



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
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
Friday, June 13, 2025 - 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 via the following link:

<https://www.youtube.com/watch?v=oXYP82IoX6w>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 885 6027 0662

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- May 9, 2025

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving With Conditions (2) Applications for Public Development:

- Application No. 1981-2384.016 - Burlington County
Demolition of four structures ("buildings"), 50 years old or older, at the former Burlington County College Campus
Pemberton Township
- Application No. 1984-1306.002 - Hamilton Township
Soil capping of an existing municipal landfill
Hamilton Township

Resolution Approving with Conditions (1) Application for a Waiver of Strict Compliance:

- Application No. 1983-6352.003 - Dustin Barry
Single family dwelling
Shamong Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 1981-2232.001 – Manchester Township
Soil capping of a closed municipal landfill
Manchester Township
- Application No. 1985-0160.015 – NJDEP
Demolition of a building, 50 years old or older, at Batsto Village
Washington Township
- Application No. 2025-0074.001 – Dennis Township
Demolition of a dwelling, 50 years old or older
Dennis Township

B. Waiver of Strict Compliance

- Application No. 1983-6052.002 – Letushko
Single family dwelling
Monroe Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Barnegat Township Ordinance 2025-14
- Jackson Township October 2023 Master Plan Amendment
- Jackson Township Ordinances 30-23, 31-23, and 2025-16
- Monroe Township Ordinances O:08-2025 & O:11-2025
- Vineland City Ordinance 2025-27

7. Other Resolutions

- To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2026 at the Same Level of Expenditures as Fiscal Year 2025 until the Adoption of the Fiscal Year 2026 Budgets

8. General Public Comment

9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

10. Adjournment

Upcoming Meetings

Tues., June 24, 2025

Fri., June 27, 2025

Fri., July 11, 2025

Personnel & Budget Committee Meeting (9:30 a.m.)

Policy & Implementation Committee Meeting (9:30 a.m.)

Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
May 9, 2025

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=t2OFiL8Gp2M>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Michael Eleneski.

Commissioners Absent

John Holroyd, Theresa Lettman and Jonathan Meade.

Call to Order

Chair Matos called the meeting to order at 9:32 a.m.

DAG Stypinski read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's April 11, 2025 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Rittler Sanchez seconded the motion.

The minutes from the April 11, 2025 Commission meeting were adopted by a vote of 11 to 0.

Committee Reports

Chair Matos provided a summary of the April 30, 2025 Policy and Implementation Committee meeting:

The Committee approved the minutes of the March 28, 2025 meeting.

The Committee heard four presentations from staff.

The first presentation discussed the Pinelands Conservation Fund (PCF) Land Acquisition program. Staff asked for Committee feedback on the project priorities, funding levels and the anticipated schedule for a new round of grant offerings. Commissioner Matos suggested engaging legislators to share the application information.

Staff reported on the Commission's 2025 Permanent Land Preservation (PLP) Summit held April 3, 2025, that was focused on creating accessible trails in the Pinelands Area.

Staff also reported on stewardship monitoring visits to three sites preserved using PCF grants.

Lastly, the Committee received an overview of the New Jersey Department of Environmental Protection (NJDEP) Wetlands Mitigation Rule Proposal and the potential impacts to the Commission activities and to preservation of wetlands in the Pinelands Area.

Executive Director's Report

ED Grogan provided information on the following matters:

- The contract with Connolly & Hickey Historical Architects for the Fenwick Manor rehabilitation project has been signed. A meeting has been scheduled for May 13th to discuss the next steps of the project.
- The Comprehensive Management Plan (CMP) rule amendments that the Commission authorized at its April meeting have been submitted to the Office of Administrative Law (OAL) for publication in mid-June. A public hearing has been tentatively scheduled for July 15.
- Atlantic County has re-appointed Commission Irick for another three-year term.

Commissioner Rittler Sanchez asked if meetings have been scheduled with municipalities and interested parties related to the rule proposal.

ED Grogan said staff will wait for official publication of the rule and additional internal work needs to occur before those meetings can be scheduled.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- Burlington County submitted an application proposing a roundabout in Shamong Township. The application has generated public interest and the Commission has received numerous comments. A summary of the Commission staff's response to the public comment can be found in the April Management Report. The Commission's regulations do not specify the type of intersections that must be used in the Pinelands Area. All applications must meet the standards outlined in the CMP, including wetlands, threatened and endangered (T&E) species and cultural resources.
- The Hamilton Township Landfill soil capping application is up for comment today. The applicant revised its application to address T&E species. The landfill is located in the Hamilton Business Park in Mays Landing.
- As noted during the Commission's April meeting, staff is reviewing an application for the construction of a bridge over County Route 539 that is located in Ocean County and traverses through the Joint Base McGuire-Dix-Lakehurst. The Commission received a letter from the Base Commander advising that the proposed road improvements benefit the military's mission and the improvement would be located entirely on Joint Base property, therefore they would not need Commission approval. Staff requested clarification as to who owns the Route 539 right-of-way. Based on preliminary information it appears that the right-of-way is located on an easement that is part of the Joint Base property. If that is the case, the Base Commander could waive the obligation to apply to the Commission by determining that the project is necessary for national security.

April Field, Chief Permitting Officer, said that on April 29th, Ernest Deman of the Commission's Regulatory Programs office coordinated a successful training session with NJDEP Land Use employees. She said Mr. Deman reviewed the difference between the Pinelands National Reserve and the Pinelands Area, development that requires an application to the Commission, and exempt activities. Staff also reviewed Commission-issued documents, website tools and existing Memoranda of Agreements.

Gina Berg, Director of Land Use Programs, provided an update on the following land use matters:

- A new round of PCF acquisition funding is available for projects that meet certain qualifications. Applications will be accepted through September 19, 2025.

- Staff are in the process of developing a framework required to draft rules related to accessible trail standards, which were a focal point of the PLP Summit. Staff recently met with Burlington County related to a proposed regional multi-module trail, of which 25 miles are located in the Pinelands Area. Staff advised County representatives that wetland areas and preserved lands would not facilitate a trail system.
- The NJDEP continues to update its rules related to Infrastructure Trust funding. Pemberton Township is in the process of utilizing funds from the Pinelands Infrastructure Trust Fund to make improvements to its water distribution system. In 2019, the Commission prioritized a list of projects to utilize the funding, one of which was Pemberton Township's project.

Stacey Roth, Chief, Legal and Legislative Affairs, provided an update on the following matters:

- Pemberton Township has begun construction on the Pemberton Lake Accessible trail that was approved through a Memorandum of Agreement (MOA).
- Stafford Township provided photographs of trees that were recently planted as part of its offset for the MOA the Commission entered into with the town for accessible trails at Forecastle Lake Park. A photograph of the revegetation can be seen in the April Management Report.
- Financial Disclosure Statements must be filed by May 15th.

