



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
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State of New Jersey
THE PINELANDS COMMISSION
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

MEMORANDUM

To: CMP Policy & Implementation Committee

From: Susan R. Grogan 
Executive Director

Date: April 19, 2023

Subject: April 28, 2023 Committee meeting

Enclosed please find the agenda for the Committee's upcoming meeting on April 28, 2023. We have also enclosed the following:

- The minutes from the Committee's March 31, 2023 meeting; and
- A draft resolution and report on Monroe Township Ordinance O:04-2023

The Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

www.youtube.com/c/PinelandsCommission



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

April 28, 2023 – 9:30 a.m.

This meeting will be held in-person and virtually

Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel:

www.youtube.com/c/PinelandsCommission

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 879 6100 7273

Agenda

1. Call to Order
2. Adoption of minutes from the March 31, 2023 CMP Policy & Implementation Committee meeting
3. Review of the Executive Director's report on Monroe Township Ordinance O:04-2023, adopting the Hexa Builders Redevelopment Plan
4. Overview of recommended Black Run Watershed management area redesignations and CMP amendments
5. Public Comment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

This meeting was conducted both remotely and in-person
The public could view/comment through Pinelands Commission YouTube link:

<https://www.youtube.com/watch?v=qOV7I4lXl04>

Meeting ID: 859 5952 1332

Richard J. Sullivan Center

15C Springfield Rd

New Lisbon, New Jersey 08064

March 31, 2023 - 9:30 a.m.

MINUTES

Members in Attendance – Alan W. Avery, Jr., Jerome H. Irick, Theresa Lettman, Ed Lloyd, Mark S. Lohbauer, Chair Laura E. Matos, Douglas Wallner

Members Absent – None

Commission Staff in Attendance – Gina Berg, John Bunnell, Ernest Deman, April Field, Marci Green, Susan R. Grogan, Brad Lanute, Paul Leakan, Jessica Lynch, Trent Maxwell, Stacey P. Roth, Steven Simone. Also in attendance was Janice Venables from the Governor's Authorities Unit.

1. Call to Order

Chair Matos called the meeting to order at 9:33 a.m.

2. Adoption of the minutes from the February 24, 2023, CMP Policy & Implementation Committee meeting

Chair Matos asked for a motion to adopt the minutes of the February 24, 2023, meeting of the CMP Policy and Implementation Committee. Commissioner Lohbauer made the motion. Commissioner Wallner seconded the motion. Commissioners Lettman and Irick abstained. All others voted in favor.

3. Review of Executive Director's report on Waterford Township Ordinances 2023-1 and 2023-2, amending Chapter 176 (Land Use, Development, and Zoning) of the Township's Code and adopting the Second Amendment to the Haines Boulevard Redevelopment Plan

Susan R. Grogan, Executive Director, summarized a presentation provided at the September 2022 P&I Committee meeting related to opportunities for the use of Pinelands Development Credits (PDCs) in association with nonresidential development (attached). She stated that the

Waterford Township ordinances under consideration incorporated a non-residential PDC component based on the approach discussed at the September 2022 meeting.

Brad Lanute, Planning Specialist, presented staff findings on Waterford Township Ordinances 2023-1 and 2023-2. He stated that both ordinances relate to the 142-acre Haines Boulevard Redevelopment Area located at the intersection of New Jersey Highway 73 and U.S. Highway 30, and entirely within a Pinelands Regional Growth Area. He referenced a map exhibit included in the Executive Director's Report throughout the presentation (attached).

Mr. Lanute summarized prior ordinances that came before the Commission related to the Haines Boulevard Redevelopment Area, including the original redevelopment plan adopted in 2001, a simplified permitting system for the Haines Boulevard Redevelopment Area adopted in 2011, as well as the first amendment to the redevelopment plan adopted in 2016. The first amendment to the redevelopment plan permitted residential and mixed-use development, allowing for up to 792 residential units. PDCs were required for 30% of all market-rate residential units in projects of five units or more in the redevelopment area.

Mr. Lanute went on to describe the ordinances under consideration. Ordinance 2023-1 repeals the simplified permitting system for the redevelopment area. He said that the Township had opted to repeal simplified permitting system due to the increasing complexity of the redevelopment plan. He described elements of the simplified permitting system that would be retained within the redevelopment plan via Ordinance 2023-2.

Mr. Lanute then described Ordinance 2023-2 adopting the second amendment to the Haines Boulevard Redevelopment Plan. The amendment establishes a Planned Industrial (PI) Overlay District of 63.5 acres that spans three lots. The PI Overlay District permits various non-residential uses and provides area/bulk standards for large and small tract developments. Any non-residential development is required to redeem PDCs at a rate of one right per every 17,000 square feet of gross floor area.

Mr. Lanute described the evaluation of Ordinance 2023-2 contained in the Executive Director's report, including staff's findings that: the new overlay district is an appropriate area for non-residential development, the remainder of the redevelopment area outside the overlay district would continue to meet the CMP-prescribed residential density requirements, and the PDC program will not be negatively impacted by the expected loss in residential development potential from the overlay district. He stated that staff has concluded that Waterford Township Ordinances 2023-1 and 2023-2 comply with the CMP and recommend that the Commission issue an order to certify these ordinances.

Commissioner Lettman asked for clarification on the smaller lot within the overlay district. Mr. Lanute identified Lot 3 on the map within the overlay district.

Commissioner Lohbauer thanked the Township for incorporating the solar-ready roof provisions in its ordinance. He asked about the existing Transit-Oriented Development (TOD) Zone, and if there is a commuter rail station within the redevelopment area. Mr. Lanute said yes and identified the rail line on the map. Commissioner Lohbauer asked how the zoning change would

impact the use of the rail line. Mr. Lanute said the 2016 plan amendments envisioned high-density development that could utilize the rail station.

David Patterson, Waterford Township attorney, was invited to comment on Commissioner Lohbauer's question. Mr. Patterson thanked the Commission for working with the Township on the ordinances. He said the Township has been trying unsuccessfully to develop a transit-oriented community at this site since 2001.

Commissioner Lloyd said he appreciated the staff's effort on the Waterford Township ordinances. He asked if staff was setting a binding precedent on a similar proposal in the future. ED Grogan said similar ordinances are coming, and that the staff will continue conducting thorough analyses of each. She added it is very site, zone, and municipality specific.

Chair Matos added that the Commission has approved the use of PDCs for nonresidential development on a case-by-case basis before.

Commissioner Lettman asked if the small lot between the two flag lots would still be zoned for residential development, and if the same number of PDCs will be redeemed in the residential zone under the new plan. Mr. Lanute said the 2016 plan amendment acknowledged that the lot configuration in the Redevelopment Area may require some consolidation or subdividing to achieve full development potential. He said the flag lots are not developable and potentially could be conveyed to an adjacent lot for mixed-use or residential development in the future.

Commissioner Irick said he advocated for the use of PDCs in non-residential areas. He acknowledged that the application is complex, and said he is concerned about loss of PDC potential following a zoning change.

ED Grogan said the PDC numbers discussed in the report are specific to a single project that is expected to receive Township approval. She said the number of potential PDCs that could be used in the redevelopment area is only a theoretical value. If the high-density residential development envisioned under the redevelopment plan never occurs, the rights will never be redeemed. She added the new PI district and PDC requirements for nonresidential uses are far more likely to result in PDC redemptions than the existing redevelopment plan.

