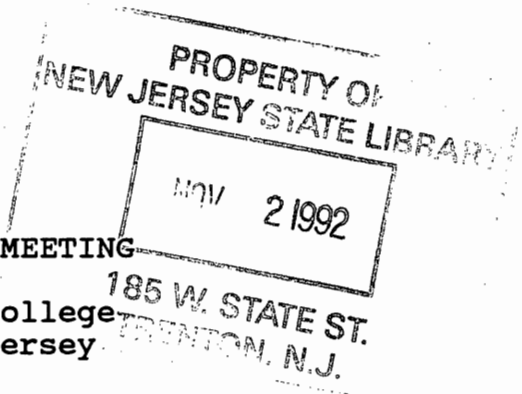


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PC2-114



PINELANDS COMMISSION MEETING

Atlantic Community College  
Mays Landing, New Jersey

August 20, 1992

Minutes

Reviewing the Pinelands Comprehensive Management Plan

Commissioners Present

Candace Ashmun, Ann Auerbach, Alan Avery, William Brown, B. Budd Chavooshian, Thomas Darlington, Joseph Gorrell, Michael Hogan, Stephen Lee, Brian McFadden, Joseph McGrail, and Judith Norcross. Also present was Executive Director Terrence D. Moore.

Commissioners Absent

Chairman Richard J. Sullivan and Brian Lefke

Vice-Chairman McFadden called the meeting to order at 9:10 a.m.

Mr. Moore read the Open Public Meetings Act Statement.

Mr. Moore called the roll.

The Commission and public in attendance pledged allegiance to the Flag.

Summary of Process Discussion

Mr. Moore reviewed the meeting agenda. He explained that today's meeting is to provide members of the Commission the opportunity to seek clarification of recommendations suggested by the ten panels of experts. Members of the Commission may also wish to modify or add to the recommendations, he stated.

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Mr. Moore also stated that a staff memorandum setting forth alternatives to several panel recommendations was sent to the Commission. A member would have to sponsor an alternative for it to be added to the list, he stated.

Mr. Moore stated that a final list of recommendations will be compiled at the end of today's session so that Comprehensive Management Plan (CMP) amendment recommendations may be considered at tomorrow's meeting. Studies and CMP amendment suggestions that fail to gain a majority vote will be ranked in the study workshop to be held on September 21, 1992, he stated.

Commissioner Ashmun inquired how the written public comments that have been received by the Commissioners in the Plan Review Workshops Report could be incorporated into today's discussion. Mr. Moore replied that a Commissioner would need to propose recommendations to reflect the public's comments. Mr. Moore added that in cases where such a proposal is duplicative with existing recommendations, staff could reconcile this problem by re-wording the recommendation.

Commissioner Lee stated that he did not feel that he had been given adequate time to review all the recommendations to be discussed at today's meeting. Mr. Moore informed the Commission that in cases where members had concerns about voting for a particular recommendation, he suggested they either propose the recommendation be reclassified for further study, or abstain from voting to adopt the recommendation.

Summary Discussion of Ten Topic Area Reports (see Attachment A, Summary of Workshop Recommendations)

Forestry

The discussion began with Mr. Harrison outlining the review cycle of forestry applications. Review by the Commission, New Jersey Department of Environmental Protection and Energy's (DEPE) Parks and Forestry, Bureau of Forest Fire Management, local boards, etc. was outlined. Commissioner Ashmun inquired at what point in the development review process is the determination made by staff on how significant impairment will be avoided. Mr. Harrison replied that this determination occurs prior to the issuance of a certificate of filing.

Recommendations by members in this topic area follow:

Commissioner Ashmun proposed study Recommendation 1.01b (see Attachment B, List of Additional Recommendations). Commissioner Chavooshian added that this recommendation captured the relationship between Pinelands and regional/state forestry industry trends. In his opinion, the other study recommendations for forestry do not accomplish this as well.

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Commissioner Lee proposed a new recommendation based on a rewording of Recommendation 1.17b to require that Commission goals be the basis for DEPE review of forestry applications. Recommendation 1.17c was offered by Commissioner Lee as an alternative to Recommendations 1.17a and 1.17b.

Commissioner Ashmun proposed staff Recommendation 1.14b concerning cultural resource surveys.

Vice-Chairman McFadden proposed staff study Recommendation 1.17d concerning the development review process.

Commissioner Ashmun stated that she recognized the time and effort that went into some of the public comments, and proposed that all of the recommendations the Pinelands Preservation Alliance (PPA) and the Nature Conservancy (Andrew Windisch) on the Forestry topic be offered as recommendations. She requested that staff review the comments and re-word where needed to create additional recommendations for consideration at tomorrow's meeting. Recommendations 1.21b, 1.22b, 1.22c, 1.26, 1.27, 1.34, and 1.36 came out of this proposal.

Commissioner Hogan proposed six study recommendations offered by the South Jersey Forest Resource Council in their public comment statement. Recommendations 1.28, 1.29, 1.30, 1.31, 1.32, and 1.33 came out of this proposal.

Based upon the discussion of direct access to private lands that resulted during the public comment portion of the day's meeting, Commissioner Avery proposed Recommendation 1.13b concerning permission to cross land.

Based upon the public comments received at the end of the day's meeting, Commissioner Lee proposed study Recommendation 1.35. Commissioner Lee stated that the effect of introducing non-native species may be small, and the industry needed this flexibility. Commissioner Darlington stated that the Commission needed to define native versus non-native species.

#### Economic Impacts

Mr. Moore stated that all the technical panel recommendations were classified as study recommendations, and therefore, discussion of these recommendations would occur at the Commission's next meeting (now scheduled for September 21). Recommendations proposed by members follow:

Commissioner Hogan expressed some disappointment in the selection of the panelists for this topic. Most of the panelists selected, he stated, had an academic background, and he believed that the panel discussion placed an over-reliance on previous studies of

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the Pinelands. Commissioner Hogan stated that he would have preferred to see panelists who had a direct economic interest in the Pinelands economy at the technical meeting. He said that he agreed with the recommendations that came out of the technical meeting, but felt that the full view of possible adverse economic impacts had not be fleshed out to his satisfaction.

Commissioner Avery stated that he agreed with Commissioner Hogan's observations on the need to have included smaller Pinelands industry interests at the panel meeting. Commissioner Avery then proposed study Recommendation 2.10b on traditional industries. Commissioner Brown concurred with this recommendation.

Commissioner Hogan commented that Recommendation 2.10b unnecessarily limited itself to traditional Pinelands industries. Commissioner Avery disagreed with this suggestion. Commissioner Hogan then proposed broadening this recommendation to include all local business interests in the Pinelands. Study Recommendation 2.10c was proposed by Commissioner Hogan.

Commissioner McGrail proposed Recommendation 2.14 to ensure that studies demonstrate cause and effect relationships.

Commissioner Hogan proposed two recommendations based upon public comments received on the topic. The first, study Recommendation 2.12 on tax appeals, was based on his review of the City of Estell Manor's comment letter. The second, administrative Recommendation 2.13 concerning the need for further economic findings on CMP amendments, was based on his review of the New Jersey Builders Association comment letter.

### Growth/Design

Recommendations proposed by members follow:

Commissioner Chavooshian proposed alternatives to Recommendations 3.06 (reducing RGA sizes) and 3.09 (dwelling unit trades between RGAs). He proposed that these recommendations be re-worded to ensure that the Pinelands Development Credit (PDC) Program would not be adversely affected by the raising of local densities.

Commissioner Ashmun suggested that the proposed alternatives to Recommendations 3.06 and 3.09 be re-worded to also ensure that Pinelands water quality and hydrology not be degraded by the raising of local densities. Commissioner Chavooshian concurred with this suggestion and Recommendations 3.06b and 3.09b resulted from this discussion. (Recommendations 3.06 and 3.09 are now 3.06a and 3.09a.)

Commissioner Chavooshian proposed an alternative to Recommendation 3.18 (sufficiency of housing opportunities) as it appears in Attachment A. He proposed that the determination of appropriate

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housing opportunities in Pinelands Regional Growth Areas (RGAs) be in accordance with the requirements of the state Council on Affordable Housing.

Commissioner McGrail questioned why staff had listed a study recommendation as an alternative to Recommendations 3.04a and 3.04b in their August 17th memorandum. Mr. Moore replied that staff believed the concept of establishing minimum development densities in RGAs was a good idea that needed to be further studied to determine impacts and implications of selected densities. Commissioner Chavooshian then proposed Recommendation 3.04c as suggested by staff in their August 17th memorandum.

Commissioner Hogan sought clarification of staff's alternative recommendation to Recommendation 3.15. Mr. Moore explained that the staff alternative would not alter existing Municipal Reserve Areas, but would allow municipalities to delineate reserve areas within RGAs, thereby facilitating the phasing of development. Commissioner Chavooshian proposed Recommendation 3.15b as suggested by staff in their August 17th memorandum. (Recommendation 3.15 became Recommendation 3.15a.)

Commissioner Chavooshian proposed alternative recommendations to Recommendations 3.19 (model design ordinances) and 3.20 (required design elements) as they appear in Attachment A. In particular, he suggested that the recommendations may be more feasible if the requirement for model ordinances was replaced by a pilot program. Commissioner Chavooshian stated that he feared localities would unintentionally misinterpret and misapply model ordinances, thus defeating the purpose of the recommendation.

### Resource Extraction

Recommendations proposed by members follow:

Commissioner Hogan asked for clarification of the purpose of the staff's alternative CMP recommendation to Recommendations 4.12a and 4.12b (prohibitions on new mining). Mr. Stokes stated that the staff alternative CMP recommendation was consistent with the opinions expressed by the mining industry representatives on the technical panel on new mining. He stated that that the mining industry would not be opposed to Pinelands regulations that prohibited new mining operations. Mr. Liggett added that the industry panelists believed that such regulations would be unnecessary by the industry in general because of the small likelihood that new mining operations would choose to establish themselves in the Pinelands. Commissioner Auerbach proposed the staff alternative (Recommendation 4.12c).

Commissioner Chavooshian expressed support for the staff alternative study to include existing mines as well, but suggested that an alternative be re-worded to indicate the preferred method of

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study. Staff explained how the study could be designed. Commissioner Chavooshian then proposed the staff alternative study recommendation 4.12d.

Commissioner Lee proposed an alternative to Recommendations 4.16a and 4.16b that would permit five year permits with bi-annual updates to the Commission.

Mr. Moore asked whether Commissioner Lee intended to re-word Recommendation 4.16a to make municipal involvement mandatory. Commissioner Lee replied in the affirmative. Recommendation 4.16c was formally proposed by Commissioner Lee at this time.

Commissioner Ashmun inquired how the term "minor" was defined in Recommendations 4.18a and 4.18b (application exemptions for "minor"). Mr. Moore replied that this was for the Commission to decide. Commissioner Ashmun then proposed Recommendation 4.18c by re-wording 4.18a to require applicants to identify specific activities and locations that would be "minor".

#### Solid Waste

Recommendations proposed by members follow:

Commissioner Chavooshian proposed staff alternative Recommendation 5.07b (facilities siting). Commissioners Avery, Hogan and Auerbach asked for clarification of Recommendation 5.07b with regard to what types of solid waste facilities would be limited to RGAs and Pinelands Towns.

Commissioner Avery proposed Recommendation 5.07c to permit transfer stations and vegetative composting facilities in Pinelands Villages.

Commissioner Ashmun proposed that Recommendation 5.07b be re-worded to limit exceptions to waste importation to Pinelands Counties. Recommendation 5.07d resulted from this proposal.

Commissioner Chavooshian proposed the staff alternative (Recommendation 5.19b) to Recommendation 5.19 (land application of source separated compost). (Recommendation 5.19 became Recommendation 5.19a.)

Commissioner McGrail proposed Recommendation 5.19c to address his concern that neither 5.19a nor 5.19b were geographic-specific, i.e. excluding the Preservation Area.

Commissioner Ashmun proposed Recommendation 5.19d by further defining those areas which should be excluded from the land application of compost derived from source-separated municipal solid waste, i.e. include Forest Areas and other sensitive sub-basins.

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Commissioner Hogan proposed eight recommendations (mostly concerning prohibitions on waste) based on pages 19 and 20 of the public comment statement offered by the New Jersey Concrete and Aggregate Association. These recommendations are: Recommendations 5.25, 5.26a, 5.26b, 5.27, 5.28, 5.29, 5.30, and 5.31.

Commissioner Hogan also proposed Recommendation 5.18b (land application of sludge).

### Agriculture

Recommendations proposed by members follow:

Commissioner Hogan asked staff how the CMP could prohibit farm subdivisions in certain management areas if such activity is permitted under the New Jersey Municipal Land Use Law. Mr. Stokes stated that he believed that the situation was similar to other CMP prohibitions which may be allowed in the state land use law. Commissioner Hogan felt that further investigation of this question was warranted, and proposed Recommendation 6.06c as an alternative to Recommendations 6.06a and 6.06b (Recommendation 6.06b is a study recommendation and can be found in Attachment A.

Commissioner Chavooshian stated that he agreed with the staff notes that appear on the summary tables for Recommendation 6.15 (PDC entitlements) in Attachment A. Commissioner Chavooshian inquired how this recommendation could be implemented. Mr. Stokes suggested that the Pinelands Development Credit Bank be encouraged to contact sending area property owners with estimated credit allocations. Commissioner Chavooshian agreed with this suggestion and proposed Recommendation 6.15b.

Commissioner Lee stated that none of the panel or staff recommendations addressed the problem of exempting from application structures used exclusively for horticultural operations under existing CMP farm labor housing regulations. Based on this concern, Commissioner Lee proposed Recommendation 6.22.