Brad Lanute, Chief Planner, noted that conformance has slowed dramatically and it's most likely the result of municipalities preparing their affordable housing plans, which must be completed by June 30.

Paul Leakan, Communications Officer provided the following updates:

- The Commission's 2nd annual municipal training session is scheduled for June 11th. Forty municipal professionals have already signed up and will be eligible for one hour of a continuing education credit from Rutgers University. This year's session will focus on use of the Pinelands Interactive Map and how it can be used to answer questions about the land development process in the Pinelands.
- The Pinelands Summer Short Court is scheduled for July 18th at Kramer Hall in Hammonton and will feature 11 presentations and four field trips.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution approving four Public Development applications.

Commissioner Pikolycky made a motion Approving With Conditions Applications for Public Development (Application Numbers 1981-1833.093, 1989-0466.015, 1990-0317.004 & 2021-0269.001) (See Resolution # PC4-25-12). Commissioner Rittler Sanchez seconded the motion.

Director Horner provided a brief overview of the four applications. He said Stockton University is proposing the construction of a new elevated potable water storage tank. He noted that the application was previously authorized under the emergency provision in the CMP that permits the Executive Director to authorize development in emergency situations, after consultation with the Commission Chair. He said the storage tank is for fire safety.

He said the second application is for the replacement of a restroom building at Belleplain State Forest.

He said the third application is for the demolition of a small public works building in Medford Township.

Lastly, Gloucester County is proposing road improvements to reconfigure a four-way intersection in Monroe Township.

Commissioner Lohbauer asked if the restroom slated to be demolished was reviewed for cultural resources.

Director Horner said the bathroom was found to have no significant cultural resource.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution approving an application for installation of an artificial turf field in Hamilton Township.

Commissioner Irick made a motion Approving With Conditions an Application for Public Development (Application Number 1981-2437.019) (See Resolution # PC4-25-13).
Commissioner Mauriello seconded the motion.

Director Horner said the proposal is for the installation of artificial turf playing field at the Atlantic County Institute of Technology, which is located in the Hamilton Township Business Park. The artificial turf field is located adjacent to other existing fields.

Ms. Roth reminded Commissioners that when voting, the Commission must consider if an application is consistent with the requirements of the CMP. She said the regulations do not pertain to building materials.

Commissioner Rittler Sanchez said Commissioners have had discussions at the P&I Committee meeting and other meetings related to environmental concerns associated with artificial turf. She said the materials in the artificial turf are toxic to aquatic life, not safe for humans, the turf only last about 10 years, and there is no reuse of the materials once the turf is removed. She said she would like the CMP to be amended to include rules related specifically to artificial turf fields or implement a moratorium on artificial turf in the Pinelands Area. She noted the two bills related to banning artificial turf that are in the Senate and Environmental Committee. She said the Commission does not have to wait for the bills to move. She said this is an instance where the

CMP has not evolved over time to address concerns associated with artificial turf playing fields. She also raised concern about the heat island effect already generated from the existing industrial park where the artificial turf field is proposed.

Commissioner Lohbauer said he agrees that the Commission cannot regulate building materials, as stated by Ms. Roth and noted in the Public Development Report. He said that the Commission has an obligation to address the comments raised by a member of the public on this application. He said, for example, the public commenter stated that artificial turf contains contaminants, including heavy metals, and may have a negative health effect on those who play on the turf. He said the response to comment provided by staff does not state that the comments provided are untrue. He said 7:50-6.11 of the CMP states that no development shall be approved unless it's demonstrated that there is no violation of groundwater quality standards. He said the applicant should be tasked with demonstrating that there is no violation of the groundwater quality standards. He said the report states that the project will be serviced by public sanitary sewer, but that does not address the issues raised by the commentor. He said the application should be tabled until the applicant can address the standard.

Director Horner provided a response to some of the concerns raised. He said stormwater management facilities are proposed to be constructed directly under the artificial turf playing field, and another stormwater facility that is located adjacent to the proposed field will be modified. He said the nearest watercourse is located approximately three-quarters of a mile from the proposed field. He said when similar concerns were raised in the past about artificial turf fields, staff researched the matter and the results were inconclusive.

Director Horner said issues can be raised with any type of building materials, include asphalt used for roads and construction products related to housing and commercial buildings. He said the only way to address the matter is by amending the CMP to contain specific standards.

Director Horner said if the Commission does not approve the application today, it will be sent to OAL. He said OAL will make a determination on whether or not the application meets the standards of the CMP and render a decision.

He said if the Commission chooses to not vote on the application or if the Commission is requesting additional information, staff could ask the applicant if it agrees to delay the vote on the application.

ED Grogan said in the past when the Commission has tabled an application, it is generally to provide an opportunity for staff to discuss an outstanding question or a requested revision with the applicant. That does not appear to be the case with this application. She said she would not suggest tabling the application but it's the Commission's decision.

Commissioner Mauriello said artificial turf fields have been debated for over 20 years and the research conducted by the Environmental Protection Agency and Center for Disease Control has been inconclusive. He said it's important to operate within the constraints of the regulations and authority that an agency has. He said asking the applicant to agree to an extension might not accomplish anything. He said the first thing OAL will review is the Commission's authority.

Commissioner Mauriello added that the EPA and the NJDEP have the authority to identify emerging environmental concerns that pose a threat to human health, and there has not been a consensus on artificial turf fields. He said a broader approach may be warranted, including a review of existing science, expert research and the Commission's authority.

Commissioner Rittler Sanchez stated that she has been doing her own research on this issue. She also said the Commission might need to consider the potential negative impacts of artificial turf fields on Pinelands sod farmers.

Commissioner Lohbauer said the Commission does have the authority under 7:50-6.11 of the CMP. He said the Commission should ask the applicant to demonstrate that the artificial turf will not result in a violation of groundwater quality standards. He said although the language is broad, the applicant should be required to meet this standard.

Chair Matos said this Commission has voted and approved other artificial turf field applications in which we did not require the applicant to do additional work after their application has been deemed complete by staff. She said it's not fair to require this specific applicant to do something different and could put the Commission at risk for retaliatory action.

Commissioner Lohbauer said the Commission is not bound by prior decisions. He said in the prior artificial turf applications, no one raised the issue of contaminants and heavy materials. He said the Public Development report does not refute that information and the Commission has an obligation to respond to the information.

The resolution was adopted by a vote of 8 to 3. Commissioner Rittler Sanchez, Commissioner Lohbauer and Commissioner Wallner voted no.

Public Comment on Development Applications and Items Where the Record is Open

Chair Matos read the list of Public Development and Waiver of Strict Compliance applications that are up for comment.

Director Horner said Burlington County is proposing to demolish all the buildings located at the former college property in Pemberton Township. However, only four of the buildings are 50 years or older, and those are the structures that required application to the Commission.