Commissioner Irick asked if there had been any change in impervious cover over the entire parcel. ED Grogan said the Commission did not have specific figures for that, but some of the impervious cover from previous development remains.

Commissioner Irick said he would like to see no net change in impervious cover. He asked if the staff had evaluated the loss of forested area along the parcel. ED Grogan said staff did not calculate the amount of tree clearance that the PI Overlay District would permit as the existing zoning would already allow for the full development of the area.

Chair Matos asked for a motion to recommend certification of the ordinances to the full Commission. Commissioner Avery made the motion. Commissioner Lohbauer seconded. All voted in favor.

4. Review of 2022 all-terrain vehicle (ATV) State legislation and discussion of municipal ordinances

ED Grogan discussed new State legislation on all-terrain vehicles (ATVs) that would permit law enforcement to confiscate and destroy ATVs that are used in illegal riding activities. Some municipalities have adopted ordinances to authorize this type of law enforcement action. She requested feedback from the Committee on whether there are appropriate actions for staff to take in terms of drafting and distributing a model ordinance and the enabling legislation with municipalities.

Commissioner Lohbauer said enforcement is the biggest challenge with combating illegal ATV use in the Pinelands Area. He said the new rule will serve as an excellent deterrent. He thought a model ordinance for Pinelands towns would be the most appropriate response.

Commissioner Avery said several towns in Ocean County have adopted the ordinance, and that a model ordinance would be useful to communities who have not adopted one yet.

Commissioner Irick said he agreed that a model ordinance would be useful and suggested posting signage informing potential riders of the new rules. He added that a news release and social media postings would be appropriate.

Chair Matos said she agreed, and proposed the staff recommend best practices and promote model ordinances to Pinelands municipalities.

5. Update on Commission's March 7, 2023, Land Preservation Summit

Gina Berg, Planning Specialist, gave a brief update on the Land Preservation Summit that the Commission held earlier in March. She discussed the goals of the summit, the attendees, and the topics addressed through presentations and roundtable discussions. She said it was well attended and well received by land preservation partner organizations.

Ms. Berg said one of the goals of the summit was to gain insight on the reasons for the lack of project proposals in the last two Pinelands Conservation Fund (PCF) grant rounds. She said feedback from attendees indicated that the PCF project criteria align well with partners' land acquisition goals, but that partners struggle with the capacity to do more. With that feedback, Commission staff recommends holding off on launching a new round of PCF offerings at this time and is planning to prepare a pre-proposal to the National Fish and Wildlife Foundation's America the Beautiful grant program. If the pre-proposal is selected by the Foundation, then the staff would return to the full Commission for authorization to submit a full grant proposal.

Ms. Berg said the proposed grant project would build capacity for the Commission and its partners to do better stewardship on preserved lands and to preserve and protect more land in the

Pinelands Area. She continued that the pre-proposal is due in April and that the pre-proposal scope calls for a three-year work period that would start in November 2023.

ED Grogan added that the America the Beautiful program is looking for projects from state agencies working with non-governmental partners.

Commissioner Avery asked what the average grant was last year. ED Grogan said the amount of funding was high, but the exact amount is unknown.

Commissioner Avery asked if there were any discussions by other participants about the types of projects they would like to be funded. Ms. Berg said stewardship concerns were expressed most frequently, and that many non-governmental partners lack the necessary resources to do more stewardship.

No official action was required of the Committee on this matter.

6. Update on CMP amendments and priorities

Stacey Roth, Chief of Legal and Legislative Affairs, gave a presentation on upcoming CMP rulemaking amendments (attached). The presentation addressed the Black Run management area changes, the electric transmission line right-of-way vegetation maintenance program, application fee changes, expiration dates for old waivers and Certificates of Filing, and other minor amendments.

ED Grogan said the Black Run project has a long history, and that the recommended management area changes recognize the importance of protecting the watershed. She added that a change in management area boundaries of this size requires Commission action via a CMP amendment. She noted that a more detailed summary of the proposed changes would be provided to the P&I Committee in April.

Commissioner Wallner asked what the timeline might be for the Township to change its zoning. ED Grogan said the Commission's adoption of the CMP amendment would need to occur first. That amendment would then trigger the municipal rezoning process.

Commissioner Wallner said land surveying and negotiations regarding land acquisition for open space are going forward.

Commissioner Avery asked why the Black Run management area changes are taking longer than the Oyster Creek management changes did years ago. ED Grogan said the Commission at the time of the Oyster Creek management area changes was comfortable with the amendment, but it has not been as comfortable with moving forward with the Black Run management area changes.

Commissioner Avery asked if the Black Run project requires Secretary of the Interior review. ED Grogan said yes, as do all CMP amendments.

Commissioner Lohbauer said he supports prompt action concerning the Black Run changes. ED Grogan said she agreed, and that staff is moving as quickly as possible.

Ms. Roth added there is a 30-day veto period built into the Pinelands Protection Act for adoption of CMP amendments, and that rulemaking is a very long process. She said the staff intends to have the full rule proposal prepared for the P&I Committee in June and that, if authorized, the notice would be published in the NJ Register in September with the public hearing scheduled in October.

Commissioner Lloyd asked if there are other factors that may hold up the Black Run management area changes. ED Grogan said there are affected landowners, and in the past, the Commission was unwilling to proceed without support from Evesham Township. She added that municipal support is not required for the Commission to move forward with the amendment.

Commissioner Wallner added that currently only a portion of the Black Run headwaters is being designated for open space in Evesham Township's currently proposed Open Space and Recreation Plan, and that there is a pocket carved out for potential development.

Commissioner Irick said he supported implementing a sunset provision on Certificates of Filing. He added that it would be beneficial to revise exemptions and definitions related to utility distribution lines. ED Grogan said that amendments related to distribution lines could be part of a future set of amendments.

7. Public Comment

Ms. Roth stated that the public comment period for the Waterford Township ordinances was closed.

Fred Akers, Operations Manager at Great Egg Harbor Watershed Association (GEHWA), thanked the Commission for discussing the ATV legislation and considering model ordinances. He said it took 10 years to pass legislation about ATVs, and that the GEHWA plans to work on legislation to require vehicle tagging. He then introduced Brooke Handley as the new Great Egg Harbor Watershed River Administrator.

Brooke Handley, River Administrator of the GEHWA, described actions by the Watershed Association to have municipalities adopt the model ordinance. She said Egg Harbor Township and Hamilton Township have adopted the model ordinance.

Michelle Forman of Pemberton Township asked about the availability of the list of preapplications that have been denied by the Commission. She also asked who she can talk to about rule amendments. She questioned why all Commissioners were not in attendance and about taking roll call during votes at P&I Committee meetings. She also asked when the public hearing was held on the Waterford Township ordinances.

David Roberts thanked the Commission for its work with Waterford Township on the amended redevelopment plan.

Heidi Yeh, Policy Director at the Pinelands Preservation Alliance (PPA), thanked the Commission for holding the Land Preservation Summit. She said PPA is generally supportive of the use of PDCs for nonresidential development as well as moving to a percentage-based model. She said the current model only applies to bonus density and creates a financial incentive to build with low-density sprawl.

