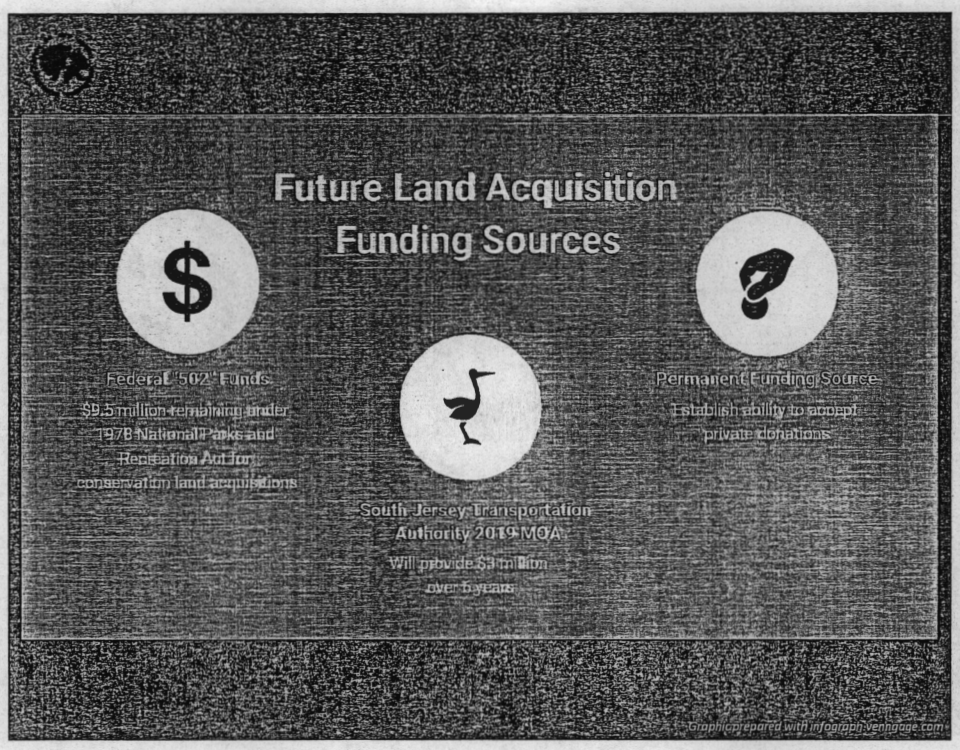




Rancocas Conservancy:
Katz Trust Property






Future Land Acquisition
Funding Sources
$
Federal "502" Funds
$9.5 million remaining under 1978 National Parks and Recreation Act for conservation land acquisitions
South Jersey Transportation Authority 2019 MOA
Will provide $3 million over 6 years
Permanent Funding Source
Establish ability to accept private donations
Graphic prepared with infogram.venngage.com


More to come!

The Times, Philadelphia, PA June 3, 1900

Annual Excursion to Browns Mills



Annual Excursion

The Delaware Valley Naturalists' Union.

On Saturday, May 26, the Delaware Valley Naturalists Union made a very enjoyable excursion by special train to Browns-Mills-In-the-Pines, N. J., where the botanical and ornithological features of that place were studied.

The old-time hostelry at Browns-Mills-In-the-Pines was burned down in recent years and hence the railroad company does not now regularly run passenger trains over the short branch that leads thereto from its main line via Mount Holly and Whitings, but ran a special train on this occasion. This train consisted of five cars. The usual number participating in these annual excursions is about two hundred, but owing to the threatening inclemency of the day only about one hundred and fifty were present on this one.

The union is composed of some thirteen science associations in and near Philadelphia. They are as follows: Bucks County Natural Science Association, Chester County Geological Club, Darlington Botanical Club, of West Chester; Delaware County Institute of Science, Haddonfield Natural Science Club, Lansdowne Natural History Club, Moorestown Natural History Society, Philadelphia Natural History Society, Radnor Science Club, Salem Naturalists' Field Club, Society of Natural History of Delaware, Naturalists' Field Club, of the University of Pennsylvania; Woodstown Naturalists' Field Club.

The union makes annually on or about Decoration Day a field excursion for all the members of the various component societies and holds at the same time a meeting at which scientific subjects are presented by members selected from several of the societies. The various organizations each takes its turn in providing a place for these annual gatherings, to which it invites all its sister associations.

The union was this year the guest of the Moorestown Society, who arranged an admirable programme.

On arriving at Browns Mills the members divided into three sections, one of which took a botanical walk of about two miles under the leadership of Dr. Harshberger and Edward Haines, and another a shorter walk of about one mile under the guidance of Walter Moore and Henry S. Conard, while the third section, under the direction of Dr. Emily G. Hunt and Dr. Samuel S. Haines, took a short walk through the woods to observe the birds.

The three parties returned again about 1 P. M. to Browns Mills, where basket lunch was partaken in the Casino, whose sheltering roof afforded refuge from a rain shower that occurred at this time.

After lunch the members convened, with Theodore D. Rand, president, in the chair, and listened to addresses by the following members:

Dr. J. W. Harshberger, of the University of Pennsylvania, on "What is of the Most Worth in Teaching Botany?"

Lewis Woolman, of Lansdowne, on "The Building and Modeling of Southern New Jersey; a Geological Communication."

William B. Evans, of Moorestown, on "The Crossbills."

Dr. S. S. Haines, of Moorestown, on "The Spring Migration of Birds."

After adjournment of the meeting there was time for some social commingling of the members of the different branches of the union, which is one of the objects of these annual reunions. The return was made from Browns Mills at 5 P. M.

Courtesy of: Leetta Salayi Tamn

Mariner East 1 pipeline owner agrees to safety study, $200,000 fine in Berks leak

HARRISBURG — The heavily fined owner of natural gas liquids pipelines across southern Pennsylvania is agreeing to another $200,000 fine and a study on risks to the Mariner East 1 pipeline.

Lawyers for a subsidiary of Texas-based Energy Transfer LP submitted the paperwork Wednesday to the state Public Utility Commission, whose members must approve a proposed agreement with agency enforcement lawyers before it becomes final.

The case stems from a 2017 leak in Berks County on a section of corroded pipeline. The study must include an analysis of corrosion, structural issues, and other threats to the 1930s-era pipeline.

Energy Transfer's Mariner East 1, 2, and 2X projects are blamed for polluting waterways in dozens of places and causing sinkholes near homes. Pennsylvania's environmental regulators halted Energy Transfer's construction permits, and prosecutors are investigating the projects. — *AP*