He said, as noted earlier, Hamilton Township is proposing a soil cap on its landfill and will eventually place a solar facility at the site. The solar facility is not part of the public development application.

He said the Waiver application is for a single family dwelling. The prior waiver approved for the parcel has expired.

Harry Harper of Pemberton Township spoke in support of the demolition of the buildings at the former Rowan College at Burlington County site.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said Commission staff reviewed seven ordinances in the past month that did not raise a substantial issue with the CMP. He said most notable is the previously approved Hexa Builders Redevelopment Plan in Monroe Township that now permits data centers.

General Public Comment

Harry Harper of Pemberton Township said that as a councilman he has seen regulations that have not kept up with advancements. He said if you can find justification in the regulation, then it is important to use it. He said the roundabout in Shamong Township is unnecessary and any traffic issues can be solved with a four-way stop sign and blinking light. He said the County is using an out-of-date traffic study. He said he has conducted his own traffic calculations. He said the roundabout will require four times or more of the amount of impervious coverage than there is now and it's a costly project. He said the Commission should update the CMP to include oversight of building materials.

Jason Howell of the Pinelands Preservation Alliance said he appreciated the discussion regarding artificial turf. He said he would have a hard time approving an application for development that involves known pollutants including PFOA, PFOS and GenX chemicals, particularly a playing surface used by the most vulnerable populations. He said the Commission needs to address the use of building materials with known chemicals. He said it's important to get ahead of emerging data so regulations can be updated and remain relevant before people get sick.

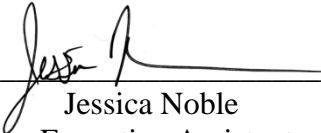
Adjournment

Commissioner Mauriello said that he hopes Pemberton Township will utilize the former college site to accommodate its affordable housing obligations. He said he supports redeveloping a site that has already been impacted, and he hopes that the Commission can assist the town.

ED Grogan said Pemberton Township adopted a redevelopment plan for the former college site a number of years ago. That plan permits the development of several hundred homes, a percentage of which would be affordable.

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Lohbauer seconded the motion. The Commission agreed to adjourn at 10:38 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: May 14, 2025



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 12

TITLE: **Approving With Conditions Applications for Public Development** (Application Numbers 1981-1833.093, 1989-0466.015, 1990-0317.004 & 2021-0269.001)

Commissioner Pikolycky moves and Commissioner Buzby-Cope 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:

1981-1833.093

Applicant: Stockton University
Municipality: Galloway Township
Management Area: Pinelands Regional Growth Area
Pinelands Rural Development Area
Date of Report: April 14, 2025
Proposed Development: Construction of a new elevated potable water storage tank;

1989-0466.015

Applicant: NJDEP, Office of Resource Development
Municipality: Dennis Township
Management Area: Pinelands Forest Area
Date of Report: April 14, 2025
Proposed Development: Demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot restroom building;

1990-0317.004

Applicant: Medford Township
Municipality: Medford Township
Management Area: Pinelands Regional Growth Area
Date of Report: April 14, 2025
Proposed Development: Demolition of a 1,200 square foot public works building, 50 years old or older; and

2021-0269.001

Applicant: Gloucester Co. Engineering Department
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Pinelands Rural Development Area
Date of Report: April 17, 2025
Proposed Development: Improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-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 1981-1833.093, 1989-0466.015, 1990-0317.004 & 2021-0269.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

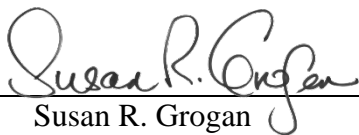
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lettman			X		Rittler Sanchez	X			
Avery	X				Lohbauer	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Holroyd			X		Meade			X		Matos	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 9, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 14, 2025

Charles West (via email)
Stockton University
Office of Facilities Planning and Construction
101 Vera King Farris Drive
Galloway NJ 08205

Re: Application # 1981-1833.093
Block 875.04, Lot 1.01
Galloway Township

Dear Mr. West:

The Commission staff has completed its review of this application for the construction of a new elevated potable water storage tank. 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 May 9, 2025 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, Galloway Township Planning Board (via email)
Galloway Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Rick Ricciardi, PP (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

Charles West (via email)
Stockton University
Office of Facilities Planning and Construction
101 Vera King Farris Drive
Galloway NJ 08205

Application No.: 1981-1833.093
Block 875.04, Lot 1.01
Galloway Township

This application proposes the construction of a new elevated potable water storage tank located on the above referenced 1,586 acre parcel in Galloway Township.

The proposed 24 foot high 300,000 gallon elevated potable water storage tank will replace an existing 300,000 gallon elevated potable water storage tank. After construction of the proposed replacement water storage tank, the existing water storage tank will be removed.

The applicant has indicated that the existing water storage tank provides all potable water service to the University, including fire suppression capabilities.

On November 25, 2024, the applicant submitted a letter indicating that the existing water storage tank had a severely deteriorated roof that was in jeopardy of failing and that if the tank failed, the University could be forced to close until a source of potable water was found.

The Pinelands Comprehensive Management Plan (CMP) provides that if the Executive Director determines that immediate action is necessary to remedy or prevent a condition that is dangerous to life, health or safety, the Executive Director may, after consultation with the Pinelands Commission Chairperson, perform whatever action is minimally necessary to remedy or prevent danger to life, health, or safety. On December 6, 2024, the Executive Director issued a letter granting the University authorization to immediately initiate the construction of the proposed potable water storage tank based on the threat posed to public safety.

This application has been completed to obtain an after-the-fact Commission approval for the construction of the proposed potable water storage tank.

STANDARDS

The Commission staff 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. 7:50-5.2(a) and (b))

The parcel is located partially in a Pinelands Rural Development Area (approximately 603 acres) and partially in a Pinelands Regional Growth Area (approximately 983 acres). The proposed development will be located in the Pinelands Rural Development Area portion of the parcel. Institutional uses, including schools and accessory structures to a school, are a permitted land use in a Pinelands Rural Development Area.

In 2010, Stockton University recorded a conservation deed restriction on a large portion of its campus, including the location of the existing and proposed potable water storage tanks. That conservation deed restriction prohibited the construction of the proposed potable water storage tank in its currently proposed location. However, an amended conservation deed restriction was recorded on March 24, 2025. As a result, neither the existing nor the proposed water storage tank are located in the deed restricted area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on the parcel. The existing elevated potable water storage tank is located approximately 50 feet from wetlands. The proposed elevated potable water storage tank will be located approximately 100 feet from wetlands. The proposed elevated potable water storage tank will be located farther from the wetlands than the existing elevated potable water storage tank.

