

Disclaimer

These minutes reflect the actions taken by the Commission during its January 14, 2011 meeting. Although these minutes have been approved by the Commission, no action authorized by the Commission during this meeting, as reflected in these minutes, shall have force or effect until ten (10)* days, Saturdays, Sundays and public holidays excepted, after a copy of these minutes has been delivered to the Governor for review, unless prior to expiration of the review period the governor approves same, in which case the action shall become effective upon such approval. These minutes were delivered to the Governor on February 1, 2011.

PINELANDS COMMISSION MEETING¹

Richard J. Sullivan Center
Terrence D. Moore Conference Room
15 Springfield Road
New Lisbon, New Jersey
Minutes

January 14, 2011

Commissioners Present

William Brown, Leslie Ficcaglia, Paul E. Galletta, Richard L. Harris, Robert Jackson, Daniel M. Kennedy, Judith Y. Link, Edward Lloyd, Ed McGlinchey, John A. Haas, and Acting Chairperson Candace Ashmun. Also present were Executive Director Nancy Wittenberg, Authorities Unit Liaison David Reiner and Deputy Attorney General Jean Reilly

Commissioners Absent

Francis A. Witt

Acting Chairperson Ashmun called the meeting to order at 9:35 a.m.

Deputy Attorney General Reilly read the Open Public Meetings Act Statement.

Ms. Wittenberg called the roll.

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

Acting Chairperson Ashmun announced that Commissioner Henderson has resigned. She welcomed Rick Harris to the Commission. Mr. Harris, the Associate Regional Director of Natural Resources and Science for the Northeast Region of the National Parks Service (NPS), was recently appointed as the federal designee to the Commission. He received the Oath of Office by DAG Reilly.

¹ Please note that all attachments are maintained with the original minutes, but are not attached to copies. For information about attachments, please contact the office.

Minutes

Acting Chairperson Ashmun presented the December 10, 2010 Commission open and closed meeting minutes. Commissioner Jackson moved the adoption of the minutes. Commissioner Ficcaglia seconded the motion.

The Commission adopted the minutes by a vote of 11 to 0.

Committee Chairs' and Executive Director's Reports

Personnel and Budget Committee Meeting

Commissioner Haas reported that the P&B Committee had met on December 27, 2010. They adopted the minutes of the November 22, 2010 Committee meeting and recommended that the Pinelands Commission adopt three resolutions: To Revise the Commission's Procurement Policy; To Authorize the Executive Director to Enter into a Contract for Consulting Services for Exhibit Planning and Design at the R.J. Sullivan Center for Environmental Policy and Education and to Revise the FY 2011 Operating Budget; and to Authorize the Executive Director to Amend the Agreement with the US Geological Survey (USGS) to Include Matching Funds from the USGS to Assist the Commission in Planning for a Proposed Buena Borough Municipal Utility Authority (BBMUA) Wastewater Infiltration Facility, to Develop a Hydrogeologic Framework for the Site of the Facility and to Provide Technical Assistance to the Commission in Reviewing and Interpreting Technical Submittals Made on Behalf of the BBMUA. In addition, the Committee discussed the recommendations of Tim Patton, of the State's Division of Investments, regarding the Pinelands Conservation Fund Investments and decided upon an investment strategy. Finally the check registers, electronic funds transfer and application fees were reviewed.

Executive Director's Report

Ms. Wittenberg noted that she had been at the Commission only ten days and thus would have little to report at this meeting. She said that staff had been helpful and that she was glad to have Ms. Roth back in the office as her absence had left a huge void. She said that next week she would be attending a Barnegat Bay partnership meeting and saw lots of opportunities for the Commission to engage in the endeavors to clean up the Bay. She said that she was not sure why that engagement had not occurred previously. She noted that yesterday she had met with Charlie Siemon, Esq. and found those discussions interesting and helpful in learning about the development of the Pinelands Comprehensive Management Plan (CMP).

Mr. Horner reported that for some time the Commission had been discussing an MOA with Woodbine Airport for the extension of an existing runway. This extension appears to conflict with the standards for the protection of wetlands and threatened and endangered (T/E) species. Staff has received a packet of materials from the owner of the airport, the Woodbine Port Authority, responding to questions regarding the application and will be reviewing that information.

Also, Mr. Horner reported that the Department of Transportation has applied for a minor widening of some 6 miles of the west-bound lane of Route 72 (shoulder improvements in widths ranging from 1' to 10') in order to provide a better emergency evacuation route from Long Beach Island. This matter will be on the agenda at a future Commission meeting.