### Development Review

Recommendations proposed by members follow:

Commissioner Chavooshian asked staff to clarify the staff alternative to Recommendation 7.12 (efficiency studies). Mr. Moore stated that this recommendation would apply to concerns raised at both the forestry and agricultural technical meetings. He also stated that this recommendation would be applicable to smaller land uses proposals such as concrete pads. Commissioner Auerbach then proposed the staff alternative.

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Commissioner Chavooshian suggested that Recommendation 7.06 ("Living in the Pines") be re-worded to be linked to overall environmental planning goals of the CMP. A recommendation was proposed (7.06b) by Commissioner Chavooshian based upon re-wording Recommendation 7.06 (now "a").

Commissioner Chavooshian stated that Recommendation 7.03 (municipal workshop) was problematic because not all the public's questions have been answered in previous workshops offered by the Commission. Based on this comment, Commissioner McGrail proposed Recommendation 7.03b which would increase the number of workshops available.

Commissioner Chavooshian sought clarification of the staff alternative (Recommendation 7.13b) to Recommendation 7.13 (now "a"). Mr. Stokes stated that staff would expand the list of "comparable exempt from application activities" when a rule proposal was drafted. Commissioner Chavooshian then proposed the staff alternative (Recommendation 7.13b).

Commissioner Ashmun, stating that she supported Recommendation 7.13b but felt that environmentally sensitive areas should be referenced, proposed Recommendation 7.13c as an alternative to Recommendations 7.13a and 7.13b.

Commissioner Ashmun proposed Recommendation 7.35 (cumulative impacts) after questioning whether the term "regional impact" is defined in the CMP. Mr. Moore informed her that the term was not defined.

Commissioner Ashmun proposed Recommendation 7.36 (hearings on compelling public need waivers).

Commissioner Ashmun proposed Recommendation 7.25b by re-wording Recommendation 7.25 (now "a") to address situations where the applicant or their representatives had not been properly advised by municipal officials in advance of pre-application meetings.

Commissioner McGrail proposed Recommendation 7.33b by re-wording Recommendation 7.33 (now "a") to encourage attendance rather than requiring it at meetings.

Commissioner Avery proposed Recommendation 7.37 (meritorious appeal rights) after discussing the rights of third party appeals with Commissioner Lee, Mr. Harrison and Mr. Moore.

#### Stormwater Management

Recommendations proposed by members follow:

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Commissioner Lee asked staff the purpose of the staff alternative to Recommendations 8.08a and 8.08b. Mr. Harrison replied that the need to review stormwater plans in development proposals, in terms of both water quality and infiltration, needs to be clearer. Commissioner Chavooshian proposed the staff alternative (Recommendation 8.08c) to Recommendation 8.08.

Commissioner Hogan stated that the reference to manage road run-off in Recommendation 8.08c created unnecessary costs to localities. Mr. Moore stated that staff interest is to seek consistency with DEPE regulations and to avoid excessive costs to localities. Commissioner Hogan proposed an alternative to Recommendations 8.08a, 8.08b and 8.08c. This recommendation, Recommendation 8.08d, omits the reference to road run-off included in Recommendation 8.08c.

Commissioner Chavooshian proposed the staff alternative (Recommendation 8.09b) to Recommendation 8.09 (basin separation from water table).

#### Water Supply Policy

Recommendations proposed by members follow:

Commissioner Chavooshian proposed an alternative (Recommendation 9.09b) to Recommendation 9.09 (now "a") to promote a statewide approach to water conservation.

Commissioner Chavooshian asked for clarification of the public comment offered by the Pinelands Preservation Alliance (PPA) regarding limitations on withdrawals of more than 100,000 gpd from the Kirkwood/Cohansey aquifer. Mr. Moore responded by stating that staff was uncertain whether this comment sought limitations on withdrawals on a per well, per municipality, or total withdrawal basis. Commissioner Chavooshian proposed Recommendation 9.18 based on a re-wording of the PPA recommendation.

#### Water Quality Parameters

No additional recommendations were proposed by members.

#### Public Comments

Mr. G. Lester Alpaugh, a forester and botanist, asked that the Commission base its forestry policies on a shared vision of the future. He stressed that a common understanding of the Pinelands forests and forestry principles is needed. Mr. Alpaugh stated that he believes that consideration of the full mosaic of habitat considerations is critical to successful management of Pinelands forests.

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Mr. Alpaugh, a panelist of the forestry technical panel, offered the opinion that the panel was underutilized in a one day setting, and that the recommendations could have been more useful. He added that DEPE representatives have asked for more involvement in the Plan Review Process.

Mr. Alpaugh stated that his primary concern with existing CMP forestry regulations is access issues with regard to private landowners. He also spoke of the potentially severe impacts that the state budget cuts will have on the State Forestry Service. He mentioned that the Service is losing thirteen field personnel, and the woodlot assessment program is proposed to be eliminated.

Commissioners Chavooshian and Lee asked if the Pinelands Forestry Advisory Committee could be of any assistance with regard to the woodlot assessment program. Mr. Alpaugh replied that the Forestry Advisory Committee is not as directly involved with private forest applications as they are with public applications.

Mr. Alessi introduced himself as a Shamong Township property owner who has been attempting to sell his property since 1978. Mr. Alessi stated that the Commission's building moratorium and wetlands regulations have prevented him from realizing the full market value of his land. Mr. Moore stated that he will personally review Mr. Alessi's file and have a development review staff member get back to him on this.

Mr. Clifford Frazee, a tree farmer, expressed personal hardship resulting from the CMP access requirement for private lands. Mr. Frazee stated that his neighboring property owner is a corporate holding company that has been unresponsive to his requests for permission to traverse their land.

Mr. Harrison commented that in Mr. Frazee's case, the township is maintaining that the existing access road on the adjacent property is not a public road. Mr. Moore commented that the Commission may become legally liable if the written permission requirement is removed.

Mr. Frazee offered the opinion that the most important forest management issue is controlled burning. Mr. Frazee spoke of the beneficial impact controlled burns have on decreasing harmful insect populations.

Mr. Paul Schairer, a private forester, stated that he believed the CMP has hurt the forestry industry. He mentioned that access regulations on private lands have prevented forestry applications from proceeding. Mr. Schairer also criticized the native species vegetation requirements.



# The Pinelands Commission

P.O. Box 7, New Lisbon, N. J. 08064 (609) 894-9342

October 21, 1992

State Library  
Pinelands Repository/  
N.J. Reference Section  
185 West State Street  
CN 520  
Trenton, NJ 08625

Dear Sir/Madam:

Attached are the minutes of the August 20 and 21, 1992 Pinelands Commission meetings for you information.

Sincerely,

A handwritten signature in cursive script that reads "Nadine B. Young".

Nadine B. Young  
Secretary

/PC1  
Encl.

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Mr. Thomas Hirshblond, a private forester, stated that cedar regeneration is a "non-issue" because any capable forester can accomplish the task with considerable ease. Mr. Hirshblond also stated that although the forestry industry has abused the environment in the past, presently their management practices are ecologically sound.

Mr. Joseph Hughes, DEPE Forest Fire Management Bureau, stated that the Bureau does not support hot fires as a management tool. Mr. Hughes said that hot fires raise liability issues, and present air quality problems. Mr. Hughes stated that the Bureau supports most of The Nature Conservancy's public comments. He asked that the Commission reinstitute fire retardant building standards.

Commissioner Lee asked whether Mr. Hughes found The Nature Conservancy's public comments to be adequate. Mr. Hughes replied in the affirmative, and that the problem was a lack of enforcement, and not the recommendations themselves.

Mr. Moore asked if Mr. Hughes had any recommendations regarding encouraging insurance companies to avoid selling policies in fire-prone areas. Mr. Hughes answered that the Bureau attempted to encourage this but met with resistance due to short-term economic gain interests.

Commissioner Ashmun inquired if the existing State regulations on control burns are adequate. Mr. Hughes replied that the regulations are either not present, or inadequately enforced.

Mr. Don Kirchhoffer of the PPA presented a petition signed by 72 Pinelands residents opposing DEPE assumption of Commission forestry application reviews. He urged the Commission to seek PPA's assistance on public hearings for highway and large waiver projects. Mr. Kirchhoffer also stated that the recommendations on the growth/design topic should address the Atlantic City Airport situation. Mr. Kirchhoffer said that the stormwater management recommendations need to be further clarified.

Ms. Jan Larson of the PPA spoke of the inherent conflict of interests that would be created if DEPE were to assume Commission review of forestry applications. Ms. Larson also stated that today's discussion should have been more focused on the cumulative effects of environmental degradation.

Ms. Terry Lettman, PPA and Ocean County resident, thanked Commissioner Ashmun for proposing Recommendation 7.36.

Mr. Bill Smith, a Warren Grove resident and PPA member, expressed disappointment in the Commission's discussion of the forestry topic. Mr. Smith stated that the Commission should not delegate

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its review authority to DEPE, because past experience has shown the agency to be lacking in innovative solutions to tough problems.

Mr. Smith suggested that the Commission study the hydrological effects of underwater mining. He also asked that the resource extraction and stormwater management standards not be relaxed. Mr. Smith referenced an innovative stormwater management program developed by Stafford Township.

Ms. Nan Walnut of the PPA stated that, based on the languishing memorandum of agreement with the Commission on sludge, DEPE should not be entrusted with coordinating local enforcement of solid waste activities.

Commissioner Hogan suggested that, since the Commissioners have less time than scheduled under the Plan Review process to review these recommendations, tomorrow's voting be deferred until the September 11th meeting. Commissioner Lee concurred. Mr. Moore observed that many Commissioners will not be able to attend the September 11th meeting, and he suggested that the Commission proceed with the vote and see how far it gets.

Commissioner Ashmun observed that she was impressed that after ten years the CMP did not need major re-working based on the comments of the expert panels.

Vice-Chairman McFadden moved to adjourn the meeting.

The meeting was adjourned at 5:00 p.m.



**ATTACHMENT A**

**August 20, 1992**

**Summary of Workshop Recommendations**

### Forestry Workshop Recommendations

Topical Area	Rec. #	Recommendation of One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
Health of Forest Resources Industry	1.01	Analyze trends in production from sawmills	Study	6wm - P	-	<ul style="list-style-type: none"> <li>o Difficult to disaggregate Pines and non-Pines shares</li> <li>o Production information may be difficult, if not impossible, to obtain, particularly for pre-Pines period</li> <li>o Difficult to account for changing market conditions</li> <li>o Isolated events may skew results because of small number of sawmills</li> </ul>
	1.02	Analyze trends in use of wood products	Study	6wm - P	-	<ul style="list-style-type: none"> <li>o Data may not be available</li> <li>o May be impossible to disaggregate Pines from non-Pines data</li> </ul>
	1.03	Analyze trends in the number of woodcutters	Study	4wm - P	-	<ul style="list-style-type: none"> <li>o No method to obtain pre-Pines data has been identified</li> <li>o Without accounting for size of operations and volume, information would have little value</li> </ul>
CMP Forestry Standards	1.04	Permit forest management practices unless expressly prohibited	CMP	N/A	N/A	<ul style="list-style-type: none"> <li>o Permits practices where the pros and cons have not been evaluated</li> <li>o Sets precedent for blanket approvals of other practices and land uses</li> </ul>

- (1) Recommendations offered by one or more panel members are listed whether or not they were discussed in detail or whether or not they were supported by other panelists.
- (2) Three types of Commission actions are noted: "CMP" denotes a CMP amendment; "Study" denotes more than a nominal amount of time for analysis; and "Admin." denotes action without an amendment or study.
- (3) The "Estimate of Resources" is an approximation of staff or monetary resources that would be needed. Estimates are not presented for CMP amendments.
- (4) Staff resources are shown in work months (wm) (the approximate amount of staff time necessary to complete the task) by office. Offices are indicated as follows: P - Planning; S - Science; DR - Development Review; and PP - Public Programs. No entries are presented for less than 1 work month.
- (5) Monetary entries are very preliminary estimates of costs associated with a consulting contract or with the hiring of additional staff. No entries are given if costs are expected to be less than \$1,000.
- (6) Notes represent staff comments which may be relevant to the Commission's evaluation of the recommendations.