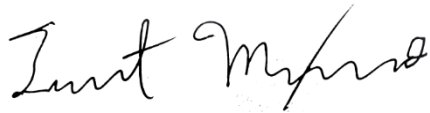
Chair Matos closed public comment at 11:27 am.

Commissioner Irick said he assesses applications thoroughly and that all his votes occur in a public forum. Chair Matos agreed.

Chair Matos asked for a motion to adjourn the meeting. Commissioner Lohbauer made the motion. Commissioner Wallner seconded. All voted in favor.

The meeting adjourned at 11:28 a.m.

Certified as true and correct:

A handwritten signature in black ink, appearing to read "Trent Maxwell", is written over a horizontal line.

Trent R. Maxwell, Planning Technical Assistant

Date: April 14, 2023



PRIOR P&I DISCUSSION ON OPPORTUNITIES FOR USE OF PDCS WITH NON-RESIDENTIAL DEVELOPMENT

Pinelands Commission
Policy & Implementation Committee
3/31/2023

WAREHOUSE DEMANDS REACH REGIONAL GROWTH AREAS

- Pinelands municipalities are fielding many warehouse development proposals
- Developers are targeting tracts of land with access to highways to site large ($\frac{1}{2}$ million sqft+) warehouses
- Municipalities are interested in the tax ratables and associated economic development impacts; expect that residents will have similar concerns as seen statewide
- Multiple Pinelands municipalities are actively considering zoning changes to allow warehouse development via redevelopment plans



A PATTERN EMERGES IN RESPONSE

- Warehouse proposals for sites in residentially zoned RGAs with existing, mandatory PDC requirements
- Without a zoning change, the CMP imposes a large PDC obligation through a use variance
- Rezoning vacant land from residential to non-residential within the RGA has barriers based on CMP rules
- Opportunities to transfer residential development potential to other lands in a municipality's RGA have become more limited over time



PDC USE IN RGA NON-RESIDENTIAL DEVELOPMENT

A POTENTIAL APPROACH

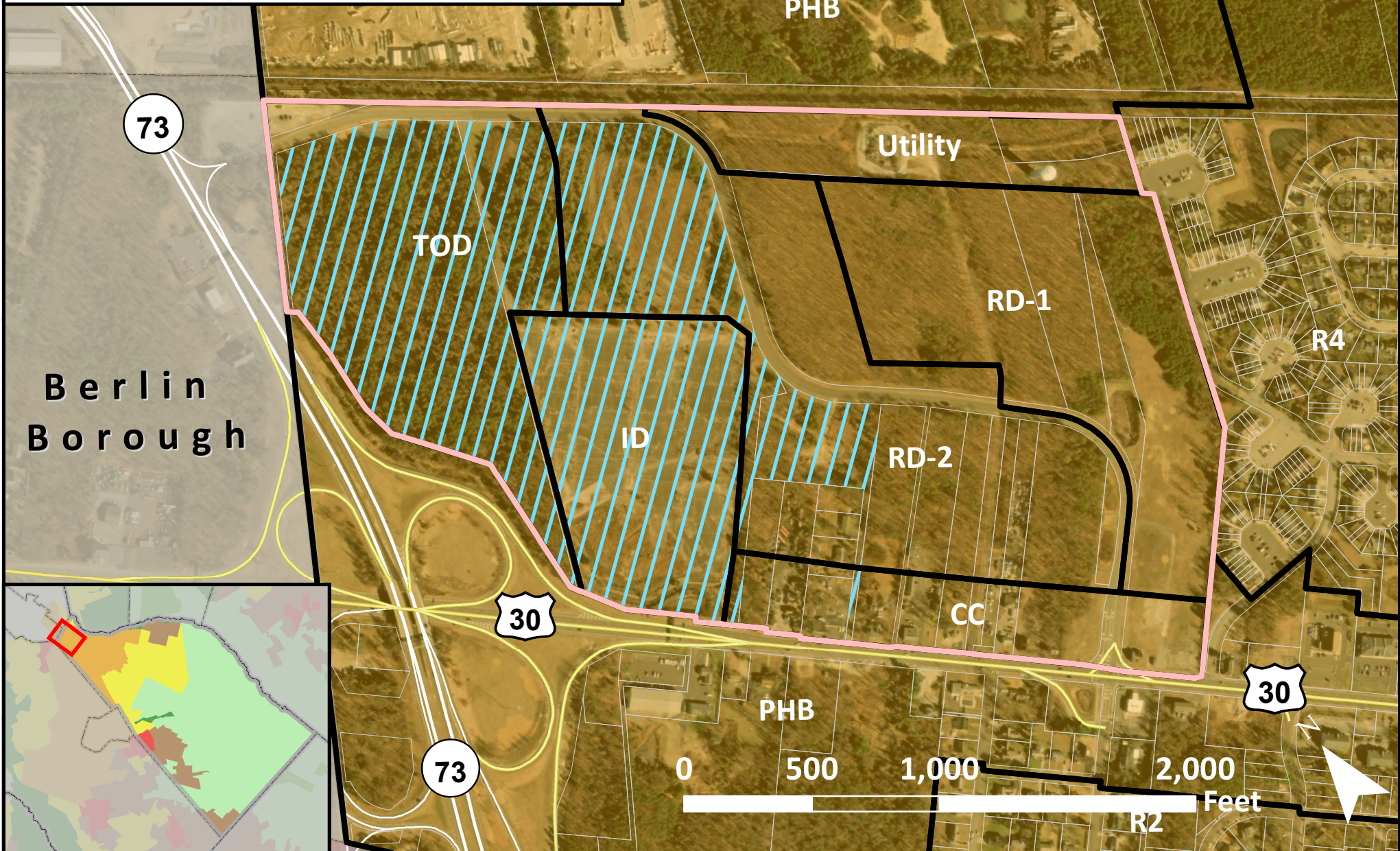
- Drawing upon CMP's municipal flexibility provisions
 - Allow municipalities to meet their PDC obligations by adopting mandatory PDC requirements for non-residential uses
 - Precedent: Berlin Township & (formerly) Winslow Township - Bonus FAR achieved via PDC use
 - Allow reduction in authorized residential units in municipal RGAs where overall residential zoning capacity exceeds CMP base/bonus density minimum
 - Many RGA municipalities have been opting to increase RGA residential density above the required CMP minimum. Mandatory PDC requirements were incorporated in these zoning plans to accommodate affordable housing and ensure redemption of PDCs.
 - A municipality should be given the flexibility to reduce residential zoning capacity so long as the CMP minimum continues to be met
- Calculate PDC obligation required by the CMP for lands being rezoned and assign that obligation to the newly permitted non-residential uses

Waterford Township

Haines Boulevard Redevelopment Area

-  Planned Industrial Overlay Zone
-  Redevelopment Area
-  Pinelands Management Area
-  Existing Zoning
-  Regional Growth Area
-  Lots

Executive Director's Report
Waterford Twp Ord. 2023-1 and -2
3/31/2023
Exhibit #1



2023 Rule Package #1 Update

P & I Committee

March 31, 2023

Amendments

Black Run

- ▶ Redesignates an area in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area
- ▶ Authorizes a new pilot program to address the location and intensity of future development of lands in Evesham Township through conservation of lands in Evesham's new and existing Forest Area

Electric Transmission Line Right-of-Way Vegetation Management

- ▶ A new rule to make permanent the Electric Transmission Right-of-Way Vegetation Management Plan ("ROW Plan")
- ▶ Plan currently administered through a pilot program, which will be repealed.