Finally Mr. Horner addressed the concerns regarding the Commission's public comment process. He noted that the MIS office has been working to develop an automated system by which applicants can review the status of updated staff reports on waivers of strict compliance and public development applications. He encouraged all present to look at this useful tool on the Commission's web site.

Ms. Grogan noted that the cover memo for today's meeting had referenced the upcoming release of a report on the implementation of the Richland Village Redevelopment Plan. She said that due to some computer problems, she was unable to provide the report today but would try to issue it shortly. She also noted that today was the thirtieth anniversary of the effective date of the Comprehensive Management Plan.

Commissioner Galletta, referencing the new initiative for improving water quality in the Barnegat Bay asked if the Commission had been contacted regarding enforcement of efforts to reduce fertilizer reduction

Ms. Wittenberg responded that, from DEP's end, enforcement has always been an issue and that the involvement of the Commission with the Barnegat Bay project may help address some of those concerns.

In response to a question from Commissioner Jackson regarding the widening of Route 72 and if it were to provide for an "orderly" evacuation, Mr. Horner said that it was to provide a second lane to increase the exit volume from LBI.

Commissioner McGlinchey noted that the Department of Transportation appears to have money for these relatively minor projects but not enough to meet their stormwater regulations.

Public Development Projects and Other Permit Matters

Ms. Roth stated that Commissioner Kennedy would recuse himself from the discussion/vote on the public development applications as one of the two applications

was submitted by Burlington County. As the other application (South Jersey Transportation Authority) is included on the single resolution, Commissioner Kennedy will abstain from voting on that application as well.

Commissioner Kennedy left the room.

Mr. Horner stated that Application Numbers 1981-1483.006 (Burlington County, Medford Township), and 1984-0655.024 (South Jersey Transportation Authority, Town of Hammonton, Egg Harbor Township, and Hamilton Township) are applications for public development recommended for approval with conditions.

Mr. Horner said that the one public comment received on the application of the South Jersey Transportation Authority objected to the approval as there was no demonstrated need for additional electronic toll stations on the Atlantic City Expressway. Mr. Horner said that there was no standard in the CMP with which to address that concern.

Ms. Rhonda Ward said that the public comment on the Burlington County application for a bridge replacement in Medford Township supported the approval of a new bridge that was needed for pedestrian safety.

Commissioner Galletta moved the adoption of the Resolution Approving with Conditions Applications for Public Development (Application Numbers 1981-1483.006, and 1984-0655.024). (See Resolution #PC4-11-01 attached). Commissioner Haas seconded the motion.

The Commission adopted the resolution by a vote of 10 to 0 with Commissioner Kennedy absent from the room.

Commissioner Kennedy returned to the room.

Mr. Horner presented the Resolution Approving with Conditions Requests for Waivers of Strict Compliance. He stated that the Commission had received a request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director's recommendation to approve Application Number 1986-1460.002 from an individual concerned about stormwater impacts. DAG Reilly had reviewed the request and determined that the individual did not qualify as an interested party so the appeal was denied.

DAG Reilly said that the hearing request was denied because the interested party could not demonstrate a "particularized property interest" sufficient to grant such a hearing.

Commissioner Jackson asked about the status of the neighboring homeowner who had anticipated that the subject property would remain open space and now someone wishes to construct a home.

Mr. Horner responded that there needs to be a legal demonstration as to what the landowner was told; the Commission asks for factual information regarding easements. He said that based on the Commission's own regulations, the applicant had a right to a minimum beneficial use of his property and the lot was not deed restricted.

Commissioner Jackson stated that many people do not know the process and Commissioner Kennedy added that the person buying a house or piece of property must do due diligence.

Commissioner McGlinchey moved the adoption of the Resolution Approving with Conditions Requests for Waivers of Strict Compliance (Application Numbers 1986-1460.002 (Frank Murphy; single family dwelling in Medford Township) & 1987-0961.001 (American Family Construction, Inc., single family dwelling in Jackson Township (See Resolution #PC4-11-02 attached). Commissioner Haas seconded the motion.

The Commission adopted the resolution by a vote of 10 to 0. Commissioner Lloyd abstained and said that it was because he did not agree with denying the hearing.

Ms. Wittenberg said that there were no other matters on the agenda on which the record is closed.