### Forestry Workshop Recommendations

Topical Area	Rec. #	Recommendation of One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
	1.05	Tailor reforestation standards to the land use following harvesting	CMP	N/A	N/A	o Specific standards for a multiplicity of succeeding uses may be difficult to develop o General provision may be administratively possible but would foster debate unless coupled with Recommendation 1.06
	1.06	Develop best management practices for harvesting and reforestation	Study	6wm - S 2wm - DR	-	o Ecological and natural resource goals can be considered
	1.07	Permit herbicide use to aid in re-establishment of harvested cedar stands	CMP	N/A	N/A	o Permitted now on an occasional basis o Policy/standard can reconcile production and natural resource goals
	1.08	Relax reforestation standards to permit non-native plants in areas already dominated by non-native vegetation	CMP	N/A	N/A	o Need for intensive management of non-native species should be considered
	1.09	Relax reforestation standards to permit non-native plants in areas visible to the public	CMP	N/A	N/A	o Permitting non-native species in public areas calls into question general policy to discourage non-native species

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## Forestry Workshop Recommendations

Topical Area	Rec. #	Recommendation of One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
	1.10	Inform forest resource industry of CMP interpretations which affect forestry	Admin.	-	-	<ul style="list-style-type: none"> <li>o Can benefit CMP compliance and permitting process</li> <li>o Not difficult or costly to do if practice is not extended to other industries and organizations</li> </ul>
	1.11	Increase follow-up inspections on clear cuts to ensure proper reforestation practices	Admin.	1wm - DR	-	<ul style="list-style-type: none"> <li>o Staff inspections in other areas would be reduced slightly</li> <li>o After-the-fact problems difficult to resolve with current authorities</li> </ul>
	1.12	Clarify meaning of standard which requires access to harvesting sites be "direct"	CMP	N/A	N/A	<ul style="list-style-type: none"> <li>o Clarification might enhance compliance</li> </ul>
	1.13	Eliminate requirement for permission from other property owners whose land is to be crossed	CMP	N/A	N/A	<ul style="list-style-type: none"> <li>o Eliminating CMP requirement does not eliminate woodcutter's legal obligation</li> <li>o Adjoining property owners might seek damages from the Commission</li> </ul>

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### Forestry Workshop Recommendations

Topical Area	Rec. #	Recommendation of One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
Permitting Procedures	1.14	Provide staff assistance to forestry applicants in conducting cultural resource surveys	Admin.	2wm/yr.- P	-	<ul style="list-style-type: none"> <li>o Only 18 forestry applications were received in 1991</li> <li>o Cultural resource surveys are required on a very infrequent basis</li> <li>o Each survey would require approximately 2 to 3 weeks of staff time</li> <li>o Sets precedent for other applicants to seek help</li> </ul>
	1.15	Provide staff assistance to forestry applicants in conducting threatened/ endangered plant and animal surveys	Admin.	2wm/yr.- DR	-	<ul style="list-style-type: none"> <li>o Although a majority of applicants are required to check state natural heritage records, less than one-quarter ultimately need to do anything further</li> <li>o The level of additional survey, when needed, is variable according to the species and site conditions. Surveys may require up to 10 work days</li> <li>o Sets precedent for other applicants to seek help</li> </ul>
	1.16	Identify areas suitable for harvesting and which don't require cultural resource or threatened/ endangered species surveys	Admin.	4wm - P 4wm - DR	-	<ul style="list-style-type: none"> <li>o Absent the prehistoric site predictive model (only partially completed due to lack of funding), this is virtually impossible to accomplish for cultural resources</li> <li>o Since threatened &amp; endangered species inventories are continually updated as a result of field work, this would be outdated shortly after completion</li> <li>o Alternative to Recommendations 1.14 and 1.15</li> </ul>

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				Staff(4)	\$\$\$ (5)	
Natural Resource Concerns	1.17A	Simplify & streamline review process by redefining forestry as something other than development  1. Eliminate municipal review of forestry applications  2. Allow municipalities to exempt forestry from municipal permitting requirements	CMP  CMP	N/A	N/A	o Problems (other than those addressed by other recommendations) need to be defined. o At this point, it is unclear exactly what is to be accomplished  o Is contrary to permitting framework established in the Pinelands Protection Act o Likely to be opposed by municipalities  o If coupled with CMP amendment to establish direct Commission permitting process, this could streamline the process o Uncertain how many municipalities would opt to exempt forestry
	1.17B	Delegate forestry permit and enforcement responsibility to DEPE	Admin./CMP	1wm - S 2wm - DR	-	o Legal authority needs to be explored o Uncertain how natural resource concerns would be handled
	1.18	Eliminate review of applications by Pinelands Forestry Advisory Committee	Admin.	-	-	o Forestry committee would continue to review only state management plans
	1.19	Analyze environmental effects of clearcutting and establish standards to lessen adverse impacts	Study/CMP	12wm - S	-	o Some preliminary work on cedar already done o Research proposal on cedar pending before MAB program deals with cedar management (including clearcutting) on a regional basis
	1.20	Examine ecological effects of fire management practices on threatened/endangered plants and animals	Study	12wm - S	-	o Does not address broader natural resource implications of fire management

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### Forestry Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
	1.21	Develop environmentally based guidelines for prescribed burning	Study	6wm - S	-	o May be difficult to implement if not set forth in regulations o Consensus with various DEPE offices may be difficult to reach
	1.22	Develop joint DEPE/Pinlands Commission policy on fire management in the Pine Plains and adopt implementing regulations	Admin./ CMP	4wm - S 1wm - DR	-	o Reconciling natural resource and public safety objectives may be difficult
	1.23	Develop a comprehensive cedar policy for the Pinlands	Admin.?	4wm - S	-	o Establishment of a broad policy may provide a good framework for more detailed research to be undertaken and standards to be developed o Research proposal pending before EPA may represent a viable alternative
	1.24	Conduct a pilot cedar management program	Study	?4wm - S ?4wm - DR	-	
	1.25	Seek comments from various DEPE offices on state forest management plans	Admin.	-	-	o Might encourage DEPE offices to consult early in plan formulation o Some DEPE offices may be reluctant to submit independent comments

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General Economy	2.01	Continue to monitor building permit, employment, population and municipal tax and expenditure data.	Study	2wm - P	-	o Charts general trends but is not industry specific o May assume growth is "good" o Provides P/C with relatively inexpensive monitoring system
	2.02	Classify Pinelands and non-Pinelands municipalities according to growth potential when conducting trend analyses	Study	3wm - P	+25% to any study	o Classification can be accomplished by staff o May require GIS and staff to reprogram all data o Analysis will increase costs of other studies
	2.03	Develop a method to convert qualitative benefits to monetary benefits	Study	-	\$40,000	o May be very difficult to reach agreement on methods o Results likely to be controversial
Land and Housing Markets	2.04	Revise and update existing land market studies.	Study	-	\$60,000	o Expensive o Results may not be commensurate with effort
	2.05	Verify accuracy of land market sales data by spot checking selected transactions with buyers and sellers.	Study	-	\$5,000	o Results may not be commensurate with effort
	2.06	Determine whether the control groups used in residential land market studies can be broadened and improved.	Study	-	\$10,000	o Results may not be commensurate with effort o If broadened, all old data would have to be redone

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### Economics Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
Municipal Finances	2.07	Conduct regional share trend analysis of municipal expenditures and tax burdens relative to income.	Study	6wm - P	-	<ul style="list-style-type: none"> <li>o May need functional GIS &amp; staff to complete</li> <li>o Most comprehensive picture of municipal finance obtained</li> </ul>
	2.08	Conduct regional share trend analysis of equalized tax bases and tax rates on a per capita basis	Study	4wm - P	-	<ul style="list-style-type: none"> <li>o Implications of "choice" vs. "need" in tax rate analysis may be unclear</li> </ul>
	2.09	Conduct regional share trend analysis of equalized tax bases and disaggregate residential and non-residential property classes.	Study	2wm - P	-	<ul style="list-style-type: none"> <li>o Could easily be combined with 2.01</li> </ul>
Specific Industries	2.10	Key industries can be monitored by the location quotient method	Study	4wm - P	-	<ul style="list-style-type: none"> <li>o Data may not cover key industries in Pinelands</li> <li>o Areas outside the Pinelands but in Pinelands counties may dominate</li> </ul>
	2.11	Energy consumption data may be utilized to chart growth trends for specific industries.	Study	4wm - P	-	<ul style="list-style-type: none"> <li>o Uncertain how reliable trends might be due to technology changes, conservation, etc.</li> <li>o Data may not cover key Pinelands industries</li> </ul>

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Growth Levels and Natural Resource Concerns	3.01a	Establish development thresholds in RGAs based on average per capita impacts on Pinelands ecology.	Study	-	\$150,000	<ul style="list-style-type: none"> <li>o Establishment of a method to predict per capita impacts may be technically difficult</li> <li>o Implementation of a per capita density system may be difficult</li> <li>o System to monitor impacts on a per capita basis will be difficult and expensive to establish</li> </ul>
	3.01b	Re-evaluate RGA densities based on hydrological impacts.	Study	-	\$75,000	<ul style="list-style-type: none"> <li>o Different scenarios may be required due to various water supply alternatives</li> <li>o Coastal areas difficult to analyze</li> </ul>
CMP Densities	3.02	Re-evaluate individual municipal CMP density allocations to determine if they adequately respond to area market conditions.	Study	4wm - P	\$30,000	<ul style="list-style-type: none"> <li>o Market studies needed before RGA analysis begins</li> <li>o Market conditions change over time</li> <li>o Difficult to relate market studies (with specific time periods) to CMP prescriptions which are not time dependent</li> </ul>
	3.03	Review certified RGA densities to verify if they can be realistically reached.	Study	12wm - P	-	<ul style="list-style-type: none"> <li>o Will require analysis of municipal design standards</li> <li>o Test analysis done through PDC study identified several problems which have been corrected</li> <li>o More attention now focused on this issue during certification reviews but detailed analyses are not done</li> </ul>
	3.04a	Require municipalities to have minimum development densities to ensure efficient use of RGA land.	CMP	-	-	<ul style="list-style-type: none"> <li>o Question exists as to how much discretion to grant to municipalities</li> <li>o Little municipal discretion and relatively high minimum densities are likely to be controversial</li> <li>o Much municipal discretion and relatively low minimum densities will likely undermine purpose</li> <li>o To what extent should market conditions be considered in setting minimums?</li> </ul>

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Flexible Densities	3.04b	Require municipalities to set minimum development densities at the threshold for PDC use to ensure efficient use of RGA land.	CMP	-	-	<ul style="list-style-type: none"> <li>o Precludes development at densities less than the PDC threshold</li> <li>o Municipal discretion is limited to that density which it sets as the threshold for PDC use</li> <li>o Questions may be raised on the extent to which these thresholds reflect market conditions</li> </ul>
	3.05	Allow municipalities to modify CMP densities if they are determined to be inappropriate.	CMP	-	-	<ul style="list-style-type: none"> <li>o Guidelines relative to CMP amendments to lower densities have been established</li> <li>o Proofs are likely to be difficult to make</li> <li>o Unlikely to lead to many RGA density modifications</li> </ul>
	3.06	Allow municipalities to raise densities if they also reduce total RGA size.	CMP	-	-	<ul style="list-style-type: none"> <li>o Will raise PDC density thresholds</li> <li>o Results in greater development efficiencies</li> <li>o CMP development standards may limit achievement of higher densities</li> <li>o Municipalities now have some flexibility to lower densities in some portions of the RGA and raise them in other portions</li> </ul>
	3.07	Allow municipalities to exempt certain projects or types of development from PDC requirements when they achieve a community design or public policy goal.	CMP	-	-	<ul style="list-style-type: none"> <li>o May result in some loss of PDC opportunities</li> <li>o Municipalities now have some flexibility to accomplish this, e.g., in affordable housing</li> <li>o May be difficult to establish universal guidelines that would apply equally to all RGAs</li> </ul>
	3.08	Permit RGA housing obligation transfers among RGA municipalities.	CMP	-	-	<ul style="list-style-type: none"> <li>o Guidelines for permitting transfers need to be developed</li> <li>o Environmental considerations may be difficult to evaluate</li> <li>o Higher densities in some areas will raise PDC density thresholds</li> <li>o Lower densities in other areas may result in lower development efficiency</li> </ul>

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Performance Standard Flexibility	3.09	Permit municipalities the option of allowing density increases by accruing units from other RGA sites not built to maximum density.	CMP	-	-	<ul style="list-style-type: none"> <li>o Development levels will more closely approximate CMP zone capacity estimates</li> <li>o Will raise PDC density thresholds</li> <li>o Municipalities are likely to be pressed to "transfer" lost units to specific sites</li> <li>o May not promote sound land use patterns on a long-term basis</li> <li>o Municipalities may now seek rezoning if land development trends warrant density changes</li> </ul>
	3.10a	Evaluate how CMP development standards might be relaxed in RGAs to meet density without adverse environmental impacts.	Study	2wm - P 1wm - S	-	<ul style="list-style-type: none"> <li>o Recognizes differences between management areas</li> <li>o Variable standards in other management areas may be sought</li> <li>o Greater development efficiencies will be realized in RGAs</li> <li>o Consensus on the degree of relaxation may be difficult to achieve</li> <li>o Commission may be viewed as "writing off" RGAs</li> </ul>
	3.10b	Evaluate how CMP development standards might be relaxed in RGAs, in certain cases, to permit development to achieve public policy objectives without adverse impacts.	Study	2wm - P	-	<ul style="list-style-type: none"> <li>o Variable standards in other management areas for public policy objectives may be sought</li> <li>o Consensus on which public policy objectives should be addressed may be difficult to achieve</li> <li>o Consensus on the degree of relaxation may be difficult to achieve</li> <li>o Provides a tool for achievement of important policy objectives</li> </ul>
Infrastructure Needs	3.11	Identify ways to help municipalities finance infrastructure needs.	Study	6wm - P	-	<ul style="list-style-type: none"> <li>o Evaluation may ultimately require outside expertise</li> <li>o Should involve consultation with the Office of State Planning and local governments</li> <li>o Recommendations are likely to be beyond Commission's ability to implement</li> </ul>

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Municipal Reserves	3.12a	Design capital improvement plans for all RGAs.	Study	-	\$100,000	o May be viewed as an assumption of local prerogatives o Would provide mechanism to judge future Pinelands Infrastructure Trust Fund applications o May require new staff expertise if detailed plans are to be prepared
	3.12b	Require municipalities to include circulation, community facility and utility service plan elements in their master plans for their RGAs.	CMP	-	-	o Unless standards are developed to judge their adequacy, this may not result in meaningful plans o Just requiring municipalities to prepare plans may still represent a worthwhile first step o Enforcement of the requirement may be difficult
	3.13	Design sub-regional land use plans for major growth generators, e.g., Atlantic City Airport.	Study	-	\$50,000	o Estimate is based upon preparation of one such plan o Atlantic City Airport planning may provide an opportunity for South Jersey Transportation Authority to address this issue
	3.14	Identify Municipal Reserve Areas (MRAs) for all Rural Development Areas and re-evaluate standards converting MRAs to RGAs.	Study/ CMP	6wm - P	-	o Not all RDAs will be appropriate as MRAs o Delineating boundaries may be contentious o Some communities may not want growth reserves
	3.15	Require delineation of municipal reserves within RGAs to foster phased development.	CMP	-	-	o New CMP standards or guidelines will be needed o May not be appropriate or necessary in all instances
Housing Issues	3.16	Evaluate impacts of CMP density standards on the provision of affordable housing.	Study	-	\$30,000	o May be difficult to judge since flexibility is already provided when municipalities propose affordable housing programs o May be viewed by some as contrary to Pinelands Protection Act prohibition on Pinelands affordable housing standards