Amendments (cont.)

Fees

- ▶ Increased fee for applications to resolve violations
- ▶ Fee for resubmittal of application for expired waiver

Expiration of Old Waivers and Certificates of Filing

Minor Amendments

- ▶ Clarifications, Codifications of Existing Practices, and amendments to address statutory name change to County Boards of Commissioners

Next Steps

June 2023	P&I Committee reviews rule proposal
July 2023	Commission reviews and authorizes rule proposal
August 2023	Rule proposal filed with Office of Administrative Law
September 2023	Rule proposal published in New Jersey Register
October 2023	Public hearing
November 2023	End of 60-day comment period
January 2024	P&I Committee reviews rule adoption
February 2024	Commission reviews public comment and adopts rules
March 2024	Adoption notice filed with Office of Administrative Law
May 2024	Amendments take effect



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-23-_____

TITLE: Issuing an Order to Certify Monroe Township Ordinance O:04-2023, Adopting the Hexa Builders Redevelopment Plan

Commissioner _____ moves and Commissioner _____ 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 municipal 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 February 28, 2023, the Monroe Township Council adopted Ordinance O:04-2023, adopting the Hexa Builders Redevelopment Plan; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance O:04-2023 on March 1, 2023; and

WHEREAS, by letter dated March 6, 2023, the Executive Director notified the Township that Ordinance O:04-2023 would require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on Monroe Township Ordinance O:04-2023 was duly advertised, noticed and remotely held on April 5, 2023 at 9:30 a.m. with live broadcast on the Pinelands Commission’s public YouTube channel and opportunity for the public to call-in during the live broadcast; and

WHEREAS, the Executive Director has found that Monroe Township Ordinance O:04-2023 is 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 Monroe Township Ordinance O:04-2023 is 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 Monroe Township Ordinance O:04-2023 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning Monroe Township Ordinance O:04-2023 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 Ordinance O:04-2023, adopting the Hexa Builders Redevelopment Plan, is 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*				
Avery					Lettman					Pikolycky				
Asselta					Lloyd					Wallner				
Christy					Lohbauer					Matos				
Holroyd					Mauriello									
Irick					Meade									

* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan

Executive Director

Laura E. Matos

Chair



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LAURA E. MATOS
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SUSAN R. GROGAN
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Report on Monroe Township Ordinance O:04-2023, Adopting the Hexa Builders Redevelopment Plan

April 28, 2023

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 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 9, 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 February 28, 2023, the Monroe Township Council adopted Ordinance O:04-2023, approving the Hexa Builders Redevelopment Plan, which is located in a Pinelands Regional Growth Area and a Pinelands Rural Development Area. The Pinelands Commission received a certified copy of Ordinance O:04-2023 on March 1, 2023.

By letter dated March 6, 2023, the Executive Director notified the Township that Ordinance O:04-2023 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following ordinance has been submitted to the Pinelands Commission for certification:

- * Ordinance O:04-2023, adopting the Hexa Builders Redevelopment Plan, introduced on February 13, 2023, and adopted on February 28, 2023

This ordinance has been reviewed to determine whether it conforms 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 Master Plans and Land Use Ordinances Relating to Development Standards

Ordinance O:04-2023 adopts the Hexa Builders Redevelopment Plan, dated August 4, 2022. This new redevelopment area consists of three lots (Block 8401, Lots 8, 9, and 10) approximating 158 acres fronting the Black Horse Pike (U.S. Route 322) (see Exhibit #1). The redevelopment area is composed of undeveloped forested areas and agricultural lands. Approximately 127 acres are located within the Township's Regional Growth Mixed-Use (RG-MU) District and the remaining 31 acres (a portion of Lot 9) are located within the Rural Development Residential Receiving (RD-RR) District. The RG-MU District is located within a Pinelands Regional Growth Area and the RD-RR District is located within a Pinelands Rural Development Area.

In 2010, Monroe Township adopted, and the Commission certified, Ordinance O:07-2010 establishing the RG-MU District. The RG-MU District permits agriculture, public service infrastructure and planned development. Planned development within this district requires a minimum tract size of 100 acres, of which at least 15 acres, and up to 30 acres, must be devoted to community commercial uses. Planned development also requires at least one of the following uses: congregate care facility, long-term care facility, nursing home, assisted living facility, independent living facility or continuing care retirement community. The remaining residential component of the planned development must provide a minimum of 400 units and allows for up to six dwelling units per acre within the residential portion of the overall tract. A variety of housing types are permitted, including single-family detached dwellings, single-family semidetached dwellings, single-family attached dwellings, multifamily dwellings, apartments, independent living facilities and assisted living facilities. Pinelands Development Credits (PDCs) must be used for 25% of market-rate units. Additionally, if a planned development fails to meet the 400-unit minimum requirement, one-quarter of a PDC must be purchased and redeemed for every residential unit less than 400 units.

The RD-RR District permits residential uses, agriculture, forestry, recreational facilities, public service infrastructure, and institutional uses. Residential dwelling units are permitted at one unit per 3.2 acres. Clustering of residential units on 1-acre lots is required whenever two or more units are proposed as part of a residential development. The municipal Density Transfer Program also permits residential development on lots as small as one acre, provided that sufficient land (either contiguous or noncontiguous) is purchased and deed restricted within the Rural Development Residential Sending (RD-RS) District which, when combined with the acreage of the lot proposed for development, equals at least five acres.

The purpose of the Hexa Builders Redevelopment Plan is to fulfill a regional commercial need for warehousing and a local desire to develop the Township's Regional Growth Areas along U.S. Route 322. To that end, the redevelopment plan establishes new land development regulations for the Regional Growth Area portion of the redevelopment area that expressly supersede the RG-MU District regulations. However, if the redevelopment plan is not implemented by a redeveloper, the underlying RG-MU district remains in effect. In recognition of the minimal development potential in the Rural Development Area portion of the redevelopment area, due to wetlands and wetland buffers, the existing underlying RD-RR District regulations are maintained.

Within the Regional Growth Area, the redevelopment plan permits warehouse, storage, and distribution facilities as well as office space specific to warehouse operations. The plan provides area and bulk standards. Development standards are also provided for parking and loading, lighting, signage and landscaped buffers. A 100-foot setback is required when abutting an existing residential use or residential zone. The residential setback is required to have adequate landscaping and screening to minimize visual and noise impacts. The development standards also require that all buildings of 100,000 square feet or more must be designed and constructed to support rooftop solar installation in accordance with P.L. 2021, c.290. The plan also requires PDCs to be acquired and redeemed for the development of any principal, non-residential use in the Regional Growth Area portion of the redevelopment area at a rate of one-quarter PDC for every 18,000 square feet of gross floor area. Lastly, the redevelopment plan expressly requires that any development within the redevelopment area meet the minimum environmental standards of the Pinelands Comprehensive Management Plan.