Acting Chairperson Ashmun called for Public Comment

Public Comment on Agenda Items

Ms. Theresa Lettman, with the Pinelands Preservation Alliance (PPA), referenced the resolutions on today's agenda that had been referred by the Personnel and Budget Committee (P&B). She noted that on December 27, 2010, she had called the Commission's office to find that there would be a weather-related delayed opening and that she had assumed that since there was no reference to the 9:00 a.m. scheduled meeting of the P&B Committee, it would take place at 11 a.m., if not later. As the meeting was conducted before the Commission office was open, how would the public participate in the meeting? She said that she needed to be aware for the next time this might occur.

Ms. Roth responded that, although it is the Commission's practice to notice its committee meetings and permit public participation, these meetings were not subject to the requirements of the Open Public Meetings Act (OPMA). The Commission's committees are advisory and provide recommendations to the full Commission regarding matters but do not take formal action themselves. Ms. Roth indicated that the OPMA aside, the logistics of providing prompt information concerning meeting time changes because of unforeseen circumstances needs to be addressed.

Acting Chairperson Ashmun said that the Commission needs to deal with the issue as she can understand how frustrating this would have been to the public.

Miscellaneous Resolutions

Ms. Wittenberg said that the solar rule proposal had been pulled from the agenda at the last minute. Staff had been working with Senator Whelan but his legislation was recently amended and now conflicts with the rule proposal. With both the rule proposal and the Senator's legislation headed towards the Governor's office, it seemed appropriate to pull back for consistency. The Governor has until February 24, 2011 to sign the legislation.

Commissioner Ashmun said that she was disappointed personally; the Commission had worked closely with the Senator and there are Pinelands municipalities waiting for these rules in order to move ahead. At this stage, it was just a matter of putting the proposal in the New Jersey Register for comment.

In response to Commissioner Kennedy's question as to the major differences between the Commission's draft proposal and Senator Whelan's legislation, Ms. Wittenberg said that the legislation appears to be more restrictive with respect to mining sites and less restrictive with respect to certain landfill sites.

Ms. Wittenberg said that staff will continue to work with Senator Whelan's office to resolve these matters.

In response to a question from Commissioner Lloyd if the Commission were hoping to amend the draft proposal before moving forward, Ms. Wittenberg said that the intent is to go forth with the rules as is and have the legislation revised as it applies in the Pinelands Area.

Commissioner Ashmun noted that the January 28, 2011 meeting of the CMP Policy and Implementation Committee had been canceled but, if necessary, a meeting would be called to address issues related to the solar rules.

Commissioner McGlinchey stated that he shared Commissioner Ashmun's concerns. Staff has worked hard and local governments want this legislation. He said that for him, as a local zoning officer, the length of time that this has been taken off the table is disgraceful.

In response to Commissioner Galletta's question if the intent was to have Senator Whelan revise the bill, Ms. Wittenberg said that the bill is on the Governor's desk. The Governor could do a pocket veto of the bill in its entirety or a conditional veto to have the bill apply only to non-Pinelands areas. These are procedural issues and perhaps there is a lack of understanding of the differences. She said that staff will initiate a discussion with Senator Whelan.

Ms. Connor presented the resolution to revise the procurement policy. She said that the (NJ Department of Treasury) circular letter delegating purchasing authority to agencies is revised periodically. The Commission wishes to remove any reference to specific dollar

amounts in its procurement policy and instead reference the most recent circular letter. By eliminating the link to a specific dollar amount, the Commission can abide by the circular letter without the need for an update to its own procurement policy document.

Commissioner Ficcaglia moved the adoption of the Resolution To Revise the New Jersey Pinelands Commission's Procurement Policy). (See Resolution #PC4-11-03 attached). Commissioner Link seconded the motion.

The Commission adopted the resolution by a vote of 11 to 0.

Mr. Leakan said that last year an Exhibit Assessment had been made on the R.J. Sullivan Center and the need for a Pinelands information and visitor center. Content Design Collaborative of Scituate, MA has been selected for the project to complete the overall planning and design of these exhibits.

Commissioner Ashmun said that this agency comes highly recommended by former Commissioner McIntosh.

Commissioner Ficcaglia moved the adoption of the Resolution To Authorize the Executive Director to Enter Into a Contract for Consulting Services for Exhibit Planning and Design at the Richard J. Sullivan Center for Environmental Policy and Education and to Revise the FY 2011 Operating Budget (See Resolution #PC4-11-04 attached). Commissioner Jackson seconded the motion.

The Commission adopted the resolution by a vote of 11 to 0.