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Community Design Issues	3.17	Analyze the relationship between market demand for high density (multi-family) development and certified municipal RGA zoning densities to determine whether CMP housing obligations respond to those demands.	Study	3wm - P	\$20,000	o Represents one element of Recommendation 3.02
	3.18	Determine whether RGAs provide appropriate housing opportunities relative to employment projections.	Study	4wm - P	\$40,000	o Will require that areas within and outside the Pinelands be examined relative to employment and housing opportunities o Employment forecasts are somewhat speculative o Establishment of "commutersheds" may be difficult
	3.19	Prepare model mixed-use zoning and community design guidelines and provide educational assistance on those subjects.	Study	4wm - P	\$50,000	o Model ordinances and design guidelines must be developed before education efforts begin o Municipalities may be unable to undertake detailed evaluations of their use without financial assistance
	3.20	Require municipalities to include community design plan elements in their master plans and land development ordinances for their RGAs.	CMP	-	-	o Unless standards are developed to judge their adequacy, this may not result in meaningful plans o Standards, if developed, would be judgemental o Just requiring municipalities to prepare plans may still represent a worthwhile step o Enforcement of the requirement may be difficult
	3.21	Limit strip development.	CMP	-	-	o The new state highway access code may help to address this issue o Likely to be controversial as it has been in the past

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### Resource Extraction Workshop Recommendations

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Industry Health	4.01	Collect and monitor land use and permitting data of Pinelands mining operations.	Study	2wm - P	-	o Not clear how this data will be used
	4.02	Analyze CMP's economic impact on various types of operations in the Pinelands.	Study	4wm - P	-	o See Recommendation 2.10 o May be difficult to separate CMP impacts vs. other impacts o Data may not be available o Study estimate uncertain as the scope, etc., are unclear
CMP Standards	4.03	Clarify language relating to maximum mining cell size of 20 acres.	CMP	-	-	o Where several open areas for various types of minerals exist, may not address problem
	4.04	Extend excavation depth limit from 65' below surface to 65' below DSHWT.	CMP	-	-	o Little additional impact, but penetration of clay layers in general may be a problem (see Recommendation 4.11) o May be difficult to determine level because of fluctuation o A practical change that will help miners
	4.05a	Specify that shoreline sloping requirements (1 foot vertical to 5 feet horizontal) apply until water depth exceeds 7 feet.	CMP	-	-	o Clarifies an ambiguous situation o Water's edge needs to be defined o Creates shallow wetland habitat and addresses safety issue o Upland sloping requirements along shoreline still need clarification

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				Staff(4)	\$\$\$ (5)	
	4.05b	Specify that shoreline sloping requirements (1 foot vertical to 5 feet horizontal) apply for a linear distance of 7 feet from the water's edge.	CMP	-	-	<ul style="list-style-type: none"> <li>o Easier for industry to meet</li> <li>o Creates little transitional wetlands habitat</li> <li>o Safety issues may exist</li> <li>o Upland sloping requirements along shoreline still need clarification</li> </ul>
	4.06	Determine sloping requirements needed to stabilize underwater excavation pit walls away from the shore.	Study	-	\$10,000	<ul style="list-style-type: none"> <li>o Addresses a practical concern</li> </ul>
	4.07	Clarify re-vegetation policy flexibility in reclamation standards.	CMP	-	-	<ul style="list-style-type: none"> <li>o Will help miners understand options</li> </ul>
	4.08	Determine the impacts of making CMP wetlands standards comparable to state and federal regulations, especially buffer requirements and the possibility for wetlands re-creation and mitigation.	Study	6wm - S	-	<ul style="list-style-type: none"> <li>o Implications extend well beyond resource extraction</li> <li>o Natural resource impacts will be substantial if changes are made</li> <li>o Mitigation is in its initial stages of development</li> </ul>
	4.09	Permit firms with good compliance and mitigation records to mine in wetland buffers with mitigation.	CMP	-	-	<ul style="list-style-type: none"> <li>o Requires establishment of evaluative criteria for "good" records</li> <li>o Implications for other types of use</li> <li>o Mitigation is in its initial stages of development</li> </ul>

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### Resource Extraction Workshop Recommendations

Topical Area	Rec. #	Recommendations Made by One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
Natural Resource Concerns	4.10	Permit leaf composting and construction debris recycling facilities as accessory uses on mining sites.	CMP	-	-	<ul style="list-style-type: none"> <li>o See Recommendation 5.09 which involves a CMP change concerning construction debris recycling on such sites</li> <li>o Should be considered when evaluating Recommendations 5.07 and 6.09</li> </ul>
	4.11	Study the impact of deep mining on hydrology and water quality.	Study	-	\$50,000	<ul style="list-style-type: none"> <li>o Conclusions may result in wet mining becoming infeasible</li> </ul>
	4.12a	Prohibit new mining operations in the Forest Area.	CMP	-	-	<ul style="list-style-type: none"> <li>o Will not address significant lands already approved for mining and located next to existing mined areas</li> <li>o May not impact the industry if no new mines are being considered</li> <li>o Eliminates a land use option which municipalities now decide</li> </ul>
	4.12b	Prohibit new mining operations in sensitive sub-basins in the Protection Area.	CMP	3wm - S	-	<ul style="list-style-type: none"> <li>o Sub-basins need to be identified</li> <li>o Targets concern to least disturbed areas</li> <li>o Apparently may not impact the industry if no new mines are being considered</li> <li>o Limits a land use option which municipalities can decide</li> </ul>

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### Resource Extraction Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
Permitting and Enforcement	4.13	Require documentation of all environmental conditions and impacts on mining applications.	CMP	-	-	<ul style="list-style-type: none"> <li>o Unclear what would be provided that is not currently available</li> <li>o Unclear how information not related to Pinelands standards will be used</li> <li>o Will add to cost of permitting</li> </ul>
	4.14	Analyze applicability and success of current CMP reclamation standards.	Study	6wm - S 2wm - DR	-	<ul style="list-style-type: none"> <li>o May be insufficient cases where reclamation has occurred to draw conclusions</li> </ul>
	4.15	Design standards to require complete restoration of Preservation Area District lands and sensitive sub-basins, but allow more flexibility in other parts of the Protection Area.	Study/ CMP	2wm - S	-	<ul style="list-style-type: none"> <li>o Will make re-vegetation more costly in critical areas, and less costly in other areas</li> </ul>
	4.16a	Extend the mining permit renewal period from 2 to up to 5 years as a municipal option.	CMP	-	-	<ul style="list-style-type: none"> <li>o Implements current policy, e.g., the recent Maurice River ordinance</li> </ul>
	4.16b	Extend the mining permit renewal period from 2 to 3 years as a municipal option and up to 5 years for municipalities with good enforcement records.	CMP	-	-	<ul style="list-style-type: none"> <li>o Requires establishment of evaluative criteria for "good" records</li> <li>o May encourage better local enforcement</li> </ul>

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### Resource Extraction Workshop Recommendations

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	4.17	Clarify the definition of the CMP's final approval dates so that operators, municipalities, SCS offices and the Commission proceed under identical permit periods.	CMP	-	-	<ul style="list-style-type: none"> <li>o Recommendation 4.16 addresses most of the concern, i.e., time "lost" in a 2-year cycle during processing</li> <li>o May be impossible to implement as the events are sequential, pre-dating accomplishes nothing, and requiring all entities to use the Commission's date may require mine closures until that date</li> </ul>
	4.18a	Permit municipalities to approve minor existing approved operations, e.g., new conveyors or towers, without Commission review.	CMP	-	-	<ul style="list-style-type: none"> <li>o May also be covered in Recommendation 7.13</li> <li>o Implications for other types of uses</li> <li>o "Minor" needs to be carefully defined</li> </ul>
	4.18b	Permit municipalities with good enforcement records to approve minor expansion of existing approved operations, e.g., new conveyors or towers, without Commission review.	CMP	-	-	<ul style="list-style-type: none"> <li>o May also be covered in Recommendation 7.13</li> <li>o Implications for other types of uses</li> <li>o "Minor" needs to be carefully defined</li> <li>o Requires establishment of evaluative criteria for "good" records</li> <li>o May encourage better local enforcement</li> </ul>
	4.19	Transmit all historical data regarding permit renewals to municipal authorities.	Admin.	1wm - DR per yr.	-	<ul style="list-style-type: none"> <li>o May be time consuming, e.g., redundancy, multiple files, etc.</li> </ul>

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### Resource Extraction Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
	4.20	Examine ways in which municipalities, the Commission and the SCS offices can better enforce mining and reclamation regulations.	Study	1wm - P 2wm - DR	-	<ul style="list-style-type: none"> <li>o Unknown if substantive recommendations will be identified</li> <li>o Intergovernmental coordination will improve</li> </ul>
	4.21	Examine ways in which municipalities and the Commission can better enforce prohibitions on dumping and off-road vehicle use on mined land.	Study	1wm - P 2wm - DR	-	<ul style="list-style-type: none"> <li>o Mining industry should participate</li> <li>o Unknown if substantive, relatively inexpensive recommendations will be identified</li> <li>o Intergovernmental coordination will improve</li> </ul>

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### Solid Waste Workshop Recommendations

Topical Area	Rec. #	Recommendations Made by One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
Policy Framework for Pinelands Commission	5.01a	Partnership agreement with DEPE and SWMDs to create and implement Pinelands solid waste policies.	Admin.	2wm - P 2wm - DR	-	<ul style="list-style-type: none"> <li>o Pinelands protection given equal weight to goals of other agencies</li> <li>o Ensures coordinated governmental policies</li> <li>o Consensus may be difficult to reach because of competing objectives</li> <li>o Question arises as to what policies exist, absent agreement</li> </ul>
	5.01b	Establish an independent regulatory framework with affirmative Pinelands oriented goals.	Admin.	6wm - P 3wm - DR	-	<ul style="list-style-type: none"> <li>o Pinelands protection given paramount consideration</li> <li>o Governmental coordination could be pursued but conflicting policies may still exist</li> <li>o Except for affirmative goal setting, reflects current policy framework</li> <li>o Affirmative goals may be difficult, if not impossible, for Commission to implement</li> <li>o Requires greater solid waste management expertise within the Commission</li> </ul>
	5.01c	Rely on statewide policy and seek to influence and ensure its implementation where appropriate.	Admin.	Ongoing	-	<ul style="list-style-type: none"> <li>o Commission would assume a "lobbying" role relative to Pinelands protection goals</li> <li>o Pinelands protection may be given less weight than other governmental goals</li> </ul>
	5.01d	Play an advisory role to DEPE and SWMDs.	Admin.	Ongoing	-	<ul style="list-style-type: none"> <li>o Commission would not play a major role in setting solid waste policy</li> <li>o Pinelands protection would be a secondary consideration</li> <li>o Pinelands requirements could not inhibit implementation of solid waste plans</li> </ul>

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### Solid Waste Workshop Recommendations

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Facility Siting	5.02	Prohibit mass burn incinerators in the Pinelands.	CMP	-	-	<ul style="list-style-type: none"> <li>o Exceptions for small scale, specialized facilities need to be carefully defined</li> <li>o Generally consistent with current state policies</li> </ul>
	5.03	Prohibit composting facilities for mixed municipal solid waste in the Pinelands.	CMP	-	-	<ul style="list-style-type: none"> <li>o Impacts upon several current proposals</li> <li>o May promote source separation</li> </ul>
	5.04	Encourage source separation of hazardous materials from municipal waste streams.	Admin.	1wm - PP? 1wm - DR?	-	<ul style="list-style-type: none"> <li>o Methods to "encourage" are unclear</li> <li>o Recommendations 5.03, 5.19 and 5.20 may provide an impetus</li> </ul>
	5.05	Prohibit hazardous waste processing facilities in the Pinelands.	CMP	-	-	<ul style="list-style-type: none"> <li>o Will require exportation of Pinelands source hazardous waste</li> </ul>
	5.06	Prohibit landfills for municipal solid waste in the Pinelands.	CMP	-	-	<ul style="list-style-type: none"> <li>o Reaffirms existing policy</li> </ul>
	5.07	Limit separation, reuse and conversion facilities (not including mixed MSW composting and mass burn) to RGAs and Pinelands Towns. Facilities could service: <ol style="list-style-type: none"> <li>1. Any Pinelands municipality and Atlantic, Burlington, Cape May &amp; Ocean Counties.</li> <li>2. Any Pinelands municipality and county.</li> </ol>	CMP	-	-	<ul style="list-style-type: none"> <li>o Limits impacts to "disturbed" areas of the Pinelands</li> <li>o Siting may be controversial due to location within population centers</li> <li>o Reflects current Pinelands policy relative to waste importation</li> <li>o Broadens current Pinelands waste importation policy to include 3 additional counties with relatively small proportions of their land mass in the Pinelands</li> </ul>