Impacts to the Residential Zoning Capacity of Monroe Township's Regional Growth Area

As noted above, if the Hexa Builders Redevelopment Plan is not implemented, the underlying RG-MU District regulations remain in effect. Therefore, the residential zoning capacity of the Township's Regional Growth Area theoretically remains unchanged. The previously certified RG-MU District established a residential zoning capacity that allowed for a maximum of 636 new residential units. Such a residential density is significantly higher than that prescribed by the CMP for Monroe Township's Regional Growth Area. The CMP requires the Township to zone for a density of only three units per upland acre in its Regional Growth Area, which translates to 357 units (N.J.A.C. 7:50-5.28(a)1 and 3). In certifying the RG-MU District, the Commission previously found that the area met the CMP criteria for increased residential densities in the Regional Growth Area (N.J.A.C. 7:50-5.28(a)7).

However, based on application information submitted to the Commission and information provided by the Township (see Exhibit #8), there is a strong likelihood that the Hexa Builders Redevelopment Area will be developed exclusively for non-residential use if Ordinance O:04-2023 is certified. Given these facts, Commission staff evaluated whether the Regional Growth Area portion of the redevelopment area is appropriate for non-residential development and whether the PDC program would be negatively impacted by the expected loss in residential development potential in that area.

It is important to note that Ordinance O:07-2010, which established the RG-MU District, was part of a larger Township-wide comprehensive rezoning involving Pinelands management area changes. The certification of the 127-acre RG-MU District necessitated a redesignation of the

underlying lands from Rural Development Area to Regional Growth Area. (This was approved alongside other zoning changes that redesignated 2,785 acres from Rural Development Area to Forest Area within the Township). Prior to this zoning change, the Pinelands Commission's Ecological Integrity Assessment (EIA) Project had recommended this site as suitable for redesignation to Regional Growth Area. A number of contributing factors were considered in staff's recommendation, including the fact that most of the area has a relatively low ecological integrity assessment score; the fact that the area consists largely of non-habitat (i.e., agricultural fields); the fact that the area is contiguous with an existing Regional Growth Area; the area's proximity to a major public road and other infrastructure necessary to support growth; the lack of any public development plans for the area that would be inconsistent with additional development there; and, the lack of any data presently on hand that would indicate the presence of threatened and endangered species or their habitat. These findings are still valid, and it must be reiterated that U.S. Route 322 is a long-established, commercial corridor within the Township with a variety of non-residential uses fronting the highway within the Township's Regional Growth Area. The fronting highway, existing development patterns and prior zoning support the appropriateness of this area for non-residential development.

Importantly, the redevelopment plan includes a PDC requirement for permitted non-residential development in recognition of the potential elimination of up to 636 residential units and opportunities for the use of up to 127 PDC rights if the area is developed for nonresidential use. When a municipality has determined that an area is appropriate for residential development in its Regional Growth Area, zoned it for residential uses and established a PDC obligation, the Commission must carefully evaluate proposals to rezone for strictly non-residential uses with a careful eye to the impacts to the Pinelands Development Credit Program. As discussed in Section 8 below, the PDC requirements for the redevelopment area ensure that the PDC Program is not negatively impacted by these amendments.

Ordinance O:04-2023 is consistent with the land use and development standards of the Comprehensive Management Plan. Therefore, 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

N.J.A.C. 7:50-3.39(a)8 specifies that in order to be certified by the Commission, municipal land use ordinances must provide for sufficiently residentially zoned property in the Regional Growth Area to be eligible for an increase in density to accommodate Pinelands Development Credits (PDCs) as provided for in N.J.A.C. 7:50-5.28(a)3.

The certified RG-MU District requires that PDCs be acquired and redeemed for 25% of all market-rate residential units. The use of PDCs is not required for those units made affordable to low- and moderate-income households. At least 20% of the units within the RG-MU District are required to be made affordable. Based on the six unit per acre maximum density and the 20% affordable housing set-aside, the RG-MU District provides an opportunity for the use of up to 127 rights (31.75 full Credits). If the Hexa Builders Redevelopment Plan is not implemented, these PDC provisions and PDC potential remain unchanged.

However, if the redevelopment plan is implemented, any non-residential development permitted under the Hexa Builders Redevelopment Plan must redeem Pinelands Development Credits (PDCs) at a rate of one quarter (1/4) PDC for every 18,000 square feet of gross floor area within principal use buildings. The Township included these provisions in recognition of the significant reduction in potential residential units and potential use of PDCs if the redevelopment plan is implemented.

To evaluate whether the PDC requirements of the Hexa Builders Redevelopment Plan adequately protect the Pinelands Development Credit Program, staff evaluated the potential PDC yield for the portion of the redevelopment area within the Regional Growth Area under the minimum residential density requirements prescribed by the CMP. If this 127-acre area were zoned for residential development, the CMP would require that it allow for a minimum base density of two units per upland acre with a bonus density achieved through PDC use of an additional one unit per upland acre. This would result in the opportunity for the use of 119 rights.

Commission staff evaluated the potential level of PDC redemption under the Hexa Builders Redevelopment Plan based on application information submitted to the Commission. A prospective redeveloper has proposed a warehouse facility within the Regional Growth Area portion of the redevelopment area with a gross square footage of approximately 1,632,000 square feet. This equates to a PDC obligation of 91 PDC rights under the redevelopment plan's PDC provisions, which is comparable to imposing a 25% mandatory PDC requirement for this area if zoned for the minimum density permitted by the CMP.

While 25% is not as high a number as would be provided through the more traditional zoning approach where Pinelands Development Credits would account for 33% of the total number of permitted units, it is important to remember that the traditional base density/bonus density approach utilized throughout the Pinelands Area only provides an *opportunity* for the use of

Pinelands Development Credits. There is no requirement under the traditional approach that any credits be used in any particular development project. Ordinance O:04-2023 *guarantees* that Pinelands Development Credits will be purchased and redeemed as part of the approval of any non-residential development within the Hexa Builders Redevelopment Area.

The CMP focuses on the use of PDCs as a means of increasing permitted residential densities in Regional Growth Areas. However, N.J.A.C. 7:50-5.28(a)7i expressly authorizes municipalities to adopt bonus or incentive programs for Regional Growth Area that go beyond the minimum required by the CMP, provided that such programs do not interfere with or otherwise impair the municipality's obligation to provide sufficient opportunities for the use of PDCs. While this provision has not often been used in association with nonresidential development, three other municipalities (Waterford, Berlin and Winslow townships) previously adopted PDC requirements applicable to nonresidential uses in their commercial and industrial zones. The Commission found that the Waterford, Berlin and Winslow Township ordinances represented an appropriate exercise of municipal flexibility that did not interfere with any other CMP standards and certified them on that basis. Monroe Township Ordinance O:04-2023 adopts a similarly creative approach, one that facilitates the municipality's redevelopment goals while ensuring that all CMP standards, particularly those related to the PDC program, continue to be met.