Mr. Wengrowski said that the Commission is utilizing the technical staff at USGS to evaluate the proposed Buena Borough Municipal Utility Authority (BBMUA) wastewater infiltration facility. Because USGS is so interested in the project, they have contributed \$20,000 towards the project. He said that he had met with them yesterday and felt that this was a positive step to make sure that all the critical evaluation is made. He said that the BBMUA has been very cooperative with this project.

Ms. Grogan noted that a memo detailing the responsibilities of USGS had been included in the packet along with the resolution.

Commissioner Galletta moved the adoption of the Resolution To Authorize the Executive Director to Amend the Agreement with the US Geological Survey (USGS) to Include Matching Funds from the USGS to Assist the Commission in Planning for a Proposed Buena Borough Municipal Utility Authority (BBMUA) Wastewater Infiltration Facility, to Develop a Hydrogeologic Framework for the Site of the Facility and to Provide Technical Assistance to the Commission in Reviewing and Interpreting Technical Submittals Made on Behalf of the BBMUA. (See Resolution #PC4-11-05 attached). Commissioner Lloyd seconded the motion.

The Commission adopted the resolution by a vote of 11 to 0.

Ordinances Not Requiring Commission Action

Ms. Grogan stated that the packet had contained a memo regarding several ordinances that had been reviewed within the last month (Egg Harbor City's 2010 Comprehensive Master Plan and Ordinances 14-2010 and 18-2010, Hamilton Township Ordinance 1680-2010 and Stafford Township Ordinances 20008-98 and 2010-40). These are ordinance amendments that do not raise a substantial issue with regard to the provisions of the Comprehensive Management Plan.

The Commission took no action, allowing the ordinance amendments to take effect.

Presentation by Charles Siemon, Esq.

Commissioner Ashmun introduced Mr. Charlie Siemon, Esq. She said that Charlie Siemon "was holding our hands" when the CMP was being developed. He is a land use lawyer with incredible experience throughout the nation. She said that she had asked him to update the Commission on the status of regional planning.

Mr. Siemon said that it was a remarkable time to look back at his career when, as a young planning lawyer some thirty years ago, he had had the opportunity to work with the staff in the preparation of the CMP and to look at what he had done since then and, through the prism of those experiences, to find that the Pinelands Plan has been so remarkably successful. He noted that often there is a misalignment between resource management and the institutions that carry out that management. Outside the Pinelands, the problem still exists. We are still confronted with greater than local activities that are not being managed by greater than local perspectives. As a result, the warnings of Tony Downs in 1972 about the cost of sprawl have largely been ignored in this country and he believed that the consequences have played a significant role in our current economic condition. The municipal fiscal problems that seem to have no remedy find, at their root, an inefficient landscape, what we call sprawl.

He gave a brief history of planning and zoning in this country and he said much of it is accidental as we've had neither the courage nor leadership to correct these problems except in rare instances.

Prior to 1900 there were few regulations at the municipal level other than carrying handguns and some emerging nuisance regulations related to such things as billboards and slaughterhouses. There were subdivision laws that were authorized by State legislatures for local governments but, at that time, local governments had no inherent power; what they could do was what the State said they could do. So, when some local governments became concerned about fire codes, buildings too close to one another and fear of conflagrations spreading across the city, they adopted subdivision regulations and they also facilitated the sale of land.

About 1913, for a variety of reasons, local governments began to seek from their legislatures the authority to adopt new regulations primarily related to zoning in an effort to protect the better neighborhoods from the perceived negative effects of multi-family housing and other nonresidential uses. One had cities and towns and hamlets and then an expansive rural landscape. The communities were constrained by the limits of mobility as transportation was limited. As zoning evolved, it did so on a hodgepodge basis because each state was adopting a different way of delegating that zoning authority. In the early 1920's zoning had evolved across all the states and mirrored what was present at the time. There was also an emerging ethic of Planning. Mr. Siemons offered a quote from Benjamin Marsh, "*A City without a plan is like a ship without a rudder.*" He said that Planning was not well understood and was largely grounded in the physical plan of the community. He said the best example of the time was Burnham's Plan for Chicago the plan created for the Chicago Businessmen's Club to promote the economic growth of the city but without basis in social values. There were no planners; planning was done by engineers, architects and lawyers. As zoning expanded, the debate evolved as to whether cities should be functional or beautiful. Now we know that they need to be both to be successful.