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

The proposed development will be located within maintained grass areas and within wooded areas. The proposed development will disturb approximately 0.29 acres of wooded area. The proposed clearing and 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.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct a stormwater infiltration basin.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on March 6, 2025. The application was designated as complete on the Commission's website on March 7, 2025. The Commission's public comment period closed on April 11, 2025. 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 six sheets, prepared by Marathon Engineering & Environmental Services and dated as follows:

Sheets 1-3, 5 & 6 – May 10, 2023; revised to September 22, 2023
Sheet 4 – January 5, 2024; revised to February 9, 2024
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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 May 2, 2025 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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 14, 2025

John Cecil, Assistant Commissioner (via email)
NJDEP, Office of Resource Development
Mail Code 501-04A
501 East State Street, P.O. Box 420
Trenton NJ 08625-0420

Re: Application # 1989-0466.015
Block 47, Lot 1
Dennis Township

Dear Mr. Cecil:

The Commission staff has completed its review of this application for the demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot restroom 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 May 9, 2025 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)
Secretary, Cape May County Planning Board (via email)
Cape May County Health Department (via email)
Wayne J. Ingram, 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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

John Cecil, Assistant Commissioner (via email)
NJDEP, Office of Resource Development
Mail Code 501-04A
501 East State Street, P.O. Box 420
Trenton NJ 08625-0420

Application No.: 1989-0466.015
Block 47, Lot 1
Dennis Township

This application proposes the demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot replacement restroom building located on the above referenced 53.8 acre parcel in Dennis Township.

The existing restroom building was constructed in 1973. The restroom building services the Meisle Campground located within Belleplain State Forest. The Belleplain State Forest is comprised of approximately 23,000 acres. The applicant has indicated that the existing restroom building is in need of replacement. The proposed restroom building will be located in the same approximate location as the existing restroom building that will be demolished.

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)

The proposed development is located in a Pinelands Forest Area. The proposed development is an accessory use to an existing campground. Campgrounds are a permitted land use in a Pinelands Forest Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on the parcel. The proposed development is located greater than 300 feet from wetlands.

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

The proposed development will be located within existing maintained grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed demolition. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required for the proposed demolition.

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 March 28, 2025. The Commission’s public comment period closed on April 11, 2025. 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 eight sheets, prepared by French & Parrello Associates, all sheets dated February 26, 2025 and revised to March 12, 2025.
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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 May 2, 2025 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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 14, 2025

Ronald Fowler, Jr. (via email)
Medford Township
49 Union Street, 2nd Floor
Medford NJ 08055

Re: Application # 1990-0317.004
Block 1901, Lot 12
Medford Township

Dear Mr. Fowler:

The Commission staff has completed its review of this application for the demolition of a 1,200 square foot public works building, 50 years old or older. 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 May 9, 2025 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, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

Ronald Fowler, Jr. (via email)
Medford Township
49 Union Street, 2nd Floor
Medford NJ 08055

Application No.: 1990-0317.004
Block 1901, Lot 12
Medford Township

This application proposes the demolition of a 1,200 square foot public works building, 50 years old or older, located on the above referenced 1.96 acre parcel in Medford Township.

STANDARDS

The Commission staff has reviewed the proposed demolition 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 parcel is located in a Pinelands Regional Growth Area. An application to the Commission is required for the demolition of any structure 50 years old or older. The CMP permits the demolition of structures anywhere in the Pinelands Area.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed demolition. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required for the proposed demolition.

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 March 11, 2025. The Commission’s public comment period closed on April 11, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any demolition debris may only occur at an appropriately licensed facility.
2. 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.

CONCLUSION

As the proposed demolition 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 demolition 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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 May 2, 2025 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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 17, 2025

Barry Beckett, P.E. (via email)
Gloucester Co. Engineering Department
1200 N. Delsea Drive
Clayton NJ 08312

Re: Application # 2021-0269.001
Clayton Road, Clayton Avenue, Corkery Lane &
Franklinville-Williamstown Road
Block 12502, Lots 1 - 3
Monroe Township

Dear Mr. Beckett:

The Commission staff has completed its review of this application for improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-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 May 9, 2025 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)
Secretary, Gloucester County Planning Board (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 17, 2025

Barry Beckett, P.E. (via email)
Gloucester Co. Engineering Department
1200 N. Delsea Drive
Clayton NJ 08312

Application No.: 2021-0269.001
Clayton Road, Clayton Avenue, Corkery Lane &
Franklinville-Williamstown Road
Block 12502, Lots 1 - 3
Monroe Township

This application proposes improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-of-way in Monroe Township.

A 1,700 linear foot portion of Clayton Road is currently paved to a width of 27 feet and will be paved to a width of 32 feet. A 550 linear foot portion of Clayton Avenue is currently paved to a width of 37 feet and will be paved to a width of 40 feet. A 450 linear foot portion of Corkery Lane is currently paved to a width of 41.2 feet and will be reduced to a paved width of 40.7 feet. A 2,400 linear foot portion of Franklinville-Williamstown Road is currently paved to a width of 25 feet and will be paved to a width between 28 to 39 feet.

The application also proposes improvements to an intersection created by the four concerned rights-of-way. The proposed intersection improvements include a 100 foot long, 26 foot wide paved ramp from Clayton Road onto Franklinville-Williamstown Road. The ramp will be located on Block 12502, Lot 1.

This application includes the construction of 3,810 linear feet of a four foot wide concrete sidewalk and 4,406 linear feet of a ten foot wide asphalt pedestrian and bike path located within the above referenced rights-of-way and on 17.93 acre Block 12502, Lots 1 - 3.

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 & 5.28(a))

The proposed development is located in a Pinelands Rural Development Area and a Pinelands Regional Growth Area. The proposed development (public service infrastructure) is a permitted use in a Pinelands Rural Development Area and 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 existing paved areas, maintained grassed areas and road shoulders and a forested area. The proposed development will disturb approximately 1.7 acres of forested lands. The proposed clearing and 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 grass species which meet that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct six stormwater infiltration basins.

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

A cultural resource survey was completed for the proposed development. The cultural resource survey determined that the project area does not contain significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on May 12, 2024. Notice to required land owners within 200 feet of Block 12502, Lots 1 - 3 was completed on May 15, 2024. The application was designated as complete on the Commission's website on March 28, 2025. The Commission's public comment period closed on April 11, 2025. 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 47 sheets, prepared by Bryson & Yates Consulting Engineers, LLC and dated as follows:
 - Sheets 1, 2, 4-16, 20-39, 45 & 47 – October 1, 2020; revised to January 16, 2025
 - Sheets 3 & 17-19 – October 1, 2020; revised to March 19, 2025
 - Sheets 40 & 41 – January 16, 2025
 - Sheets 42-44 & 46 – July 10, 2024; revised to January 16, 2025
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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 May 5, 2025 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. PC4-25-13

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1981-2437.019)

Commissioner Irick moves and Commissioner Mauriello 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:

1981-2437.019

Applicant: Atlantic County Vocational Technical School District
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: April 15, 2025
Proposed Development: Construction/installation of an artificial turf athletic field.