This standard for certification is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

Ordinance O:04-2023 is 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

Ordinance O:04-2023 is 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 plan related to Ordinance O:04-2023 does not affect 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 Ordinance O:04-2023 was duly advertised, noticed and held on April 5, 2023 at 9:30 a.m. Mr. Lanute conducted the hearing, which was held remotely and broadcasted live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. Oral testimony was provided as follows:

Michael Silvestra stated that the Pinelands just keep getting overdeveloped, and that developing 170 acres in an area that is mostly forest seems excessive when there is plenty of other land to develop. He also stated that it seemed a little biased that developers can get approvals to build all kinds of stuff when residents wanting to build a shed have to jump through hoops. He stated that he was hoping that the woods can stay there and that another location could be found for the mixed-use, residential, commercial zone.

Written comments on Ordinance O:04-2023 were accepted through April 7, 2023 and were received from the following individuals:

Tyler Boonstra (Exhibit #2)
 Robin Beeler (Exhibit #3)
 D. Papaneri (Exhibit #4)
 Nicole Ollek (Exhibit #5)
 Christine Friend (Exhibit #6)
 Debbi Baranski (Exhibit #7)
 Stephen Boraske, Esq., Monroe Township Solicitor (Exhibit #8)
 Brooke Handley, River Administrator, Great Egg Harbor Watershed Association (Exhibit #9)

Executive Director's Response

The oral testimony summarized above as well as the written comment attached in Exhibits 2-5 and 7 object to the development of the land within the Hexa Builders Redevelopment Area. The commenters express a variety of concerns, including the clearing of existing wooded areas and wildlife habitat and the environmental impacts of additional residential and commercial development within the Township. Another commenter (Exhibit 9) noted the presence of wetlands in the redevelopment area and requested that the maximum buffer to wetlands be maintained and that redevelopment comply with the most current stormwater management rules, with no waivers or variances provided.

Several important factors discussed above in the body of this report must be reiterated. First, the undeveloped portion of the redevelopment area that is located within the Rural Development Area will maintain its existing, underlying zoning and management area designation. This area has significant wetlands and wetlands buffers and has minimal development potential that is in no way increased by the

new redevelopment plan. This fact is expressly noted within the Hexa Builders Redevelopment Plan. It is highly unlikely that any clearing or development within this 31-acre portion of the area will occur or be permitted.

Second, within the Regional Growth Area portion of the redevelopment area, the existing, certified zoning (the Regional Growth Mixed-Use District) permits high-density, mixed-use development. The new redevelopment plan affords the opportunity for the area to be developed exclusively for nonresidential use, as opposed to a combination of single-family dwellings, townhouses, apartments, congregate-care facilities and community commercial uses. Provided all CMP environmental standards and PDC requirements are met, the CMP provides Pinelands municipalities broad discretion to determine which uses they believe are appropriate in their Regional Growth Areas and adopt and amend their zoning plans accordingly.

Third, the majority of the Regional Growth Area portion of the redevelopment area, where any new warehouses would have to be located, is comprised of old, cleared agricultural lands. This was one of the primary factors in the prior identification of the area as appropriate for designation as a Regional Growth Area as part of the Commission's Ecological Integrity Assessment (EIA) Project. The clearing of woods, particularly along the Route 322 frontage, may be necessary to accommodate the new uses permitted by the redevelopment plan as well as the mixed-use development permitted by the existing, certified zoning. In either case, the CMP provides that clearing and soil disturbance must be limited to that which is necessary to accommodate the permitted development.

Finally, any development or redevelopment of the area will be subject to all CMP environmental standards. This includes continued protection of the wetlands along the rear of site and in the Rural Development Area, imposition of the appropriate wetlands buffer requirement called for by N.J.A.C. 7:50-6.14, and compliance with the CMP's new stormwater management regulations. Under those stormwater rules, no variance or exception may be granted from the prohibition on direct discharge of runoff to wetlands, buffers or waterbodies.

Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that Monroe Township Ordinance O:04-2023, adopting the Hexa Builders Redevelopment Plan, complies with the 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 Ordinance O:04-2023 of Monroe Township.

SRG/DBL/KLE/CMO
Attachments

Monroe Township

Hexa Builders Redevelopment Area

Pinelands Management Area

- Regional Growth Area
- Rural Development Area
- Forest Area

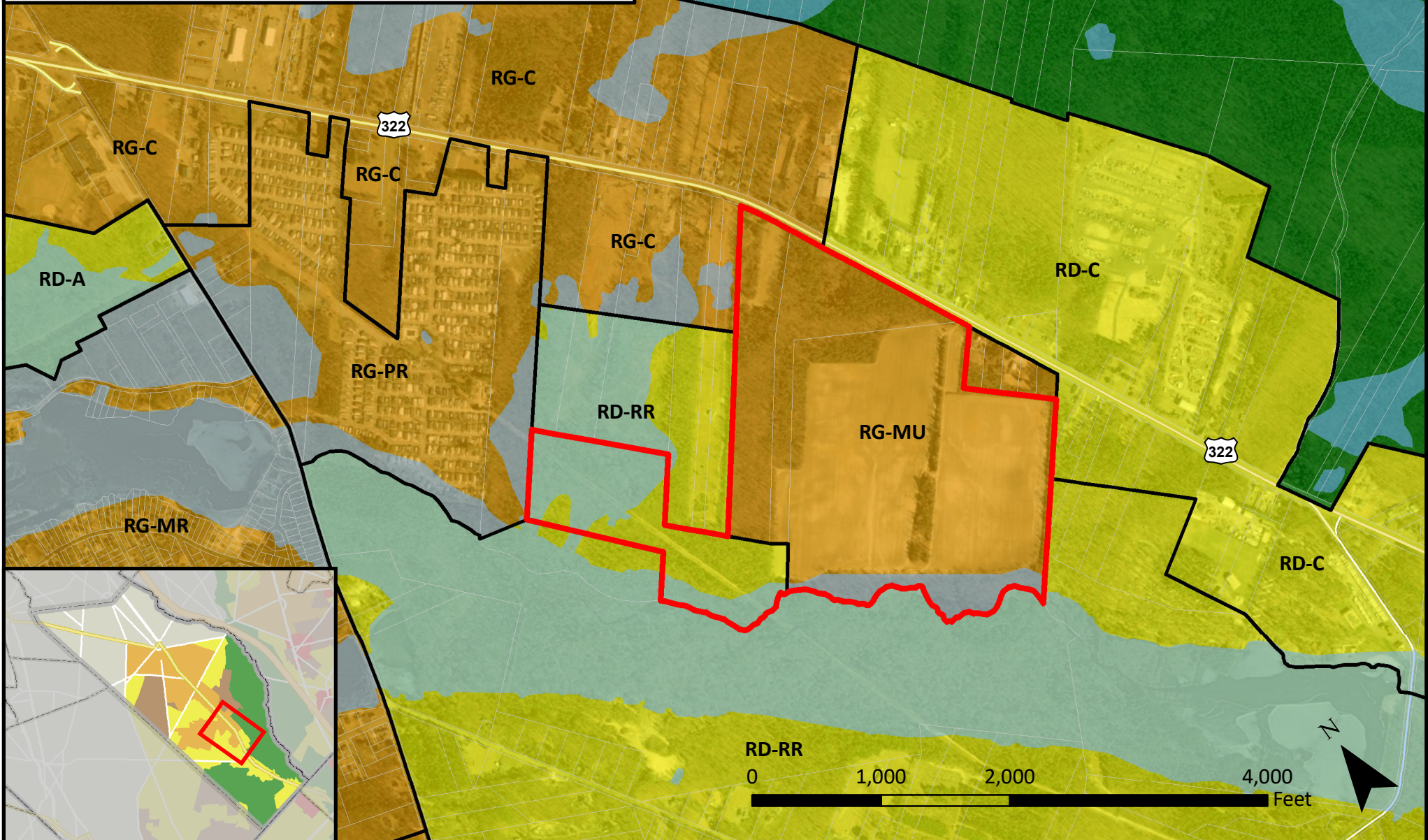
Redevelopment Area

Existing Zoning

Lots

Pinelands Wetlands

Executive Director's Report
Monroe Twp Ord. O:04-2023
4/28/2023
Exhibit #1



From: [Tyler Boonstra](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Tuesday, April 4, 2023 4:06:29 PM