The Standard State Zoning Enabling Act of 1924, ultimately adopted in 42 states, required that zoning be in accordance with a comprehensive plan. The authors believed that it would bring reason to the process to guide local land use controls. The reality is that they were sadly wrong. What evolved ignored the planning part and the zoning ordinance became the plan with district regulations reflecting existing conditions. The Supreme Court of the US recognized this as a valid exercise of the legislative authority. The undeveloped areas of a community were designated as General Use (GU) districts. In order to develop a project in the GU district, one had to seek a rezoning from the legislative body. Mr. Siemons said that, in his opinion, that was a very unfortunate circumstance because it allocated one of the most important resource and management decisions to local government elected officials who were given both hats to wear, that of a legislator establishing the rules and then as a regulator, judging how to apply them. There were problems that have plagued planning and zoning every since. It is difficult for a local elected official, who sees his constituents every day, to step back from the heat of the moment and make a studied collective judgment as to the future. He said that his late partner, Richard Babcock, referred to this as "Trial by Neighborhoodism" akin to walking through hot coals. It became a process not guided by any vision of a plan.

In post World War II America, the mobility revolution brought about by the expanded use of the private automobile and the interstate highway system, led to rapid expansion. Something like 80% of the developed portions of this country has occurred since 1970. It has created a mess and is unsustainable culturally, fiscally, and socially, and it has had profound effects on society. He said that at the time the CMP was completed, he, and others in that movement, believed that the Holy Grail was to bring that discipline to manage our new landscape in the United States. He said that in his home county of Palm Beach County, Florida, adopted regulations were not successful. There are 39 municipalities and some 6.5 million people and they are trying to manage growth. They have no effective public transit, no regional water resource management, and the process

that drove the Pinelands Plan, tailored to the unique Pinelands resources, has escaped the residents of Palm Beach County.

He said that the CMP is not the only Plan and that governmental regional plans have almost always involved some special resources. He said that one should not regulate land use without a plan. Much research was done in the 1960s and 1970s and that was important here because the CMP initiative started in 1979 at a time when the results of much of this research were available. Mr. Siemons said that it is apparent that voluntary advisory oversight is not effective. There must be a greater than local perspective and recognition of a need to look at the collective long term goals and the authority must be delegated to those who are not politically obligated. There needs to be a professional enforcement authority.

Mr. Siemons described a variety of regional planning initiatives that had taken place throughout the U.S. including an attempt to control sprawl in the metropolitan Minneapolis-St. Paul area by resolving issues related to fiscal disparities and regionalizing installation and administration of infrastructure. He said that unfortunately the full fruit of those endeavors had not been met due to enforcement issues. In bad economic times, the local officials become overwhelmed by local conditions. Similarly other regional efforts including the Tahoe Regional Plan, the Adirondack Park Agency and the California Coast Commission have not achieved their goals of resource protection and received only modest benefit because the decision making is made by local participants. Even the Florida Keys struggles with little collaboration yet a great need for their protection. He said that the Pinelands Commission had the benefit of early institutional arrangements that have prevailed.

Mr. Siemons referenced a number of books including Jared Diamond's *How Societies Choose to Fail or Succeed* and Tony Downs' books *Collapse* and *Stuck in Traffic*. He said that civilizations make choices as to whether they succeed or fail, e.g. the Mayans who, in destroying their forests, destroyed their shelter, and food and water sources, thus leading to their own destruction. Civilizations know when they are living beyond their means and we know that we cannot sustain sprawl but continue any way. He said that the Pinelands stands alone as a model for how to meet the challenges. An integrated management approach is still the model.

He said that he was astounded that so much of the value remains in the Pinelands. Whenever one deals with property rights issues, one must still try to strike a balance. He noted the development of the Pinelands Development Credit (PDC) Program to address the concerns of windfalls/wipeouts and the rigors of the planning process based on science. He noted that after the Plan was adopted, there were challenges to its implementation.

Mr. Siemon said that there are Rasputins and Raphaels and that New Jersey had had more Raphaels than Rasputins. He paid tribute to those people who have made a difference, citing Candace Ashmun, Frank Parker, Terry Moore and John Stokes and in particular the late Commissioner Tom Darlington. He said that Tom Darlington was a great hero to

him because he supported the Plan because it was the right thing to do even though the CMP resulted in great economic impacts on his private life and family holdings. He said that the CMP had achieved the lofty goals of the National Parks and Recreation Act of 1978.

He noted that throughout his life he's had many opportunities but he had told Ms. Wittenberg during their meeting yesterday that there was only one job that he ever would have considered in the public sector and that was hers.