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 1981-2437.019 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*
Asselta	X				Lettman			X		Rittler Sanchez		X		
Avery	X				Lohbauer		X			Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner		X		
Holroyd			X		Meade			X		Matos	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 9, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 15, 2025

Nicholas Brown, Business Administrator (via email)
Atlantic County Vocational Technical School District
5080 Atlantic Avenue
Mays Landing NJ 08330

Re: Application # 1981-2437.019
Block 994, Lot 47
Hamilton Township

Dear Mr. Brown:

The Commission staff has completed its review of this application for construction/installation of an artificial turf athletic field. 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 May 9, 2025 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, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Robert Gregoria (via email)
Heidi Yeh (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 15, 2025

Nicholas Brown, Business Administrator (via email)
Atlantic County Vocational Technical School District
5080 Atlantic Avenue
Mays Landing NJ 08330

Application No.: 1981-2437.019
Block 994, Lot 47
Hamilton Township

This application proposes construction/installation of an artificial turf athletic field located on the above referenced 53.17 acre parcel in Hamilton Township. The Atlantic County Institute of Technology is located on the parcel.

The proposed development also includes the construction of spectator bleachers, an eight lane running track, and associated track and field facilities.

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 parcel is located in a Pinelands Regional Growth Area. The proposed development 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 maintained grass areas, over existing impervious surfaces and within wooded areas. The proposed development will disturb approximately 1.5 acres of wooded area. The proposed clearing and 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.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known Red-headed woodpecker sightings in the general vicinity of the parcel. The applicant performed a threatened and endangered (T&E) species survey for Red-headed woodpecker within the 1.5 acre wooded area that will be disturbed by the proposed development. The results of the T&E species survey were negative for Red-headed woodpecker. A condition has been included in this Report prohibiting any additional tree clearing on the parcel unless a T&E species survey for Red-headed woodpecker is completed demonstrating consistency of any proposed tree clearing on the parcel with the T&E animal species protection standard.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The proposed development will be serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct a subsurface stormwater infiltration system beneath the proposed artificial turf athletic field and to modify an existing stormwater infiltration basin.

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

The Commission staff reviewed available information to determine whether any significant cultural resources exist on the parcel. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on June 18, 2024. Newspaper public notice was completed on June 20, 2024. The application was designated as complete on the Commission's website on March 28, 2025. The Commission's public comment period closed on April 11, 2025. The Commission received one verbal comment at its April 11, 2025 meeting regarding this application.

Public commenter: The commenter expressed concern that the proposed artificial turf athletic field contains contaminants, including heavy metals, that result in negative health effects and that the Pinelands Commission should prohibit the installation of artificial turf fields in the Pinelands Area.

Staff response: The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. The regulations contained in the CMP address land use and development within the Pinelands Area, but do not extend to or address the composition of construction materials for projects such as roads, buildings or athletic fields. Absent adoption of an amendment to the regulations contained in the CMP, the Commission does not have the regulatory authority to prohibit the use of any construction material that is not otherwise prohibited by the State of New Jersey or the United States or

require that an applicant demonstrate there are no better or feasible alternatives to use of a particular construction material.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 23 sheets, prepared by Suburban Consulting Engineers, Inc., all sheets dated June 14, 2024 and revised to November 18, 2024.
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. No additional tree clearing shall occur on the parcel unless the applicant completes a regional T&E species survey for Red-headed woodpecker demonstrating that any additional clearing of trees on the parcel will not have an irreversible adverse impact on habitats that are critical to the survival of any local population of Red-headed woodpecker. Dangerous and hazardous trees may be removed from the parcel without such a survey.

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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 May 5, 2025 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. PC4-25-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1981-2384.016 & 1984-1306.002)

Commissioner _____ moves and Commissioner _____
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:

1981-2384.016

Applicant:	Burlington County
Municipality:	Pemberton Township
Management Area:	Pinelands Regional Growth Area Pinelands Rural Development Area
Date of Report:	May 19, 2025
Proposed Development:	Demolition of four structures ("buildings"), 50 years old or older, at the former Burlington County College Campus; and

1984-1306.002

Applicant:	Hamilton Township
Municipality:	Hamilton Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	May 22, 2025
Proposed Development:	Soil capping of an existing municipal landfill.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law concerning the Executive Director's recommendation has been received for 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1981-2384.016 & 1984-1306.002 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*			
Asselta				Lettman				Rittler Sanchez			
Avery				Lohbauer				Signor			
Buzby-Cope				Mauriello				Wallner			
Holroyd				Meade				Matos			
Irick				Pikolycky							

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 19, 2025

Steven Stypinski
Burlington County (via email)
49 Rancocas Road
Mt. Holly NJ 08060

Re: Application # 1981-2384.016
Block 843, Lot 10
Pemberton Township

Dear Mr. Stypinski:

The Commission staff has completed its review of this application for demolition of four structures ("buildings"), 50 years old or older, at the former Burlington County College Campus. 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 June 13, 2025 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, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Harry Harper (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 19, 2025

Steven Stypinski
Burlington County (via email)
49 Rancocas Road
Mt. Holly NJ 08060

Application No.: 1981-2384.016
Block 843, Lot 10
Pemberton Township

This application proposes demolition of four structures ("buildings"), 50 years old or older, at the former Burlington County College Campus located on the above referenced 166 acre parcel in Pemberton Township.

There are eight buildings currently located on the parcel. The application proposes to demolish all of the existing buildings. Four of the buildings are less than 50 years old. The demolition of a building less than 50 years old does not require the completion of an application with the Commission.

The applicant has indicated that the debris from the proposed demolitions will be recycled to the maximum extent practicable and that all hazardous materials, including asbestos, have previously been removed from the structures.

STANDARDS

The Commission staff has reviewed the proposed demolition 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 & 5.28)

The parcel is located in a Pinelands Rural Development Area and a Pinelands Regional Growth Area. The four buildings subject of this application that are proposed for demolition are located in a Pinelands Regional Growth Area. The CMP permits the demolition of structures anywhere in the Pinelands Area.

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

The Commission staff reviewed available information to determine whether any significant cultural resources exist on the parcel. Based upon the lack of potential for significant cultural resources, a

cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to land owners within 200 feet of the above referenced parcel was completed on April 4, 2025. Newspaper public notice was completed on April 9, 2025. The application was designated as complete on the Commission's website on April 28, 2025. The Commission's public comment period closed on May 9, 2025. The Commission received one verbal public comment regarding this application during the May 9, 2025 Commission meeting.

Commenter: The commenter expressed their appreciation that the County was moving forward with the demolition of the buildings located on the parcel.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands Area.