Below is the result of your feedback form. It was submitted by
Tyler Boonstra (Tboon32@hotmail.com) on Tuesday, April 4, 2023 at 16:06:25

email: Tboon32@hotmail.com

subject: Public Comment Submissions

Name: Tyler Boonstra

Mailing Address: 153 E. Piney Hollow rd. Williamstown NJ

Comment Topic: selected=

Message: This ordinance can not pass. Okie e must preserve our forest and farmland area. Changing this land to houses and commercial buildings is bad for the environment and adds additional strain to our public area due to increased population.

Submit: Submit

From: [Robin Beeler](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Tuesday, April 4, 2023 9:14:17 PM

Below is the result of your feedback form. It was submitted by
Robin Beeler (Rbeelermoresales@comcast.net) on Tuesday, April 4, 2023 at 21:14:11

email: Rbeelermoresales@comcast.net

subject: Public Comment Submissions

Name: Robin Beeler

Mailing Address: 906 Whitehall Rd Williamstown NJ

Phone Number: 856-562-6263

Comment Topic: selected=

Message: No No No..stop the building. You are destroying all the natural habitats. Just because they are offering millions doesn't mean it needs to get done. Stop being bought! I want to know who's pockets are getting full on this deal. The twp needs to say no!

Submit: Submit

From: [D. Papaneri](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Tuesday, April 4, 2023 10:55:42 PM

Below is the result of your feedback form. It was submitted by
D. Papaneri (dpapaneri@aol.com) on Tuesday, April 4, 2023 at 22:55:36

email: dpapaneri@aol.com

subject: Public Comment Submissions

Name: D. Papaneri

Mailing Address: 652 Clayton Rd., Williamstown NJ 08094

Phone Number: 8562970386

Comment Topic: selected=

Message: As a long time resident of Monroe Twp., I oppose rezoning pinelands areas for other purposes, further destroying wildlife areas and their habitats. Our town has enough new buildings for commercial purposes and more homes in an area deemed to be protected by PINELANDS ACT. Do your job that you are supposed to. Protect our Pinelands and wetlands in Monroe Township. Pineland ends the protection originally outlined and intended should be upheld and this application denied!

Submit: Submit

From: [Nicole Ollek](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Wednesday, April 5, 2023 7:09:46 AM

Below is the result of your feedback form. It was submitted by
Nicole Ollek (ollekbusiness@gmail.com) on Wednesday, April 5, 2023 at 07:09:42

email: ollekbusiness@gmail.com

subject: Public Comment Submissions

Name: Nicole Ollek

Mailing Address: 310 Florence Blvd, 08094

Phone Number: 8567400212

Comment Topic: selected=

Message: The housing growth within the 08094 community has disappointed most. Despite the business model needs for tax revenue, there are many other areas which can be utilized for economic development (s). Irresponsible actions of human land treatments, continuing to disrupt and strip nature, its habitats, and nature's well necessary processes to add more housing, is a lose lose, when trees are continuing to be bulldozed down. I can't express how important trees are to our climate's environment and such. Responsible human actions would be to maintain our Pine lands and pur community's woods, land, forest, and habitats. Irresponsible building has and will create long term effects. Leave our woodlands alone, please. As as resident of over 50 years in 08094, it's more than irritating. Bottom lines can be reached with other plans of actions. Leave our woods , forests and trees alone. No more destruction and no more new construction plans should include bulldozing trees and forests. Despite it being he easier plan of developing, focus on the vacancies and the redevelopment procesd plan. Vote NO.

Submit: Submit

From: [Christine Friend](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Wednesday, April 5, 2023 7:09:56 PM

Below is the result of your feedback form. It was submitted by
Christine Friend (chris@friendfamily.us) on Wednesday, April 5, 2023 at 19:09:48

email: chris@friendfamily.us

subject: Public Comment Submissions

Name: Christine Friend

Mailing Address: 524 Schoolhouse Rd Williamstown nj 08094

Phone Number: 215-651-7535

Comment Topic: selected=

Message: Pls do not approve listing of restrictions for home or business development in Pinelands.

Submit: Submit

From: [Debbie](#)
To: [Comments, PC \[PINELANDS\]](#)
Subject: Public Comment Submissions
Date: Wednesday, April 5, 2023 11:36:33 PM

Below is the result of your feedback form. It was submitted by
Debbie (dbaranski151@gmail.com) on Wednesday, April 5, 2023 at 23:36:28

email: dbaranski151@gmail.com

subject: Public Comment Submissions

Name: Debbie

Mailing Address: 541 East Malaga Road

Comment Topic: selected=

Message: The wildlife in this area needs this preserved land more then ever! We do not need these commercial buildings in this area, but these animals NEED their home! I have seen such an increase in the amount of wildlife being hit by cars, because they are literally being forced out if their land.

Where are they to go?

I truly hope the approval for this project to be reconsidered.

Submit: Submit



STEINHARDT
CAPPELLI
TIPTON &
TAYLOR LLC

1010 Kings Highway South, Building 1, 2nd Floor
Cherry Hill, NJ 08034

856.853.5530
856.354.8318

Executive Director's Report
Monroe Township Ord. O:04-2023
4/28/2023
Exhibit #8

Stephen J. Boraske | Associate

201-373-8951
sboraske@floriolaw.com

April 7, 2023

VIA EMAIL

State of New Jersey Pinelands Commission
Attn: Susan R. Grogan, P.P., AICP, Executive Director
PO Box 359, New Lisbon, NJ 08064
(e): susan.grogan@pinelands.nj.gov

RE: Application for Certification of Ordinance O:04-2023 “An Ordinance of the Township of Monroe Adopting the Redevelopment Plan for a Portion of the Commercial Corridor Rehabilitation Area Pursuant to N.J.S.A. 40A:12-7”

Dear Ms. Grogan:

This office serves as Township Solicitor for the Township of Monroe (the “Township”). Please accept this letter in further support of the Township’s application to the New Jersey Pinelands Commission (the “Commission”) for CMP certification of Township Ordinance O:04-2023 “An Ordinance of the Township of Monroe Adopting the Redevelopment Plan for a Portion of the Commercial Corridor Rehabilitation Area Pursuant to N.J.S.A. 40A:12-7” (“Ordinance O:04-2023” or the “Ordinance”).

Ordinance O:04-2023 adopts the Hexa Builders Redevelopment Plan, dated August 4, 2022, prepared by Richard W. Hunt, PP, AICPA, of Alaimo Group (the “Redevelopment Plan”) as an explicit amendment to the Township Zoning Map. The three parcels included in the Redevelopment Plan are Block 8401, Lots 8, 9, and 10 as identified on the Township Tax Map (the “Property”). The Property is approximately 158.7 acres, with about 127.4 acres located within the Regional Growth Mixed-Use (RG-MU) District and about 31.3 acres located within the Rural Development Residential Receiving (RD-RR) District. The Redevelopment Plan proposes the following permitted principal uses for the RG-MU portion of the Property: (1) “warehouse, storage, and distribution facilities; and (2) office space specific to Warehouse operations” (collectively, “Warehouse Development”).

The Township’s reasons for adopting Ordinance O:04-2023 and for its determination that the Property is suitable for Warehouse Development are fully set forth within the Redevelopment Plan and all related Township Council and Township Planning Board resolutions thereto. The purpose of this letter is to briefly reiterate and emphasize some of the Township’s important findings as set forth on the following pages.

Reasons for Adopting Ordinance O:04-2023

1. The Redevelopment Plan fulfills a regional commercial need as the Property is proximate to the regional and national highway transportation systems.
2. The Redevelopment Plan implements the community's desire to develop regional growth areas along U.S. Route 322.
3. The Redevelopment Plan provides for employment opportunities in an existing developed area of Monroe Township consistent with Township's smart growth objectives. Most of the Township population lives near the Township's downtown area and are within easy driving and biking distance to the Property, providing conveniently located employment opportunities for Township residents. All employers are encouraged to hire locally.
4. The Planning Board unanimously found that the Redevelopment Plan is consistent with the Township's 2004 Comprehensive Master Plan, which provides a strategic vision for the Township, calling for economic redevelopment and encouraging "a pattern of compact and contiguous growth within appropriate areas of the Township;" (2004 Master Plan, II.A. p. 12 of 60).
5. The Redevelopment Plan is consistent with the New Jersey State Development and Redevelopment Plan (SDRP) and Pinelands Comprehensive Management Plan (CMP), and furthers the important policies therein for the Pinelands area.
6. The Redevelopment Plan is consistent with the goals, objectives, and policies of the Gloucester County 2040 Vision Plan and Delaware Valley Regional Planning Commission.
7. Adoption of Ordinance O:04-2023 and the Redevelopment Plan is in the best interest of the Township for rehabilitation of the Property.

Suitability of the Property for Warehouse Development

1. The Property is proximate to the regional and national highway transportation systems. The Property has immediate regional access via U.S. Route 322; is located within 10 miles of interchanges for the Atlantic City Expressway and U.S. Route 73. Access to the NJ Turnpike is via U.S. Route 322, approximately 25 miles west of the site. The Property is within an hour drive of the Philadelphia Airport and a 30 minute drive to the Atlantic City Airport. Access to these transit systems renders the Property well-suited for Warehouse Development.
2. The Property lies entirely within the Township's commercial corridor and has been determined to be an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-14 et seq. The Township has determined that the designation of rehabilitation areas to allow for commercial development and uses, including Warehouse Development, will foster the investment of private capital, the

construction of commercial projects, and the rehabilitation of business that will benefit the Township, its residents, and property owners.

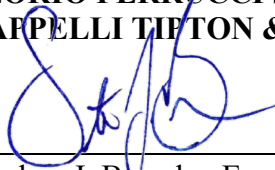
3. The Property is adequately serviced by water and sewer utilities owned by the Monroe Township Municipal Utilities Authority, as well as natural, electric, communications, and fiber optic utilities owned by other providers.
4. Permitting Warehouse Development on the Property will prevent further deterioration of the area and promote the overall development of the Township's commercial corridor, thereby benefitting the general welfare of the Township's citizens.

Thank you for your consideration of this correspondence. The Township respectfully requests that a copy of this letter be attached to your report for the Commission's consideration. If you have any questions regarding this letter or wish to discuss this matter further, please do not hesitate to contact me.

Very truly yours,

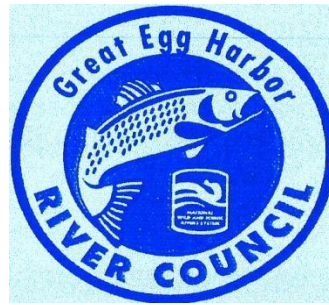
**FLORIO PERRUCCI STEINHARDT
CAPPELLI TIFTON & TAYLOR LLC**

By:



Stephen J. Boraske, Esquire
Monroe Township Solicitor

cc. D. Brad Lanute, PP, AICP, Commission Planning Specialist (brad.lanute@pinelands.nj.gov)
Richard Hunt, PP, AICP, Planning Board Planner (rhunt@alaimogroup.com)
Ninette Orbaczewski, Planning Board Secretary (norbaczewski@monroetownshipnj.org)
Timothy Kernan, PP, AICP, Township Planner (tim.kernan@collierseng.com)
Aileen Chislenko, RMC, Township Clerk (achiselko@monroetownshipnj.org)



The Great Egg Harbor Watershed Association & River Council

**Brooke Handley – River
Administrator**

P.O. Box 109
Newtonville, NJ 08346
(609) 602-0334

bhandley99@gmail.com

RE: Monroe Twp Ord. O:04-2023

Dear Pinelands Commission,

The Great Egg Harbor Watershed Association and River Council manages and protects the Great Egg Harbor Watershed and 129 river miles of the federally designated scenic and recreational Great Egg Harbor River. The Great Egg Harbor River Council includes twelve municipalities including Monroe Township.

Since Block 8401, Lots 8,9,10 in Monroe are designated Regional Growth Mixed Use and Rural Development Residential Receiving, we do not oppose development. However, Block 8401, Lots 8, 9, and 10 in Monroe are adjacent to Hospitality Branch and contain wetlands, and wetlands buffers.

The Great Egg Harbor Watershed Association and River Council requests that maximum buffers to wetlands and the most current stormwater management rules be included in the redevelopment plans for Block 8401, Lots 8, 9, and 10 in Monroe Township. We would also ask that there are no waivers or variances in regards to the stormwater rules.

Thank you for your consideration of our request.

Respectfully,

Brooke Handley, River Administrator
Great Egg Harbor Watershed Association and River Council

Julie Akers
President
Paul Ludgate
Vice President
Dick Colby
Treasurer
Lynn Maun
Secretary &
Coordinator

TRUSTEES
Steve Eisenhauer
Pat Sprigman
Clark Sprigman
Clay Emerson
Paul Ludgate
Carol Jones
Bill Stuempfig

RIVER COUNCIL

Chair:
Gregory Gregory
Somers Point
Vice Chair:
Richard Coe
Monroe Twp.

COUNCILLORS

Julie Akers
Buena Vista Twp.
Ali Stefanik
Corbin City
Bill Christman
Hamilton Twp.
Ralph Bernard
Weymouth
Clark Sprigman
Winslow Twp.
John Keenan
Hammonton
Jim Owen
Estell Manor
Greg Conway
Borough of Folsom
David Brown
Egg Harbor Twp.
William Handley
Upper Twp.
Dick Colby
GEHWA