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				Staff(4)	\$\$\$ (5)	
Regional Considerations		3. Alternative #1 above plus exceptions for small amounts of specialized waste.				o May be difficult to define the exceptions o Recommendation 5.12 may offer an alternative
		4. Alternative #2 above plus exceptions for small amounts of specialized waste.				o May be difficult to define the exceptions o Recommendation 5.12 may offer an alternative
	5.08	Consider exceptions to facility prohibitions where necessary to remediate hazardous waste sites.	CMP	-	-	o Reaffirms current policy
	5.09	Consider exceptions to facility prohibitions to permit processing of construction and demolition debris at existing industrial and mining facilities.	CMP	-	-	o Continuation of mine sites will be encouraged o Ancillary use may be difficult to judge
	5.10	Study how to encourage regional facilities to serve multiple Pinelands municipalities and determine which types of facilities should be so encouraged.	Study	4wm - P	-	o Inter-district approaches may be difficult to implement o Commission's role may be questioned o DEPE role needs to be considered
	5.11	Prohibit the siting of regional or large subregional composting facilities in the Pinelands.	CMP	-	-	o May preclude several current proposals under study o May prejudice the results of Recommendation 5.10
	5.12	Permit exceptions to waste importation limitations when part of a regional approach toward solid waste management.	CMP	-	-	o May represent a reasonable alternative to Recommendation 5.07, #3 and 4 o May encourage regional approaches among solid waste districts o Ensuring better overall protection of the Pinelands may be difficult to determine

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				Staff(4)	\$\$\$ (5)	
Performance Standards	5.13	Create a committee of municipal and county representatives to explore regional solutions.	Admin.	1wm - DR	-	<ul style="list-style-type: none"> <li>o Relationship to Solid Waste Advisory Committee needs to be considered</li> <li>o Commission convening may or may not be most constructive avenue</li> <li>o DEPE involvement may be helpful</li> <li>o Can be incorporated into Recommendation 5.10</li> <li>o Consensus may be difficult to achieve</li> </ul>
	5.14	Encourage "closed" composting facilities for non-vegetative waste.	CMP	-	-	<ul style="list-style-type: none"> <li>o Costs to applicants may be high</li> </ul>
	5.15	Permit the reuse of waste oil from oil-contaminated soil in manufacturing processes.	CMP	-	-	<ul style="list-style-type: none"> <li>o Enforcement of "waste" classifications may be difficult</li> </ul>
	5.16	Permit the direct application of oil-contaminated soils not classified as a waste by DEPE in road paving and similar projects.	CMP	-	-	<ul style="list-style-type: none"> <li>o Enforcement of "waste" classifications may be difficult</li> <li>o Uncertain if adequate safeguards exist to prevent groundwater contamination</li> </ul>
	5.17	Require applicants to finance independent monitoring of sites where oil-contaminated soil is land applied.	CMP/ Study	-	-	<ul style="list-style-type: none"> <li>o Costs to applicants may be high</li> <li>o Monitoring would help to address questions on groundwater impacts</li> </ul>
	5.18	Implement the pending agreement between DEPE and PC on the use of sludge-derived products.	Admin./ CMP	-	-	<ul style="list-style-type: none"> <li>o Monitoring will require staff involvement</li> <li>o The changing standards and resulting quality make results problematic</li> </ul>

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### Solid Waste Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
	5.19	Permit land application of compost derived from source-separated municipal solid waste with an on-site monitoring program.	CMP/ Study	-	-	o Unlikely in the near future o Monitoring will require staff involvement
	5.20	Prohibit land application of mixed municipal solid waste compost except as part of a limited study and after DEPE has developed standards.	CMP	-	-	o Variable quality of waste may limit usefulness of study results o Study will require staff involvement
	5.21	Do not require impervious cover for closed vegetative and construction debris landfills.	CMP	-	-	o Difficult to know whether other wastes were landfilled at these sites
	5.22	Do not require impervious cover for certain types of closed municipal landfills.	CMP	-	-	o Difficult to judge type of wastes landfilled
	5.23	Seek amendment to existing State Resource Recovery Investment Tax Fund legislation to broaden use for landfill capping.	Admin.	1wm - DR	-	o Need to coordinate with DEPE
	5.24	Permit flexibility in reuse of closed landfills as source of financing for capping.	CMP	-	-	o Types of possible uses and their impacts need to be evaluated

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**Agriculture Workshop Recommendations**

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				Staff(4)	\$\$\$ (5)	
Health of the Industry	6.01	Coordinate with Dep't. of Agriculture to categorize its data into Pinelands and non-Pinelands areas.	Study	1wm - P	-	<ul style="list-style-type: none"> <li>o Would complement other economic monitoring programs (see Recommendation 2.01)</li> <li>o Uncertain as to what specific data might be available</li> <li>o State may not have the resources to easily accomplish</li> <li>o Full GIS may be necessary</li> </ul>
	6.02	Do regional share trend analyses of changes in net farm income and land and equipment purchases within and outside the Pinelands.	Study	-	\$30,000	<ul style="list-style-type: none"> <li>o Net farm income data may not be readily available</li> <li>o Land purchase data may be unreliable</li> <li>o Equipment purchase data may not be readily available</li> <li>o Uncertain if results will be informative</li> </ul>
	6.03	Study farmers' perceptions and attitudes toward future of industry within and outside the Pinelands.	Study	-	\$20,000	<ul style="list-style-type: none"> <li>o Statistical survey would be required</li> <li>o External factors may cloud any CMP-related conclusions</li> <li>o Business attitudes can change quickly</li> </ul>
	6.04	Do regional share trend analyses of farm size and crop production acres within and outside the Pinelands.	Study	6wm - P	-	<ul style="list-style-type: none"> <li>o Could be coupled with Recommendation 6.02</li> <li>o Unlikely that CMP-related conclusions would be reached</li> <li>o Full GIS may be necessary</li> </ul>
	6.05	Do regional share trend analyses of changes in agricultural land values within and outside the Pinelands.	Study	-	\$30,000	<ul style="list-style-type: none"> <li>o Independent land value studies already undertaken</li> <li>o Land values may not be indicative of industry's health</li> </ul>

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### Agriculture Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
CMP Standards	6.06a	Prohibit farm subdivisions in both agricultural production areas.	CMP	-	-	<ul style="list-style-type: none"> <li>o In use elsewhere</li> <li>o Exceptions would need to be carefully structured</li> </ul>
	6.06b	Re-examine 10 acre farm subdivision requirement in the Agricultural Production Area, and develop CMP standards to prevent subdivision and development contrary to the long-term maintenance of a viable agricultural land base.	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o Provisions strengthened during last CMP review</li> <li>o Other than prohibition on subdivision or larger area requirements, uncertain what other improvements may be possible</li> </ul>
	6.07a	Reduce the maximum permitted floor area of agricultural commercial establishments.	CMP	-	-	<ul style="list-style-type: none"> <li>o Uncertain if a real problem exists</li> <li>o Involves policy decision as to whether individual farm stands, or larger establishments which may serve several farms, are appropriate</li> <li>o May limit marketing opportunities</li> </ul>
	6.07b	Tie the maximum permitted floor area of agricultural commercial establishments to location and traffic impacts.	CMP	-	-	<ul style="list-style-type: none"> <li>o Rationale exists for variable sizes but it may be difficult to implement</li> </ul>
	6.08a	Permit exceptions to certain site development standards for farm labor housing: <ol style="list-style-type: none"> <li>1. seasonal high water table</li> <li>2. wetland buffers</li> </ol>	-	-	-	<ul style="list-style-type: none"> <li>o May set precedent for exceptions relative to other land uses</li> <li>o Legal basis needs to be explored</li> <li>o A two foot limit is generally consistent with DEPE requirements</li> <li>o Could be limited to already disturbed areas</li> <li>o Buffer requirements are already variable except for septic disposal fields</li> <li>o May be of limited benefit to berry operations</li> </ul>

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Permitting Procedures		3. nitrate/nitrogen standards.				<ul style="list-style-type: none"> <li>o Uncertain if many farm tracts are smaller than required for septic dilution</li> <li>o Would further contribute to nitrate-nitrogen levels in groundwater</li> </ul>
	6.08b	Treat farm labor housing as a "presumptive" hardship when considering waivers of strict compliance.	CMP	-	-	<ul style="list-style-type: none"> <li>o Ties into an existing CMP mechanism for relief</li> <li>o May not fully address all problems</li> </ul>
	6.09a	Permit vegetative compost facilities in Agricultural Production Areas.	CMP	-	-	<ul style="list-style-type: none"> <li>o Incorporates interpretation into CMP</li> <li>o Source of vegetative waste and relationship to primary farm use should be addressed</li> <li>o See Solid Waste Recommendations 5.03 and 5.21 relative to composting</li> </ul>
	6.09b	Permit small-scale vegetative compost facilities in Agricultural Production Areas.	CMP	-	-	<ul style="list-style-type: none"> <li>o Incorporates interpretation into CMP</li> <li>o Source of vegetative waste should be addressed</li> <li>o Relationship to primary farm use less of a concern</li> </ul>
	6.10	Actively promote vegetative composting through public educational efforts.	Admin.	Ongoing	-	<ul style="list-style-type: none"> <li>o Dep't. of Agriculture or Cook College initiative may be better received in farming community</li> </ul>
	6.11	Promote uniformity of municipal permitting procedures relative to agricultural development.	Admin.	Ongoing	-	<ul style="list-style-type: none"> <li>o May be incorporated within Development Review Recommendation 7.03</li> <li>o Will require frequent briefings due to turnover</li> <li>o May be viewed as an infringement upon municipal prerogatives</li> </ul>

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PDC Program	6.12	Examine ways to increase monetary benefits of the PDC program to farmers.	Study	4wm - P	-	o PDC study completed in 1988 o PDC Bank is currently undertaking a project relative to receiving areas
	6.13	Allocate PDCs to active farm land outside the Preservation Area, APA and SAPA; choices include:  1. Limit allocation to farm land in Forest Areas; or  2. Limit allocation to concentrated areas of agriculture.	CMP	-	-	o Impact upon total PDC allocations and opportunities for their use needs to be considered  o Reduces impact on total PDC allocations o May impact upon Forest Area density transfer program  o Uncertain if state plan or county agricultural development areas should be the focus o May impact upon density transfer programs in Forest and Rural Development Areas
	6.14	Study changes in PDC value as compared with changes in growth area land values, within and outside the Pinelands.	Study	-	\$40,000	o Uncertain how results will relate to decision-making
	6.15	Provide all eligible property owners with estimates of PDC entitlements.	Admin.	36wm - P?	-	o PDC Bank is contacting property owners, although estimated allocations are not provided o Estimates will not be reliable and may lead to later problems o Resources may be better targeted to interested property owners
	6.16	Study the economic rationale for the TDR concept.	Study	-	\$20,000	o TDR rationale is well established o Benefits of such a study are unclear

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Natural Resources	6.17a	Tailor best management practices based on appropriateness to the unique and special characteristics of the Pinelands.	Study	6wm - S	-	<ul style="list-style-type: none"> <li>o May constrain current agricultural practices</li> <li>o May require outside expertise re: agriculture</li> <li>o Likely to be very complicated unless limited to known impacts</li> <li>o Recommendations may be controversial, absent more detailed research on some issues</li> </ul>
	6.17b	Study groundwater quality criteria to determine best management practices.	Study	-	\$40,000	<ul style="list-style-type: none"> <li>o Likely to involve extensive, long-term monitoring</li> <li>o May not significantly increase data on parameters of primary concern</li> </ul>
	6.18	Support Dep't. of Agriculture's best management practices program through public education efforts.	Admin.	Ongoing	-	<ul style="list-style-type: none"> <li>o Dep't. of Agriculture efforts may be better received in farming community</li> <li>o Practices may not reflect special attributes of, and concerns in, the Pinelands</li> </ul>
	6.19	Discourage agricultural uses in Pinelands headwaters.	Study	4wm - P	-	<ul style="list-style-type: none"> <li>o Uncertain if land exchanges or other techniques are feasible</li> <li>o Extensive agricultural areas are already located in headwaters</li> </ul>
Miscellaneous	6.20	Play a more prominent role in educating farmers about state and national requirements.	Admin.	1wm - DR	-	<ul style="list-style-type: none"> <li>o Other agencies and organizations may be better suited for this role</li> </ul>
	6.21	Seek reform of state farmland assessment legislation to benefit actual farmers.	Admin.	1wm - P	-	<ul style="list-style-type: none"> <li>o Specific changes would need to be evaluated</li> <li>o Should involve coordination with the Dep't. of Agriculture</li> </ul>

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### Development Review Workshop Recommendations

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Application Forms	7.01	Clarify the basic types of information required to be submitted for different types of development.	Admin.	4wm - DR	-	o Could reduce incomplete applications
	7.02	Develop and distribute a handbook on the application process to applicants and other state agencies.	Admin.	2wm - DR 2wm - PP	-	o Handbooks can become too complex for easy use o Each state agency may need a separate handbook o Could have cost implications depending on design and production arrangements
	7.03	Hold an annual one-day workshop on the application process to educate new local officials and to discuss revised procedures.	Admin.	1wm - DR	-	o May help identify problem areas earlier o Attendance may be uneven
	7.04	Improve coordination with DEPE by ensuring that the Commission receives copies of relevant "CP1" forms.	Admin.	-	-	o May not be easy to accomplish or sustain o Screening for relevancy may be difficult o System to track and cross-reference CP1 forms with Pinelands applications may be cumbersome
	7.05	Expand application form to include notice that stream encroachment permits, etc., may also be required.	Admin.	-	-	o Difficult to list every conceivable permit
Applicant Information	7.06	Prepare and distribute a "Living in the Pinelands" document to explain the reasons for submitting various pieces of information.	Admin.	2wm - PP	-	o Other formats (e.g., video) should be considered o Might be more valuable if geared to a broader audience o Could have cost implications depending on design and production arrangements

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Applicant Information (continued)	7.07	Identify all the information that may ultimately be required at the beginning of the application process as a way of minimizing the potential for delays.	Admin.	2wm - DR	-	o May encourage applicants to spend money unnecessarily
	7.08	Inform applicants early in the application process of the likelihood of approvals or denials.	CMP/ Admin.	-	-	o May be viewed as an attempt to circumvent "due process" o May not always be possible
	7.09	Draft and make available to applicants a list of precedents (previous Commission actions) relevant to their applications.	Admin.	4wm - DR	-	o Individuality of applications may make categorizing difficult o Interpreting "precedents" may not be easy for single family applications
	7.10	Establish a "regulator of the day" procedure as a means of improving responses to telephone inquiries which involve substantive issues.	Admin.	-	-	o Applicants may still prefer to speak with "their" reviewer o May not be most productive use of a "regulator's" time
	7.11	Distribute estimates of expenses normally incurred during the application process (a range of likely costs) for various professional services.	Study/ Admin.	2wm - DR	-	o Range of expenses likely to vary widely from application to application o "Professionals" may argue that quality of services also varies
Exemptions/ General Permits	7.12	Improve the efficiency of the application process by establishing new staff review procedures for certain types of development applications.	Admin. or CMP	2wm - DR	-	o May result in slower review of other types of applications if a solution involves staff shifts o May result in less rigorous review of some types of applications but more staff time for other reviews

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Exemptions/ General Permits (continued)	7.13	Expand the list of activities that are exempted from CMP application requirements:	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o May be difficult to arrive at consensus on list</li> <li>o Reduces staff time spent on very minor applications</li> <li>o May require more enforcement efforts</li> <li>o Places greater responsibility on municipalities</li>   <li>o Cultural resources and endangered and threatened species occasionally found along linear developments</li>   <li>o Cultural resources and endangered and threatened species occasionally found along linear developments</li>   <li>o Occasionally, this results in clearing of more vegetation beyond the paths</li>   <li>o Contaminated soil and its disposal may become an issue</li>   <li>o Recommendation 7.15 is an alternative</li> <li>o May raise questions when PDC use is required</li>     <li>o Delineation of "small" may be debatable</li>   <li>o Recommendations 6.08a and 6.08b are alternatives</li> <li>o May be difficult to maintain water quality</li> <li>o Difficult to differentiate from other, non-exempted activities</li> </ul>
		1. Transmission and fiber optic utility lines	CMP			
		2. Bicycle paths and sidewalks that are adjacent to existing roads	CMP			
		3. Fences	CMP			
		4. Replacement of underground storage tanks	CMP			
		5. Single family dwellings in sewerded RGAs with no wetland issues	CMP			
		6. Small uses (e.g., propane tanks) on existing impermeable surfaces	CMP			
		7. Small concrete slabs	CMP			
8. Migrant/farm labor housing	CMP					

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Exemptions/ General Permits (continued)	7.14	Establish a general permit procedure for certain types of public development (e.g., road widenings).	Study/ CMP	2wm - P 1wm - DR	-	o Puts greater emphasis on education o MOAs are currently being used for this purpose
	7.15	Require the use of administrative officers in certain cases (i.e., sewer lots with no wetlands).	CMP	-	-	o Recommendation 7.13 (#5) is an alternative o Training of local officials may be difficult due to turnover and part-time employment o Requirement may not be well received, as no one has "volunteered" to use existing provision
	7.16	Require the use of administrative officers on a "trial" basis in certain municipalities (e.g., Hamilton, Pemberton and Winslow) where existing staffing levels are sufficient to support such a system.	CMP	-	-	o Requirement may not well be received, as no one has "volunteered" to use existing provision o Recommendation 7.13 (#5) is an alternative
Certificates of Filing	7.17	Make obtaining a certificate of filing before proceeding to the municipal level an option for applicants, not a prerequisite.	CMP	-	-	o Will result in more "call-ups" o May not result in any discernible improvements to the process o Municipalities may object to such a decision resting solely with applicants
	7.18a	Do not address an application's consistency with CMP standards in Certificates of Filing.	Admin.	-	-	o May result in smoother municipal processing o Will result in more "call-ups" o May not result in any discernible improvements to the process
	7.18b	Make certificates of filing more informative and specific in terms of identifying potential issues and possible solutions early on in the application process.	Admin.	-	-	o May result in fewer "call-ups" o May be viewed as disrupting further municipal prerogatives

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Certificates of Filing (Continued)	7.19	The Commission should continue to provide guidance on applications to applicants and municipalities with the ultimate goal of turning day-to-day functions over to municipalities.	Admin.	-	-	o Very dependent upon changing municipal staff capabilities o Type and level of guidance to be continued may be viewed differently by different parties
	7.20	Improve education of municipal officials (engineers/planners) re: CMP standards and encourage municipalities to have expert staff available (on retainer) for use by applicants in addressing routine CMP issues (e.g., cultural resources and wetlands buffer analysis).	Admin.	1wm - PP 1wm - DR	-	o May expedite completion of applications o Financing costs of municipal experts may be controversial o Varying degrees of expertise may result in problems
	7.21	Encourage/expand the cooperative review process (i.e., Hamilton's system) between the Commission and select municipalities and give applicants the option of pursuing concurrent review.	Admin.	1wm - DR	-	o May expedite completion of applications
	7.22	Inconsistent certificates of filing should specifically indicate that a "call-up" will result if issues are not resolved.	Admin.	-	-	o May be perceived as a threat to municipal authority
Intergovernmental Coordination	7.23	DEPE Coastal Area policies should adopt CMP standards to reduce confusion.	Admin.	1wm - DR	-	o DEPE may be reluctant to make changes in CAFRA regulations o CAFRA may have different objectives that should be included

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Intergovernmental Coordination (continued)	7.24	DEPE should delegate the authority to issue stream encroachment and sewer extension permits to the Commission.	Admin./CMP	1wm - DR	-	o Perhaps wetlands and other programs should be included as well o Can be pursued only if funding to support additional staff resources is made available
	7.25	For major applications, pre-application meetings should be held jointly with Commission and DEPE staff.	Admin.	-	-	o Availability of all parties may inadvertently lengthen the process o Deciding when to include DEPE may not always be obvious
	7.26	DEPE should assign certain reviewers to Pinelands Area and CAFRA applications and they should work in coordination with Commission staff.	Admin.	-	-	o DEPE staffing levels, other demands, and turnover may make this difficult
	7.27	Execute Memoranda of Agreement with state agencies (e.g., SCS) in order to eliminate duplicative review and resolve any regulatory conflicts.	Admin.	2wm - DR	-	o Initial step may be to set priorities o Negotiation with state agencies may be time consuming o Time estimates are uncertain as number of MOAs is unknown
Miscellaneous	7.28	The Commission should hold periodic meetings with people involved in the application process to facilitate an exchange of view-points and communicate new/revised procedures.	Admin.	1wm - DR	-	
	7.29	Applicants should be provided with access to the Commission's data (e.g., wetlands; endangered species).	Admin.	-	-	o Some data (e.g., endangered and threatened species, cultural resources) is withheld to protect the resources from "collectors" o Uncertain how an efficient system can be established considering space and financial limitations

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Miscellaneous (continued)	7.30	The Commission should work toward providing applicants with the ability to link up with the LAN to review the status of applications.	Admin.	-	\$3,000	o May require dedicated telephone line or computer equipment o Cost dependent on extent of information made available
	7.31	Analyze alternative appeal processes (e.g., dispute resolution).	Study	2wm - P 1wm - DR	-	o Expedited review procedures may result in a less adequate record being available for appeals
	7.32	Require meetings with applicants after a second incomplete letter is sent in an effort to shorten the "incompleteness" process.	CMP or Admin.	-	-	o May actually lengthen the process due to schedule conflicts o Mandatory requirement may not be well received
	7.33	Require that applicants be present at all meetings between Commission staff and consultants.	CMP or Admin.	-	-	o May actually lengthen the process due to schedule conflicts o Mandatory requirement may not be well received
	7.34	Increase the number of Commission staff and provide for greater continuity of review, particularly in terms of staff assigned to municipalities and major development applications.	Admin.	-	\$90,000	o Estimated costs reflect two positions which increase current permitting/enforcement staff to authorized levels o Additional financing would be needed at a time when state budgets are declining

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### Stormwater Management Workshop Recommendations

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				Staff(4)	\$\$\$ (5)	
Design Year Storm	8.01	Adopt stormwater standards which prevent municipalities from requiring 100 year storm design for flood control purposes (i.e., not allow stricter municipal standards).	CMP	-	-	<ul style="list-style-type: none"> <li>o May increase flood hazards</li> <li>o An approach that seeks to serve a variety of objectives (Recommendation 8.03a or 8.03b) may result in a better balance</li> <li>o Some municipalities would resist</li> </ul>
	8.02	Allow developers to take credit for "exfiltration," i.e., conveyance from the basin to groundwater during storm events.	CMP or Admin.	1wm - DR	-	<ul style="list-style-type: none"> <li>o Establishing the "amount" to be credited will require evaluation</li> </ul>
	8.03a	Revise CMP standards to require recharge for all impervious surfaces up to a 10-year storm and the use of 2-, 10- and 100-year storms to control rate.	CMP	-	-	<ul style="list-style-type: none"> <li>o Would provide almost equivalent infiltration, equivalent groundwater quality and flood control</li> <li>o Some portion of larger, infrequent storms would not be recharged</li> </ul>
	8.03b	Develop a two-part stormwater management strategy: first-flush storms/infiltration and larger storm events/detention.	CMP	-	-	<ul style="list-style-type: none"> <li>o May increase applicant expenses</li> <li>o Is not specific as to how this would be done</li> </ul>
	8.04	Further define and clarify the term "impervious surface" (e.g., to include gravel parking lots).	CMP	-	-	<ul style="list-style-type: none"> <li>o Implements current practice in part</li> </ul>
	8.05	The Commission and SCS should establish consistent guidelines on the use of TR-55.	Admin.	2wm - DR	-	<ul style="list-style-type: none"> <li>o Would assist applicants and prevent improper use of guidelines</li> </ul>

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Stormwater: Water Quality	8.06	Study the "net renovating potential" of soils to determine whether the CMP standard discouraging recharge in excessively drained soils should be eliminated or revised.	Study	12wm - S	-	<ul style="list-style-type: none"> <li>o Similar in part to Recommendations 8.08 and 8.12</li> <li>o Variations in soil types and horizons may make results difficult to apply</li> </ul>
	8.07	Eliminate CMP standard discouraging infiltration in deep aquifer recharge areas.	CMP	-	-	<ul style="list-style-type: none"> <li>o Removes a seldom used standard and, when applicable, difficult to implement</li> </ul>
	8.08a	Revise CMP stormwater standards to clarify that both water quality (non-degradation standards) and stormwater retention requirements (infiltration from all impervious surfaces) must be met.	CMP	-	-	<ul style="list-style-type: none"> <li>o Removes the mistaken tendency to focus only upon the infiltration aspect of water management</li> <li>o Does not recognize the need for flexibility in applying the standards</li> </ul>
	8.08b	Revise CMP stormwater standards to permit relief from either water quality or retention requirements when necessary, based on such factors as soil type and land use type.	Study/ CMP	12wm - S 2wm - DR	-	<ul style="list-style-type: none"> <li>o Study portion similar to Recommendation 8.06</li> <li>o Would result in no infiltration in some cases to protect water quality</li> <li>o Implements current practice to some extent</li> </ul>
		1. Limit infiltration requirements to relatively clean sources (e.g., rooftops)	CMP			<ul style="list-style-type: none"> <li>o May result in a variety of stormwater structures, perhaps at more expense</li> </ul>
	2. Require "pre-treatment" of stormwater to control/manage stormwater run-off from roads and parking lots	CMP			<ul style="list-style-type: none"> <li>o May require more land</li> </ul>	

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		3. Require "pre-treatment" of stormwater before it reaches infiltration basins, particularly for commercial uses	CMP			<ul style="list-style-type: none"> <li>o May require more land</li> <li>o Implements and specifies current practice of requiring renovation in some cases</li> </ul>
		4. Develop alternative strategies to deal with situations where recharge is not possible or where solubles are a problem (e.g., use of wet ponding and wet basins as well as non-structural alternatives like wet meadows)	Study/ CMP	3wm - DR		<ul style="list-style-type: none"> <li>o Given wetland standards, such cases would be few</li> <li>o Creates new habitat</li> <li>o May partly address Recommendation 8.20 if erosion of wet meadows not an issue</li> </ul>
	8.09	Amend the CMP to require a minimum separation of basins from the water table that varies by soil type.	CMP	-	-	<ul style="list-style-type: none"> <li>o Determining the "variation" would require evaluation</li> </ul>
	8.10	Prohibit certain vegetative maintenance practices (e.g., commercial fertilization and herbicide/pesticide services).	CMP	-	-	<ul style="list-style-type: none"> <li>o Will not eliminate individual homeowner use</li> <li>o Difficult to enforce</li> <li>o Relationship to agricultural practices may cause difficulties</li> </ul>
	8.11	Undertake hydrologic studies to determine the ultimate impacts of headwaters in the Pinelands on coastal systems.	Study	-	\$100,000	<ul style="list-style-type: none"> <li>o DEPE may be able to fund some aspects of this</li> <li>o Differentiating STP from agricultural impacts from non-point source development in RGAs may be difficult</li> </ul>
	8.12	Study effects of retention and detention on water quality.	Study	12wm - S	-	<ul style="list-style-type: none"> <li>o Study component similar to Recommendations 8.06 and 8.08</li> <li>o Would provide answers to a research area lacking in analysis</li> </ul>

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Other CMP Standards	8.13	Determine what incentives could be provided to developers who use best management practices.	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o Density bonuses may be one possibility if increases in impervious surfaces can be controlled</li> <li>o Implications for other uses that use BMP's</li> </ul>
	8.14	Establish specific standards on clearing to limit the amount that is permitted based on the type of development involved.	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o Not clear how this is different from the current "minimum clearing necessary" standard</li> <li>o If limits are below what is "necessary," will preclude, or make more costly, certain types of development</li> </ul>
	8.15	Examine the possibility of adopting "dimensional criteria" to improve stormwater management design and lessen the amount of runoff that must be managed.	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o Will remove several municipal community character prerogatives</li> <li>o Balancing against other public goals may be difficult to achieve</li> <li>o May be better to provide incentive to do, e.g., see Recommendation 8.13</li> </ul>
	8.16	Establish maximum impervious surface ratios.	Study/ CMP	2wm - DR	-	<ul style="list-style-type: none"> <li>o May conflict with municipal parking requirements and preclude some development if very strict</li> </ul>
	8.17	Other CMP standards should be examined to determine what, if any, impact on stormwater management exists.	Study/ CMP	1wm - DR 1wm - P	-	<ul style="list-style-type: none"> <li>o Methodology on which to base analysis does not exist; review by a technical committee may represent best approach</li> </ul>
	8.18	Require a certain percentage of landscaping be done with native species or low maintenance plants when open fields are developed.	CMP	-	-	<ul style="list-style-type: none"> <li>o Costs of landscaping may be high</li> <li>o Likely to be resistance from developers and property owners</li> <li>o Native species may be harder to establish in such circumstances</li> <li>o Uncertain as to the regional benefits</li> </ul>

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Maintenance/ Enforcement	8.19	Determine the frequency of infiltration system failure, the reasons for failure and the nature of the problems caused by failure.	Study	4wm - DR	-	o Data may not be sufficient to draw conclusions o Relationship to maintenance may be difficult to establish
	8.20	Develop consistency between CMP and SCS stormwater management guidelines; resolve conflict between CMP standard of no disturbance in wetlands and SCS desire to allow minimal wetland disturbance as a means of preventing erosion.	CMP	-	-	o Results of Recommendation 8.19 may have an impact on this recommendation o May result in discharge directly to a wetland in certain, infrequent cases o Recommendation 8.08, #4 may represent an alternative approach
	8.21	The Commission should require developers to submit stormwater maintenance plans which would be enforced through maintenance bonding.	CMP	-	-	o Bonds would be in place permanently to ensure maintenance o Added cost to development o Municipalities or counties would assume responsibility
	8.22	Require the use of multiple infiltration devices to minimize problems caused by the failure of any one device.	CMP	-	-	o May increase development costs o May increase maintenance costs o More expertise may be required
	8.23	Enter into a cooperative agreement with SCS whereby SCS is given the power to enforce CMP clearing standards.	Admin.	-	-	o Legal authority needs to be explored
Education	8.24	Hold an annual one-day workshop on stormwater management for municipal officials (using DEPE model ordinances and BMP manual).	Admin.	-	-	o Relates to other proposals for workshops

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	8.25	Encourage developers to educate homeowners on the use and benefits of stormwater management techniques (e.g., maintenance of existing cover, etc.).	Admin.	-	-	o How this might be accomplished effectively is unclear
	8.26	Draft and distribute a document on stormwater management to homeowners and local officials to emphasize the value of water quality.	Admin.	2wm - PP	-	o Also see Recommendation 7.06 that suggests a similar document
	8.27	The Commission and DEPE should develop a site design manual, using various sites as examples, to show how landscaping, stormwater and other standards can be successfully implemented.	Admin.	-	\$40,000	o Would provide examples beyond the lengthy BMP guidelines currently available

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**Water Supply Policy Workshop Recommendations**

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State Water Supply Policy	9.01	Support legislation to authorize DEPE to implement critical area water supply measures.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Provides framework for comprehensive solutions to critical water supply problems</li> <li>o DEPE could direct more use of the Kirkwood-Cohansey under certain conditions</li> </ul>
	9.02	Work with DEPE to ensure that water supply planning and wastewater planning are coordinated.	Admin.	2wm/yr-P	-	<ul style="list-style-type: none"> <li>o DEPE is already moving in this direction</li> <li>o Difficult to do, absent a more regionalized perspective in terms of water supply service</li> </ul>
	9.03	Coordinate water supply research projects among Commission, DEPE and USGS by holding periodic meetings.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Water Resources Institute might be asked to serve as coordinating body</li> <li>o Commission involvement in other studies will be promoted</li> <li>o Should not be viewed as a substitute for Commission participation in technical study committees</li> <li>o In some cases, coordination with other government agencies and private utilities may be productive</li> </ul>
	9.04	Encourage DEPE to identify "preferred" alternatives in the state water supply master plan.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Environmental policies may be better reflected</li> <li>o May focus attention on other than the most expedient alternatives</li> </ul>
	9.05	Encourage DEPE to reflect the cooperative DEPE/Commission water supply policy in the state water supply master plan.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Increases awareness of the policy</li> </ul>
Conservation	9.06	Encourage DEPE to adopt a statewide water conservation policy.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Provides a statewide policy framework</li> </ul>

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	9.07	Require municipal land development ordinances to incorporate water conservation requirements.	Study/ CMP	2wm - P	-	<ul style="list-style-type: none"> <li>o Specific standards will need to be developed</li> <li>o Consultation with DEPE would be helpful</li> <li>o Costs and benefits of standards may not be clear</li> <li>o Orientation to new development may result in limited benefits</li> <li>o Standards may prove to be controversial and difficult for the Commission to enforce</li> </ul>
	9.08a	Require purveyors and municipalities that will be serviced to address water conservation when water supply system developments are proposed.	CMP	-	-	<ul style="list-style-type: none"> <li>o Stops short of requiring specific conservation measures</li> <li>o Should prompt more thought about conservation, although few affirmative steps may be taken</li> <li>o Can be coordinated with DEPE to avoid duplication relative to "supply" side requirements</li> <li>o Private utilities may have difficulty getting cooperation from municipalities, particularly if they aren't located in the Pinelands</li> </ul>
	9.08b	Revise short-term water supply policy to require that conservation measures be addressed by purveyors and municipalities that will be serviced.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Stops short of requiring specific conservation measures</li> <li>o Should prompt more thought about conservation, although few affirmative steps may be taken</li> <li>o Can be coordinated with DEPE to avoid duplication relative to "supply" side requirements</li> <li>o Private utilities may have difficulty getting cooperation from municipalities, particularly if they aren't located in the Pinelands</li> </ul>

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Pinelands Commission/DEPE Short-Term Water Supply Policy	9.09	Become more active in educating the public on the benefits of water conservation.	Admin.	2wm - PP	-	<ul style="list-style-type: none"> <li>o Although it applies to a larger geographical area than Recommendation 9.08a, DEPE may be reluctant to implement it for wells located outside the Pinelands Area</li> <li>o Enforcing the requirement may be difficult, absent formal regulations</li> <li>o An effective program is likely to be very time consuming</li> <li>o Statewide approach may be more effective</li> </ul>
	9.10	Reaffirm CMP requirements to treat water from hazardous waste remediation processes to CMP water quality standards and to recharge it.	CMP	-	-	<ul style="list-style-type: none"> <li>o Reflects current policies</li> <li>o Policy does not elaborate on types of recharge</li> <li>o Waivers are the means of getting relief when recharge or non-degradation is not practical or desirable</li> </ul>
	9.11	Reaffirm CMP requirements to recharge treated wastewater.	CMP	-	-	<ul style="list-style-type: none"> <li>o Reflects current policies</li> <li>o Policy does not elaborate on types of recharge or siting criteria</li> <li>o Waivers are the primary means of getting relief when recharge is not practical or desirable</li> </ul>
	9.12	More aggressively coordinate water supply policies with affected parties.	Admin.	-	-	<ul style="list-style-type: none"> <li>o Periodic meetings seem to be the preferred approach</li> </ul>
	9.13	Revise short-term water supply policy to identify what specific water supply alternatives should be considered.	Admin.	1wm - S	-	<ul style="list-style-type: none"> <li>o Would provide clearer guidance</li> <li>o Alternatives geared to specific areas and/or conditions may be difficult to briefly describe</li> </ul>

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	9.14	Revise short-term water supply policy to reference well siting criteria if the Kirkwood-Cohansey is to be used.	Admin.	-	-	o Places purveyors on notice
	9.15	Revise well siting guidelines to specify approval and disapproval criteria.	Admin.	3wm - S	\$15,000	o Broadens orientation from application requirements to substantive standards o May lead to CMP amendments o Absolute approval/disapproval criteria will be difficult, if not impossible, to specify o Will provide more guidance to purveyors o Hydrology expertise is needed to supplement staff resources
	9.16	Incorporate Commission well siting guidelines into DEPE guidelines.	Admin.	1w - DR	-	o Consolidation will improve their usefulness to applicants o DEPE would embrace and help implement the guidelines o Will require inconsistencies to be resolved
	9.17	Revise short-term water supply policy to require that water supply proposals consider regional service needs.	Admin.	-	-	o Encourages a more regionalized perspective o May not result in regionalized approaches, absent direct Commission planning and intervention

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### Water Quality Workshop Recommendations

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Primary Water Quality Parameters	10.01	Determine natural phosphorus levels in Pinelands streams.	Study	3wm/yr - S	?	<ul style="list-style-type: none"> <li>o A minimum five year study is thought to be necessary</li> <li>o Laboratory costs may be high to yield reliable results</li> </ul>
	10.02	Develop chemically based characterizations of Pinelands streams.	Study	6wm - S	-	<ul style="list-style-type: none"> <li>o Staff estimate presumes that characterizations are based upon existing data</li> <li>o Existing data will not permit characterization of all Pinelands streams</li> <li>o Long term environmental monitoring program addresses this to some degree</li> </ul>
	10.03	Examine land use implications of non-point pollution sources on water quality by watershed.	Study	12wm - S	-	<ul style="list-style-type: none"> <li>o Staff estimate is based upon a characterization of water quality according to land uses</li> <li>o Will depend upon data developed through Recommendation 10.02</li> <li>o Quantifying impacts according to land uses represents a much more complicated endeavor</li> <li>o Long term benefits of such a study are significant</li> </ul>
	10.04	Determine ecological impacts of gradual changes in primary water quality parameters.	Study	6wm - S	?	<ul style="list-style-type: none"> <li>o A detailed study design would be required before costs can be estimated</li> <li>o Staff estimate is based upon preparation of a study design</li> <li>o Study could be technically complex and expensive depending on whether a field survey or an experimental approach is used</li> <li>o May depend upon data developed through Recommendation 10.02</li> <li>o Long term benefits of such a study are significant</li> </ul>

- (1) Recommendations offered by one or more panel members are listed whether or not they were discussed in detail or whether or not they were supported by other panelists.
- (2) Three types of Commission actions are noted: "CMP" denotes a CMP amendment; "Study" denotes more than a nominal amount of time for analysis; and "Admin." denotes action without an amendment or study.
- (3) The "Estimate of Resources" is an approximation of staff or monetary resources that would be needed. Estimates are not presented for CMP amendments.
- (4) Staff resources are shown in work months (wm) (the approximate amount of staff time necessary to complete the task) by office. Offices are indicated as follows: P - Planning; S - Science; DR - Development Review; and PP - Public Programs. No entries are presented for less than 1 work month.
- (5) Monetary entries are very preliminary estimates of costs associated with a consulting contract or with the hiring of additional staff. No entries are given if costs are expected to be less than \$1,000.
- (6) Notes represent staff comments which may be relevant to the Commission's evaluation of the recommendations.

### Water Quality Workshop Recommendations

Topical Area	Rec. #	Recommendations Made by One or More Panel Members(1)	Comm. Action(2)	Estimate of Resources(3)		Notes(6)
				Staff(4)	\$\$\$ (5)	
Water Quality Policy	10.05	Develop an approach to water quality management based upon Comprehensive Management Plan management areas and sub-basin characteristics.	Study/ CMP	2wm - P 2wm - S	?	<ul style="list-style-type: none"> <li>o Approach recognizes differences between management areas and sub-basins</li> <li>o Technical panel would serve as working group to develop methodology and scope of work</li> <li>o Approximately six months would be needed to develop a scope of work</li> <li>o Uncertain at this time how much time or money might be needed to proceed with the work plan</li> </ul>

(1) Recommendations offered by one or more panel members are listed whether or not they were discussed in detail or whether or not they were supported by other panelists.

(2) Three types of Commission actions are noted: "CMP" denotes a CMP amendment; "Study" denotes more than a nominal amount of time for analysis; and "Admin." denotes action without an amendment or study.

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(5) Monetary entries are very preliminary estimates of costs associated with a consulting contract or with the hiring of additional staff. No entries are given if costs are expected to be less than \$1,000.

(6) Notes represent staff comments which may be relevant to the Commission's evaluation of the recommendations.