CONDITIONS

1. Disposal of any demolition debris may only occur at an appropriately licensed facility.
2. 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.

CONCLUSION

As the proposed demolition 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 demolition 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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 June 6, 2025 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.



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 22, 2025

Carl Pitale (via email)
Hamilton Township
6101 Thirteenth Street
Mays Landing NJ 08330

Re: Application # 1984-1306.002
Block 994, Lots 57 & 58.12 - 58.15
Hamilton Township

Dear Mr. Pitale:

The Commission staff has completed its review of this application for the soil capping of an existing municipal landfill. 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 June 13, 2025 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, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Jeffrey C. Dey (via email)
Art Schenker, Mayor (via email)
Brett Noll, Township Administrator (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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 22, 2025

Carl Pitale (via email)
Hamilton Township
6101 Thirteenth Street
Mays Landing NJ 08330

Application No.: 1984-1306.002
Block 994, Lots 57 & 58.12 - 58.15
Hamilton Township

This application proposes the soil capping of an existing closed municipal landfill located on the above referenced 46.73 acre parcel in Hamilton Township. The parcel is located within the Hamilton Township Business Park in a Pinelands Regional Growth Area.

This application proposes the removal of all forest and shrub vegetation from an approximately 16 acre portion of the 46.73 acre parcel to facilitate the proposed soil capping. The existing landfill will then be graded to final design grades. The soil cap will be comprised of 19 inches of cover fill topped with five inches of topsoil. The soil capped landfill will then be revegetated with native grasses.

Available information indicates that the closed landfill was in operation between 1970 and 1990. The Pinelands Comprehensive Management Plan (CMP) requires that all landfills located in a Pinelands Regional Growth Management Area that ceased operation on or after January 14, 1981 shall be capped with an impermeable material unless it can be clearly demonstrated that one of four CMP conditions are met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap.

The CMP further requires that a plan for an impermeable landfill cap or for an alternative landfill treatment be submitted to the Commission by May 20, 1997 and that the capping or alternative landfill treatment begin immediately following Commission approval of such a plan. A plan for an impermeable landfill cap or alternative landfill treatment of this landfill was not submitted to the Commission by May 20, 1997. This constitutes a violation of the requirements of the CMP. Completion of this application is intended to resolve the violation.

After soil capping of the closed municipal landfill, it is anticipated that an application will be filed with the Pinelands Commission for a proposed solar energy facility on the soil capped municipal landfill.

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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Management Area. The capping of a closed landfill is permitted in all Pinelands management areas.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are no wetlands located within 300 feet of the above referenced parcel.

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

The proposed development will be located within approximately 16 acres of forest and open sand areas. Portions of the existing landfill have naturally revegetated with young oak and pine trees. The proposed development will result in the clearing of approximately ten acres of forest vegetation. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development associated with the soil capping of the closed landfill.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The application proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.33)

A threatened and endangered species survey for Red-headed woodpecker was completed on the above referenced parcel. During the survey, one Red-headed woodpecker responded to a vocalization survey and flew onto the parcel. That individual remained on the parcel for a short period of time before leaving the parcel. The survey did not find any evidence of an active Red-headed woodpecker nest cavity on the parcel. The parcel is located in the 690 acre Hamilton Business Park. There is at least one confirmed Red-headed woodpecker nest cavity in the Business Park. Based on this survey and other recent surveys conducted on nearby parcels in the Business Park, Red-headed woodpeckers are utilizing the area.

The CMP requires that development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of Red-headed woodpecker. Preferred habitat for Red-headed woodpecker is open oak or mixed pine/oak forest that contains dead and dying trees with a sparse understory. The proposed soil capping of the landfill will disturb approximately sixteen acres. Of those sixteen acres, approximately ten acres are comprised of forest vegetation and six acres are open sandy disturbed areas. The majority of the ten acres of forest vegetation is comprised of young oak and pine trees.

To demonstrate that the proposed soil capping will not result in an irreversible adverse impact on habitats that are critical to the survival of the local population of Red-headed woodpecker, the applicant proposes to deed restrict an approximately 5,430 linear foot forested corridor along the perimeter boundary of the parcel. All development, including clearing and land disturbance, will be prohibited in the deed restricted area. The forested corridor is 100 feet in width except for a 428 foot long section

where the limit of the existing landfill is located within 100 feet of the perimeter boundary of the parcel. The deed restricted corridor will be 68 feet in width within that 428 foot long section. The majority of the mature forested vegetation on the parcel will be located within the deed restricted area, including the wooded area where the Red-headed woodpecker was observed.

The proposed development has been designed to avoid irreversible adverse impacts on habitats that are critical to the survival of the local population of Red-headed woodpecker.

Landfill Standards (N.J.A.C. 7:50-6.75)

The CMP requires that all landfills located in a Pinelands Regional Growth Management Area that ceased operation on or after January 14, 1981 be capped with an impermeable material unless it can be clearly demonstrated that one of four CMP specified conditions can be met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap. One of the four CMP specified conditions that can be met to allow for an alternative landfill treatment is that if a leachate plume associated with the landfill exists, it poses no significant ecological risk to wetlands.

There is a leachate plume associated with this landfill. However, the leachate plume is present only in a deep aquifer zone that does not interact with, or pose a significant risk to, nearby wetlands. The nearest downgradient wetland that is in the path of the leachate plume is located approximately 2,070 feet south of the landfill. To demonstrate that the leachate plume poses no significant ecological risk to wetlands, the applicant evaluated the water quality in both the shallow aquifer zone and the deep aquifer zone downgradient of the landfill and concluded that the plume will not discharge contaminants to the wetlands. The applicant's evaluation included preparation and detailed review of a conceptual site model that depicts and evaluates the landfill and its surrounding environs, a hydrogeologic framework model, groundwater monitoring data, New Jersey Department of Environmental Protection ecological screening criteria and an ecotoxicology report. All of this information was submitted to and reviewed by the Commission. The applicant also submitted a certification by the applicant's New Jersey Licensed Site Remediation Professional representing that the landfill does not pose a significant ecological risk to wetlands and may be closed by using a soil cover.

The application is consistent with the CMP landfill capping standard.

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of eleven stormwater infiltration basins.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 24, 2025. Newspaper public notice was completed on April 24, 2025. The application was designated as complete on the Commission's website on April 28, 2025. The Commission's public comment period closed on May 9, 2025. 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 23 sheets, prepared by Colliers Engineering & Design, all sheets dated October 9, 2023 and revised to February 25, 2025.
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. Prior to any development, the applicant shall submit a copy of the recorded conservation deed restriction for the proposed forested corridor to the Commission.
6. Any proposed solar energy facility on the 46.73 acre parcel requires completion of a separate application with the Commission and approval of that application in accordance with the regulations contained in the Pinelands Comprehensive Management Plan.