He said that he would read his closing remarks, quoted from Marjorie Kinnan Rawlings book "Cross Creek" and noted that he had been involved with the defending the preservation of that property.

"It seems to me that the earth may be borrowed but not bought. It may be used but not owned. It gives itself in response to love and tending, offers its seasonal flowering and fruiting. But we are tenants and not possessors, lovers and not masters. Cross Creek belongs to the wind and the rain, to the sun and the seasons, to the cosmic secrecy of seed, and beyond all, to time."

He concluded by saying that the man must provide good stewardship of the land.

Mr. Siemons received a round of applause at the conclusion of his presentation.

Commissioner Ashmun said that she felt Mr. Siemons' presentation was a proper birthday present for the CMP.

Commissioner Jackson said that the Pinelands Commission receives a lot of criticism but people do not realize how difficult it is to make the right decisions.

Mr. Siemons said that he had no doubt that they do not understand. It is easy to criticize but hard to make those critical decisions. He added that because of the CMP, Pinelands Commission members are free of many of the handicaps of the rest of the world. He said that he is a big affordable housing advocate and one needs to adhere to one's principles and values even when they affect one's own household.

In response to Commissioner Ficcaglia's question if a lot of the problems with sprawl was due to the "ratable chase", Mr. Siemons said yes, it is, but it can be fixed. A big part of suburban sprawl is the racial and economic discrepancies that linger from early zoning; that legacy has not expired. He said that there needs to be a balance of housing and jobs.

He noted success of the Georgia Regional Transportation Authority, an agency responsible for approving major projects. He said that in order to receive approval, projects must demonstrate that they balance housing and economic factors while reducing trip distance. He said also that there is a "disconnect" in public finance.

In response to a comment from Commissioner Link regarding the South Florida surface aquifers, Mr. Siemons says that the biggest single water user in that region is drainage; it is necessary to sustain the dry areas by diverting water to the Atlantic Ocean and that consumes more water than that used for human consumption or agriculture. Lawns are the second biggest consumer of water. Finally he said that in Florida, there are water management districts and regional planning councils, but their boundaries do not align.

Commissioner Ashmun thanked Mr. Siemons for his presentation.

Public Comment on any Matter Relevant to the Commission's Statutory Responsibilities

Mr. Rich Bizub, with PPA, referenced the Richland Village Redevelopment Plan. He stated that at its January 2008 meeting, the Commission certified Buena Vista Township Ordinance 19-2007 which allows the Township to deviate from water quality standards to allow businesses to expand without upgrading their wastewater treatment systems. He said that he was concerned with putting additional Nitrogen in the shallow aquifer and allowing non-contiguous lands to meet lot size. He said that he was specifically concerned with the provision of the resolution requiring that the Executive Director report on the progress of the Richland Village Plan. He said that he was concerned that there was adequate monitoring and that the development does not have unintended consequences. He asked if the report would be available to the public.

Ms. Grogan responded that it would not be part of the meeting packet and that it would become available once it is distributed to the Commission members.

Mr. Bizub also said that he was pleased to hear that the Executive Director intended to have the Commission take a more active role in the Barnegat Bay initiative.

Mr. Mark Demitroff, resident of Richland Village, said that no cultural resource survey had been done on Richland Village, that a number of historic buildings have been torn down and that Richland does not have the preservation that had been promised. He said that there was no agency where his issues with regional redevelopment plans could be addressed. He said that redevelopment does not work, that Sweetwater, Weekstown and Mizpah are all targets for sewerage and that if the CMP works so well, why does the Commission keep signing new MOAs that help the politicians and not the local residents.

Mr. Fred Akers, President, Great Egg Harbor Watershed Association, said that this year he was going to focus his efforts on surface water quality. He said that there was much interest in the Barnegat Bay initiative but there were still many issues to be dealt with in the rest of the Pinelands. He thanked Mr. Horner for efforts to repair failing stormwater basins at the Hamilton Mall and thanked the Pinelands Commission members for the time invested in the process.

Commissioner Jackson ended the meeting by saying that he believed that the Mayans were not the only blind people and that we needed to pay attention.

Adjournment

Commissioner Ficcgaglia moved to adjourn the meeting. Commissioner Lloyd seconded the motion. The Commission agreed to adjourn the meeting at 11:40 a.m.

Certified as true and correct:

Betsy Piner, Principal Planning Assistant

Date: _____