**ATTACHMENT B**

**August 20, 1992**

**List of Additional Recommendations**

ADDITIONAL RECOMMENDATIONS OFFERED BY  
PINELANDS COMMISSIONERS

AUGUST 20, 1992  
Revised September 4, 1992

NOTE: ITEMS WITH "\*" WILL NOT BE CONSIDERED FOR ACTION ON AUGUST 21, 1992 BECAUSE THEY INVOLVE STUDIES OR ADMINISTRATIVE ACTIONS REQUIRING STAFF TIME OR MONETARY RESOURCES

Recommendation 1.01b - CA Cooperate with DEPE to conduct regional share trend analyses of farmland assessment applications for woodlands - Study.\*

Recommendation 1.13b - Alan Determine whether the Commission may be liable for damages in the event the requirement for permission from other property owners whose land is to be crossed is eliminated - Study.\*

Recommendation 1.14b - CA Clarify the circumstances which lead to cultural resource surveys for forestry applications - Admin.

Recommendation 1.17c - SL The Commission should delegate its forestry permit review and enforcement responsibility to DEPE and develop appropriate standards for forestry that DEPE would be required to administer - Admin/CMP.\*

Recommendation 1.17d - BM Analyze development review procedures relative to forestry, concentrating on: - Admin.\*

- o the content of forest management plans in order to seek consistency with that required for farmland assessment for woodlands.
- o appropriate municipal roles in reviewing and permitting forestry activities.
- o delegation, with relevant conditions, of permitting and enforcement responsibilities to DEPE.
- o the need for certificates of filing when permit renewals are sought.

Recommendation 1.21b - CA Require that prescribed burning on public lands be consistent with the ecosystem and a forestry management plan - CMP.

Recommendation 1.22b - CA Permit harvesting in the Pine Plains region only for ecologically sound management to maintain or restore natural communities and habitat - CMP.

Recommendation 1.22c - CA Permit development of 100 units or more in areas of extreme fire hazard, including the Pine Plains and primary Pine Plains fireshed, only if life and property are not in jeopardy and if natural fire regimes and fire dependent species will not be affected - CMP.

Recommendation 1.26 - CA Establish a holistic and ecologically sound forestry management policy for the Pinelands Area - Study/CMP.\*

Recommendation 1.27 - CA Prohibit the harvesting of Atlantic white cedar on public lands, except for pilot programs, until a cedar management policy is established - CMP - see recommendation 1.23.

Recommendation 1.28 - MH Study the number of landowners enrolled in government programs linked to forest management assistance and subsidies as compared to the number of application received by the Commission regarding forest management and how many of those applications were approved - Study.\*

Recommendation 1.29 - MH Examine trends through an analysis of data from federal and state programs of forest health monitoring - Study.\*

Recommendation 1.30 - MH Analyze trends in the U.S. Forest surveys conducted every ten years - Study.\*

Recommendation 1.31 - MH Study trends in endangered and threatened plants and animals with regard to forest management practices - Study.\*

Recommendation 1.32 - MH Analyze trends in forest related activities (i.e, foresters, sawmills, woodcutters, boat builders, decoy carvers and other crafts) - Study.\*

Recommendation 1.33 - MH Survey professional organizations on how current CMP regulations affect forest practices - Study. \*

Recommendation 1.34 - CA Revise the current CMP construction guidelines for fire management to be mandatory requirements - CMP.

Recommendation 1.35 - SL Analyze the appropriateness and economics of introducing non-native species in the Protection Area and determine the extent to which introduction of such species would be acceptable - Study.\*

Recommendation 1.36 - CA Permit only compatible reforestation in the Pine Plains region - CMP.

Recommendation 2.10b - Alan Examine the economic viability of boat building, forestry, agriculture, glass making and home occupations and analyze the impacts of CMP regulations on the health of same in the Pinelands - Study.\*

Recommendation 2.10c - MH Examine the economic viability of all businesses/commercial activities and analyze the impacts of CMP regulations on the health of same in the Pinelands - Study.\*

Recommendation 2.12 - MH Conduct regional share trend analysis of tax appeals made before and since the adoption of the CMP to determine impacts on municipal finances - Study.\*

Recommendation 2.13 - MH The Commission should include specific findings on the economic impacts of proposed amendments to the CMP as part of the formal rulemaking process - Admin.

Recommendation 2.14 - JM For all studies, the Commission should develop criteria that will assure that cause and effect relationships may be defined - Admin.\*

Recommendation 3.04c - BC Examine the benefits and feasibility of establishing minimum residential development densities in Regional Growth Areas - Study.\*

Recommendation 3.06b - BC and CA Allow municipalities to raise densities if they also reduce total RGA size, provided that PDC use, water quality and hydrology are not adversely affected - CMP.

Recommendation 3.09b - BC and CA Permit municipalities the option of allowing density increases by accruing units from other RGA sites not built to maximum density, provided that PDC use, water quality and hydrology are not adversely affected - CMP.

Recommendation 3.15b - BC Permit municipalities to establish municipal reserves within Regional Growth Areas - CMP

Recommendation 3.18b - BC Determine whether RGAs provide appropriate housing opportunities relative to employment projections and affordable housing requirements - Study.\*

Recommendation 3.19b - BC Select and work with one municipality on a pilot project to develop community design guidelines and ordinances - Admin.\*

Recommendation 3.20b - BC Select and work with one municipality to include community design plan elements in its master plan and land development ordinance for its RGA - Admin.\*

Recommendation 4.12c - Ann Eliminate resource extraction as a permitted use in Forest Areas and develop standards to prohibit the expansion of existing mining operations in the least disturbed sub-basins within Forest Areas and the Preservation Area District - CMP.

Recommendation 4.12d - BC Examine the benefits and feasibility of limiting new and the expansion of existing resource extraction operations in other relatively undisturbed sub-basins in the Protection Area - Study.\*

Recommendation 4.16c - SL Require the extension of the mining permit renewal period from 2 to 5 years as well as annual municipal inspections/certifications - CMP.

Recommendation 4.18c - CA Permit municipalities to approve minor expansion of existing approved operations, defining specific activities and locations, without Commission review - CMP.

Recommendation 5.07b - BC Limit solid waste collection, separation, reuse and conversion facilities to Regional Growth Areas and Pinelands Town Areas. Except for small amounts of specialized wastes, these facilities could only service one or more Pinelands municipalities or other municipalities in Atlantic, Burlington, Cape May and Ocean Counties. The following variations would be permitted: - CMP

1. vegetative landfills or vegetative composting facilities could be sited in Agricultural Production Areas if they are ancillary to an active agricultural use.
2. transfer stations or vegetative composting facilities could be sited on properties previously used as landfills in any management area provided that they only serve the municipality in which they are located. Other qualifying municipalities could be serviced only if the scale of the facility is not appreciably increased.
3. exceptions to the waste importation limits could be permitted through intergovernment memoranda of agreement when part of a regional approach to solid waste management which clearly benefits the overall protection of the Pinelands to a greater extent than the strict application of the waste source policies on individual waste streams.

This policy would not apply to solid waste landfills, composting facilities for mixed municipal solid waste or to mass burn facilities.

Recommendation 5.07c - Alan Limit solid waste collection, separation, reuse and conversion facilities to Regional Growth Areas and Pinelands Town Areas. Except for small amounts of specialized wastes, these facilities could only service one or more Pinelands municipalities or other municipalities in Atlantic, Burlington, Cape May and Ocean Counties. The following variations would be permitted: -  
CMP

1. vegetative landfills or vegetative composting facilities could be sited in Agricultural Production Areas if they are ancillary to an active agricultural use.
2. transfer stations or vegetative composting facilities could be sited in Pinelands Villages and on properties previously used as landfills in any management area provided that they only serve the municipality in which they are located. Other qualifying municipalities could be serviced only if the scale of the facility is not appreciably increased.
3. exceptions to the waste importation limits could be permitted through intergovernment memoranda of agreement when part of a regional approach to solid waste management which clearly benefits the overall protection of the Pinelands to a greater extent than the strict application of the waste source policies on individual waste streams.

This policy would not apply to solid waste landfills, composting facilities for mixed municipal solid waste or to mass burn facilities.

Recommendation 5.07d - CA Limit solid waste collection, separation, reuse and conversion facilities to Regional Growth Areas and Pinelands Town Areas. Except for small amounts of specialized wastes, these facilities could only service one or more Pinelands municipalities or other municipalities in Atlantic, Burlington, Cape May and Ocean Counties. The following variations would be permitted: -  
CMP

1. vegetative landfills or vegetative composting facilities could be sited in Agricultural Production Areas if they are ancillary to an active agricultural use.
2. transfer stations or vegetative composting facilities could be sited in Pinelands Villages and on properties previously used as landfills in any management area provided that they only serve the municipality in which they are located. Other qualifying municipalities could be serviced only if the scale of the facility is not appreciably increased.

3. exceptions to the waste importation limits could be permitted through intergovernment memoranda of agreement when part of a regional approach to solid waste management which clearly benefits the overall protection of the Pinelands to a greater extent than the strict application of the waste source policies on individual waste streams, limited to Pinelands counties.

This policy would not apply to solid waste landfills, composting facilities for mixed municipal solid waste or to mass burn facilities.

Recommendation 5.18b - MH Permit land application of sludge derived compost - CMP.

Recommendation 5.19b - BC Permit land application of compost derived from source separated municipal solid waste on a trial basis and with an on-site monitoring program - CMP.

Recommendation 5.19c - JM Permit land application of compost derived from source separated municipal solid waste on a trial basis and with an on-site monitoring program, excluding the Preservation Area - CMP.

Recommendation 5.19d - CA Permit land application of compost derived from source separated municipal solid waste on a trial basis and with an on-site monitoring program, excluding the Preservation and Forest Areas and other sensitive sub-basins - CMP.

Recommendation 5.25 - MH Permit recycling activities and the storage of currently prohibited wastes if state and federal standards are met - CMP.

Recommendation 5.26a - MH Permit temporary storage of currently prohibited wastes at approved facilities - CMP.

Recommendation 5.26b - MH Permit temporary storage of currently prohibited wastes for six months at approved facilities - CMP.

Recommendation 5.27 - MH Determine what currently prohibited wastes already exist in the Pinelands and what future volume of such wastes may be anticipated - Study.\*

Recommendation 5.28 - MH Examine the extent of recycling, decontamination, and disposal of currently prohibited wastes currently being conducted in the Pinelands - Study.\*

Recommendation 5.29 - MH Determine where existing currently prohibited wastes are being disposed of and what options for disposal will remain in the future - Study.\*

Recommendation 5.30 - MH Permit the use of soil amendments, including sludge derived compost, as necessary for restoration of resource extraction operations - CMP.

Recommendation 5.31 - MH Permit the reuse of currently prohibited wastes after suitable decontamination in compliance with state and federal regulations - CMP.

Recommendation 6.06c - MH Analyze the legal implications of prohibiting farm subdivision - Study.\*

Recommendation 6.15b - BC The Commission should formally request that the PDC Bank advise and counsel landowners on determining PDC allocations - Admin.

Recommendation 6.22 - SL Expand the current CMP exemption for the improvement, expansion, construction or reconstruction of structures used exclusively for agricultural or horticultural purposes to include structures used primarily for, or in support of, agricultural or horticultural activities (this would include multi-purpose storage facilities and migrant labor housing) - CMP.

Recommendation 7.03b - JM Hold annual workshop(s) on the application process to educate new local officials and to discuss revised procedures - Admin.\*

Recommendation 7.06b - BC Prepare a "Living in the Pinelands" brochure to explain the reasons for land use and environmental regulations and describe how residents can improve environmental protection - Admin.\*

Recommendation 7.12b - Ann Examine ways to streamline general development review procedures, including: - Study\*

- o expanding the list of "exempted" development review activities.
- o utilizing general permits or memoranda of agreement.
- o reducing review of municipal or county permits after prior approvals have been affirmed by the Commission.
- o simplifying permit procedures for site remediation efforts.
- o modifying staff practices to accelerate review of relatively small and straightforward applications.

Recommendation 7.13b - BC Incorporate into the list of "exempted" development those activities which are comparable to current exemptions. Some activities already exempted would be clarified as well - CMP.

Recommendation 7.13c - CA Incorporate into the list of "exempted" development those activities which are comparable to current exemptions, modified depending upon the management area and sensitivity. Some activities already exempted would be clarified as well - CMP.

Recommendation 7.25b - CA For major applications, pre-application meetings should be held jointly with Commission and DEPE staff, as well as appropriate municipal officials - Admin.

Recommendation 7.33b - JM Strongly encourage that applicants be present at all meetings between Commission staff and consultants - Admin.

Recommendation 7.35 - CA Develop standards for regional projects to assess cumulative impacts - Study/CMP.\*

Recommendation 7.36 - CA Conduct public hearings on applications which seek waivers of strict compliance on the basis of compelling public need - CMP.

Recommendation 7.37 - Alan Limit third party appeals in order to reject those that are clearly not meritorious - Admin/CMP.

Recommendation 8.08c - BC Clarify CMP requirements that water quality goals apply to stormwater management and incorporate the following requirements into the CMP: - CMP

1. require "pre-treatment" of stormwater to control and manage run-off from roads and parking lots.
2. require "pre-treatment" of stormwater before it reaches recharge basins, particularly for commercial uses.

Recommendation 8.08d - MH Clarify CMP requirements that water quality goals apply to stormwater management and incorporate the following requirements into the CMP: - CMP

1. require "pre-treatment" of stormwater to control and manage run-off from parking lots.
2. require "pre-treatment" of stormwater before it reaches recharge basins, particularly for commercial uses.

Recommendation 8.09b - BC Generally require a minimum separation of 2 feet from stormwater basins to seasonal high water table. Best available technology would be required when site conditions do not permit a 2 foot separation - CMP.

Recommendation 9.09b - BC Become more active by participating with other state agencies in an approach to water conservation - Admin.\*

**Recommendation 9.18 - BC Place a limitation on the withdrawal of water from the K/C aquifer pending completion of the K/C study - CMP.**