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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 by the 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 June 9, 2025 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. PC4-25-_____

TITLE: Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 1983-6352.003)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

1983-6352.003

Applicant: Dustin Barry
Municipality: Shamong Township
Management Area: Pinelands Village
Date of Report: May 22, 2025
Proposed Development: Single family dwelling.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law concerning the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1983-6352.003 for a Waiver of Strict Compliance 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*
Asselta					Lettman					Rittler Sanchez				
Avery					Lohbauer					Signor				
Buzby-Cope					Mauriello					Wallner				
Holroyd					Meade					Matos				
Irick					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

REPORT ON AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

May 22, 2025

Dustin Barry (via email)
2 Coleman Court
Southampton NJ 08088

Re: Application # 1983-6352.003
Block 19.02, Lot 6.19
Shamong Township

Dear Mr. Barry:

The Commission staff has completed its review of the above referenced application for a Waiver of Strict Compliance (“Waiver”). Based upon the facts and conclusions contained in this Report, on behalf of the Commission’s Executive Director, I am recommending that the Pinelands Commission approve the application for a Waiver with conditions at its June 13, 2025 meeting.

FINDINGS OF FACT

This application is for the development of one single family dwelling serviced by an individual on-site septic wastewater treatment system on the above referenced 0.91 acre (39,640 square foot) parcel in Shamong Township. The parcel is located in a Pinelands Village and in Shamong Township’s Village-Residential zoning district. In this zoning district, Shamong Township’s land use ordinance, certified by the Commission, establishes a minimum lot size of 1.0 acre to develop a single family dwelling on an existing lot of record as of November 14, 1997. The parcel subject of this application existed on November 14, 1997.

On August 11, 2017, a Waiver for the development of a single family dwelling on the parcel was approved pursuant to the provisions of the Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.63). The CMP (N.J.A.C. 7:50-4.70(c)) provides that any Commission approval for a Waiver based upon N.J.A.C. 7:50-4.63 shall expire five years after approval unless all necessary construction permits have been issued and other CMP specified requirements are met. Based on the submitted information, the previously approved Waiver has expired.

The CMP (N.J.A.C. 7:50-6.84(a)5vi) requires that an individual on-site septic wastewater treatment system be located in an area on a parcel where the depth to seasonal high water table is at least five feet below the natural ground surface. The Burlington County Soils Survey indicates that there are Woodstown soils on this parcel. These soils have a seasonal high water table of less than five feet below the natural ground surface. The applicant has submitted no information to demonstrate that the proposed

individual on-site septic wastewater treatment system could be located in an area on the parcel where the seasonal high water table is at least five feet below the natural ground surface. Since the available information indicates the seasonal high water table on the entire parcel is less than five feet below the natural ground surface, the applicant is requesting a Waiver from the seasonal high water table standard contained in the CMP (N.J.A.C. 7:50-6.84(a)5vi).

The CMP (N.J.A.C. 7:50-6.84(a)5iv) requires that an individual on-site septic wastewater treatment system meet a two parts per million average nitrogen concentration in the groundwater at the property line of the parcel. As no Commission approved individual on-site septic wastewater treatment system will meet the two parts per million average nitrogen concentration in the groundwater at the property line of the 0.91 acre parcel, the applicant is requesting a Waiver from the groundwater quality standard contained in the CMP (N.J.A.C. 7:50-6.84(a)5iv).

The appropriate resource capability maps and other information available to the Commission staff have been reviewed.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on groundwater quality be minimized.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Public notice to all property owners within 200 feet of the parcel was completed on April 23, 2025. Newspaper public notice was completed on April 24, 2025. The application was designated as complete on the Commission's website on April 29, 2025. The Commission's public comment period closed on May 9, 2025. No public comment was received by the Commission for this application.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, the applicant must demonstrate that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an applicant to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Village which is at least 20,000 square feet, excluding road rights of way, in size and is not serviced by a centralized wastewater treatment system. This application is for a Waiver from the minimum depth to seasonal high water table standard of at least five

feet below the natural ground surface and the groundwater quality standard, both contained in N.J.A.C. 7:50-6. The applicant is proposing to develop a single family dwelling serviced by an individual on-site septic wastewater treatment system on a 0.91 acre (39,640 square foot) parcel. The parcel contains more than 20,000 square feet, excluding road rights of way, and is located in a Pinelands Village. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)1v.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous lands. Since the parcel includes all such contiguous land as required by this condition, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the lot is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Shamong Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's Village-Residential zoning district, Shamong Township's certified land use ordinance establishes a minimum lot size of 1.0 acre to develop a single family dwelling on an existing lot of record as of November 14, 1997. The parcel subject of this application existed on November 14, 1997. This application proposes to develop a single family dwelling on a 0.91 acre lot.

On December 19, 2023, the Shamong Township Joint Land Use Board adopted Resolution No. 2023-15 approving a lot size variance for the development of a single family dwelling on the 0.91 acre lot. Based upon the Shamong Township land use ordinance (Section 110-20) and available information, the December 19, 2023 lot size variance expired on December 19, 2024. On April 15, 2025, the Shamong Township Joint Land Use Board adopted Resolution No. 2025-8 reinstating and re-ratifying the variance approved in Resolution 2023-15. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the applicant meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), the applicant has demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c), and with the conditions recommended below, the proposed dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. This Waiver provides relief from the minimum depth to the seasonal high water table standard of at least five feet below the natural ground surface and the groundwater quality standard, both standards of N.J.A.C. 7:50-6. The Waiver requires the acquisition and redemption of the 0.25 PDCs. The required 0.25 PDCs was acquired and redeemed on May 19, 2022 for the now expired August 11, 2017 Waiver approval for this parcel.

The CMP (N.J.A.C. 7:50-4.62(d)1ii)) also requires the acquisition and redemption of any PDCs that are otherwise required pursuant to N.J.A.C. 7:50-5.27, 5.28 or 5.32. The CMP (N.J.A.C. 7:50-5.27(c)) provides that any local approval in a Pinelands Village which grants relief from density or lot area requirements shall require that PDCs be used for all dwelling units or lots in excess of that otherwise permitted, unless a Waiver for the dwelling unit or lot has been approved by the Commission. Since the applicant qualifies for a Waiver, PDCs are not required for any such local approval.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Paulus, Sokolowski, and Sartor, dated July 16, 2024 and last revised May 22, 2025.
2. The septic system must be located in an area where the seasonal high water table is at least two feet below the natural ground surface.
3. The proposed dwelling must utilize an alternate design wastewater system authorized pursuant to the CMP on a 1.0 acre lot and approved for use by the Pinelands Commission and the New Jersey Department of Environmental Protection.
4. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
5. The proposed septic system shall be located at least 300 feet from wetlands. All other development, except for the proposed driveway, shall be located 250 feet from wetlands.
6. This Waiver shall expire June 13, 2030 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after June 13, 2030 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.

7. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a May 19, 2025 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application # 1983-6352.003. The deed shall also state that the conditions are enforceable by the Pinelands Commission, Shamong Township, the Burlington County Health Department and any other party of interest.

With the above conditions, the applicant qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.84(a)5iv and vi.

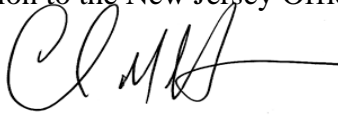
Since the applicant meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

APPEAL

The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation 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 June 9, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. 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.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by:  _____
Charles M. Horner, P.P., Director of Regulatory Programs

- c: Secretary, Shamong Township Planning Board (via email)
Shamong Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Burlington County Health Department (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
 TAHESHA L. WAY
 Lt. Governor

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

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: June 2, 2025

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed seven ordinances and one master plan amendment that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Barnegat Township Ordinance 2025-14 – repeals Ordinance 2024-33, effectively rezoning two lots (Block 114, Lots 8.02 and 9.02), comprising approximately 8.5 acres, from the Residential (R-20 Zone) to the prior zoning district Neighborhood Commercial Zone East of the Parkway (CN Zone East). The lots are currently vacant, under common ownership, and located outside of the State-designated Pinelands Area, but within a Regional Growth Area of the Pinelands National Reserve (PNR). In 2013, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Jackson Township October 2023 Master Plan Amendment – recommends a series of changes to the Township’s Land Use and Development Regulations. These include revising permitted uses across various zones to allow houses of worship, schools, and institutions of higher learning as principal uses, and permitting dormitories, student residences, faculty residences and religious bathing facilities as accessory uses. It also recommends conditionally permitting dormitories, student residences and faculty residences in various zones where the associated institution is located on an adjacent lot. Specifically, within the Pinelands Area portion of the Township, the amendment recommends changes to the RG-2 and RG-3 Regional Growth Zones, the Pinelands Village (PV) Zone, the Pinelands Manufacturing (PM-1) Zone, and the Rural Development (RD-1) Zone. The RG-2, RG-3 and PM-1 zones are located within a Regional Growth Area; the PV Zone is located within multiple Pinelands Villages; and the RD-1 Zone is located within a Rural Development Area.

Jackson Township Ordinances 30-23, 31-23, and 2025-16 – amend Chapter 244, Land Use and Development Regulations, of the Code of Jackson Township to implement the recommendations of the 2023 Master Plan Amendment.

Ordinance 30-23 – amends the district regulations for various zones located within the Pinelands Area. It permits primary and secondary schools as well as institutions of higher learning in the RG-2, RG-3, PM-1, and PV zones. Primary and secondary schools are also permitted in the RD-1 Zone. The ordinance also permits houses of worship in the RG-2, RG-3, and RD-1 zones. Religious bathing facilities are permitted as an accessory use in the RG-2, RG-3, PM-1, PV, and RD-1 zones. Dormitories, student residences, and faculty residences are permitted as accessory uses to an affiliated secondary school or higher learning institution in the RG-2, RG-3, PM-1, PV and RD-1 zones. Dormitories, student residences, and faculty residences are also conditionally permitted in the RG-2, RG-3, PM-1, PV and RD-1 zones, provided that the primary institution to which the dormitory or residence is associated is located on an adjacent lot. The ordinance establishes bulk, area and design standards for higher learning institutions, dormitories, student residences and faculty residences, houses of worship, and religious bathing facilities.

Ordinance 31-23 – establishes definitions for the terms: Assembly Area; Dormitory; Faculty Residence; Higher Learning Institution; Parsonage; Religious Bath Facility; School, Primary; School, Secondary; Social (Banquet) Hall; and Student Residence. It also amends off-street parking requirements for various uses throughout the Township and includes various amendments to zoning applicable to areas outside of the Pinelands Area.

Ordinance 2025-16 – clarifies the area and bulk standards applicable to permitted nonresidential uses in the PV, RG-2, RG-3, RD-1, and PM-1 zones. It specifies that no minimum lot area for a nonresidential use shall be less than that needed to meet water quality standards contained in the Township Code. In the RD-1 Zone, this requirements applies regardless of whether the lot is served by public sewer. The ordinance also eliminates dormitories, student residences, and faculty residences as conditionally permitted uses in the PV, RG-2, RG-3, RD-1, and PM-1 zones. It further clarifies that dormitories, student residences, and faculty residences, which are permitted as an accessory use in those same zones, must be accessory to a secondary or higher learning institution, consistent with the definition of “Accessory structure or use” as defined in the CMP and incorporated in the Township Code. Additionally, the ordinance also allows houses of worship to exceed 35 feet in height, provided the structure qualifies for the exemption in §244-100B of the Township Code, consistent with the CMP exemption at N.J.A.C. 7:50-5.4(b). Lastly, the ordinance corrects various codification errors found in Ordinance 30-23.

Monroe Township Ordinance O:08-2025 – amends Chapter 175, Land Development, of the Code of Monroe Township. The Ordinance amends Section 175-163.4, Cannabis, by removing the provision that prohibits cannabis businesses within buildings that contain a residence or within a mixed-use development that includes residential uses.

Monroe Township Ordinance O:11-2025 – amends Chapter 175, Land Development, of the Code of Monroe Township. The Ordinance amends Section 175-135, Signs, by adding a provision that prohibits private individuals, organizations, or entities from placing signs, banners, flags or similar displays on public property unless expressly authorized by the township. The amendment also sets provisions for the removal of unauthorized signs and exceptions for Government and Public Interest Signage.

Vineland City Ordinance 2025-27 – amends or establishes definitions for the following terms: “Business Office,” “Medical Office,” “Professional Office,” “Substance Abuse Counseling or Treatment Center,” “Social Service Office,” “Mental Health Counseling or Treatment Center,” “Harm Reduction Center,” and “Sterile Syringe Program.”



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2026 at the Same Level of Expenditures as Fiscal Year 2025 until the Adoption of the Fiscal Year 2026 Budgets

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with continued implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, based on the Governor’s proposed budget and subsequent confirmation from the Office of Management and Budget, it is anticipated that the Commission will receive an appropriation of at least \$3,994,000 to support its operations during Fiscal Year 2026; and

WHEREAS, confirmation of the State appropriation is expected in July, after which the Commission will be able to finalize and adopt its Fiscal Year 2026 budgets; 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 actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2026 at the same level of expenditures as Fiscal Year 2025 until the Commission’s adoption of the Fiscal Year 2026 Budgets.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lettman					Rittler Sanchez				
Avery					Lohbauer					Signor				
Buzby-Cope					Mauriello					Wallner				
Holroyd					Meade					Matos				
Irick					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair