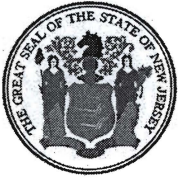


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Chris Christie
Governor

Kim Guadagno
Lt. Governor

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

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

July 8, 2016

Mr. Robert Lupp
State Library – NJ Reference Section
185 West State Street
P.O. Box 520
Trenton, New Jersey 08625



Dear Mr. Lupp:

Enclosed is the Pinelands Commission meeting minutes and attachments for June 10, 2016 for your information.

Sincerely,

Teri Melodick

Teri Melodick
Principal Clerical Assistant

PC1
Enclosure: Minutes

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

MINUTES

June 10, 2016

Commissioners Present

Candace Ashmun, Alan W. Avery Jr., Bob Barr, Bill Brown, Giuseppe Chila, Joe DiBello, Jane Jannarone, Mark Lohbauer, Ed McGlinchey, Richard Prickett, Gary Quinn and Chairman Sean Earlen. Also present were Executive Director Nancy Wittenberg, Governor's Authorities Unit representative Chris Howard and Deputy Attorney General Helene Chudzik.

Commissioners Absent

Paul E. Galletta, Ed Lloyd and D'Arcy Rohan Green.

Chairman Earlen called the meeting to order at 9:31 a.m.

DAG Chudzik read the Open Public Meetings Act Statement.

Ms. Nancy Wittenberg called the roll and announced the presence of a quorum. (There were 12 Commissioners present.)

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

Minutes

Chairman Earlen presented the minutes from the May 12, 2016 Commission meeting. Commissioner Barr moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes of the May 12, 2016 Commission meeting were adopted by a vote of 11 to 0, with Commissioner Quinn abstaining.

Committee Chairs' Reports

Commissioner Avery provided an update on the May 24, 2016 Personnel & Budget Committee meeting.

The Committee recommended adoption of the minutes from the February 2, 2016 meeting, but a quorum of the Committee was not present.

The Committee reviewed the check registers, electronic disbursements and application fees covering January through April. Michelle Russell provided an update on employee actions.

The FY 2017 draft operating budget was reviewed. The remaining budgets will be reviewed at the next Personnel & Budget meeting.

There was no public comment.

Commissioner Prickett provided an update on the May 27, 2016 Policy & Implementation Committee meeting.

The Committee met via conference call.

The Committee adopted the minutes of the March 24, 2016 meeting.

The Committee agreed to provide advanced funds from the Pinelands Conservation Fund to The Trust for Public Land for the Bear Swamp Headwaters acquisition project.

No members of the public were present.

Executive Director's Reports

Ms. Wittenberg provided an update on the following:

- A recent wind storm caused a large tree to fall on the Commission's property. It fell onto four employees' vehicles. Clean-up is underway.
- Staff continues to prepare the FY 17 budget. At the June 21st Personnel and Budget Committee meeting, staff will discuss the Pinelands Conservation Fund and

Kirkwood Cohansey budgets and the FY 17 Budget will be presented to the full Commission for adoption at the July 8th meeting.

- Staff members met with Commissioner DiBello and another representative from the National Park Service (NPS) to discuss the periodic review required by UNESCO's designation of the Pinelands as a Biosphere Reserve. Ms. Wittenberg said the questionnaire contains numerous complex questions that will require a lot of staff's efforts to complete. She noted that in August there is a workshop that will be held in Colorado to assist Biosphere Reserves in the United States with the periodic review. She said NPS will be providing money for a staff member to attend.

Commissioner DiBello added that NPS has assigned a number of staff members to assist with the 10 National Parks that qualify for Biosphere Reserve designation.

Commissioner Ashmun requested to see a copy of the questionnaire.

Wharton Update

Ms. Wittenberg said the sites at Wharton that were determined as having ORV damage have been identified on a map. She said the next step is to add the sites to aerial photographs to determine the extent of the damage and group the sites based on uplands, wetlands, habitat and other data layers.

Mr. Larry Liggett updated the Commission on the following:

- The Commission recently provided the New Jersey Department of Environmental Protection (NJDEP) with threatened and endangered (T&E) species siting data as part of a sharing agreement the agencies developed to ensure each agency has the same T&E data.
- Commission staff continues to work on multiple redevelopment plans, specifically from Waterford Township and South Toms River Borough. The Borough of South Toms River plans to develop its landfill, which would require closure.
- Staff continues to work on draft rules that were derived from Plan Review.

Mr. Chuck Horner updated the Commission on the following:

- On May 24th a response was sent to a citizen who raised concerns over the ban of fishing on the Lower Bank Bridge. The Commission issued a public development approval for the reconstruction of that bridge many years ago. A condition of that approval included public access for fishing on the bridge. A copy of that response has been provided to Commissioners today. It was also sent to Burlington County and the municipalities involved. Staff will be following up with county and municipal officials.
- Staff has been working with numerous mining applicants that wish to expand their operations in the Preservation Area District and Forest Area. In order for the mining operations to comply with the T&E standards of the Comprehensive Management Plan (CMP), creating Habitat Conservation Plans are the best solution in most instances.
- Additional information was submitted by Burlington County for the expansion of Taunton Road, which provides access to the Kings Grant housing development. He

said the County is proposing to develop a road shoulder. He said the road currently has a very narrow shoulder, and the County has conveyed that it presents a safety hazard. He noted that wetlands are present on both sides of the road.

Commissioner Prickett asked how the road shoulder along Taunton Road will be created.

Mr. Horner said fill will be used.

Commissioner Chila said he would like the Commission to investigate how public safety on the Lower Bank Bridge can be improved. He was curious if parking was an issue or if there has been a history of car accidents.

Ms. Wittenberg said she spoke with the County engineer, who advised her there has been a history of vandalism. She said she plans to speak with the engineer again to find a possible resolution.

Public Development Projects and Other Permit Matters

Chairman Earlen presented a resolution recommending the approval of two public development applications.

Commissioner Barr moved the adoption of a resolution Approving With Conditions Applications for Public Development (Application Numbers 2015-0058.001 & 2016-0033.001) (See Resolution # PC4-16-19). Commissioner Brown seconded the motion.

Commissioner Prickett asked if the library was a brick structure.

Mr. Horner said it was a concrete structure, and he passed around a file photo to the Commissioners.

The Commission adopted the resolution by a vote of 12 to 0.

Public Comment on Agenda Items and Pending Public Development Applications

No one from the public spoke.

Ordinances Not Requiring Commission Action

Chairman Earlen asked if any Commissioners had questions regarding the ordinances not requiring Commission action:

- Galloway Township Ordinance 1941-2016
- Waterford Township Ordinances 2016-4 and 2016
- Waterford Township Ordinance 2016-5

No members of the Commission had questions.

Other Resolutions

Chairman Earlen said the next resolution is a routine measure to ensure the Commission can expend money until the FY 17 Budget is approved.

Commissioner Avery moved the adoption of a resolution To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2017 at the Same Level of Expenditures as Fiscal Year 2016 until the Adoption of the Fiscal Year 2017 Budgets (See Resolution # PC4-16-20). Commissioner Lohbauer seconded the motion.

The Commission adopted the resolution by a vote of 12 to 0.

Presentation

Mr. Joe Sosik provided a summary of the 2015 Long-Term Economic Monitoring Program Report. He said the goal of the program is to gauge the economic health of the Pinelands. He highlighted new additions to the 2015 report, which includes poverty rate as a supplemental variable, split town data and the recently-printed brochure on the monitoring program. See attached slides for additional information.

Link to the report: <http://www.nj.gov/pinelands/landuse/current/economic/FinalDraft-201606091704-ForCdAndWeb.pdf>

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

Mike Hickey of Medford Lakes, NJ, said the damage at Wharton State Forest is getting worse, specifically on Cherry Hill Road. He said the only vehicles that can pass damaged roads are those with special tires. He urged the Commission to do something about the issue.

Jason Howell of the Pinelands Preservation Alliance said the physical protection of sensitive areas are necessary at Wharton State Forest. He described an incident at Wharton State Forest where he witnessed off-road vehicles destroying a road. He said he was able to capture video of the riders causing the damage. He said he reported what he saw to the Park Police and wanted to provide the police with additional information but has not been able to do so.

Arnold Fishman of Medford Lakes, NJ, inquired about what type of materials are being mined in the Pinelands.

Mr. Horner said sand is being mined.

Mr. Fishman asked if the Commission had filed its brief on the South Jersey Gas pipeline matter.

DAG Chudzik said the joint brief was filed yesterday on behalf of the Commission and the Board of Public Utilities.

Mr. Fishman asked how he could get a copy of the brief and if it could be posted to the Commission's website.

Ms. Roth said she would email Mr. Fishman a copy of the brief.

Adjournment

Commissioner Prickett said the upcoming blueberry festival at Whitesbog will celebrate 100 years of blueberry cultivation. He said the annual festival will be held on June 25th and 26th. He said because of the hard work and dedication of Elizabeth White and Frederick Coville we have blueberries that are uniform in size, taste good and are easy to pick. He shared a recent newsletter from the Whitesbog Preservation Trust that highlighted the important role of Whitesbog in the cultivation of the highbush blueberry.

Commissioner Prickett offered tours of Whitesbog.

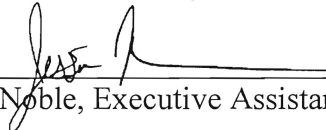
Commissioner Jannarone asked if there was any way the Commission could provide support to Mr. Howell regarding the incident he described this morning. She congratulated Commissioner Barr on winning his council seat in Ocean City.

Commissioner Avery said he spoke with Ocean County Sheriff Michael Mastronardy after the discussion about ORV accidents at the May Commission meeting. He said the Sheriff advised him that vehicular accident data is not distinguished by type of vehicle.

Commissioner Lohbauer suggested that the South Jersey Gas brief be posted to the Commission's website, considering the amount of public interest that the application has generated.

Commissioner Avery moved to adjourn the meeting. Commissioner McGlinchey seconded the motion. The Commission agreed to adjourn at 10:44 a.m.

Certified as true and correct:



Jessica Noble, Executive Assistant

Date: June 17, 2016



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-16- 19

TITLE: Approving With Conditions Applications for Public Development (Application Numbers 2015-0058.001 & 2016-0033.001)

Commissioner PAK moves and Commissioner Blaen seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

2015-0058.001

Applicant:	Dennis Township
Municipality:	Dennis Township
Management Area:	Pinelands Rural Development Area
Date of Report:	May 23, 2016
Proposed Development:	Realignment of the Academy Road and Fidler Road intersection; and

2016-0033.001

Applicant:	Monroe Township
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	May 19, 2016
Proposed Development:	Demolition of a 5,562 square foot former library building, 50 years old or older.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

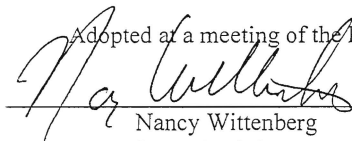
NOW, THEREFORE BE IT RESOLVED that Application Numbers 2015-0058.001 & 2016-0033.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

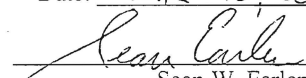
	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Ashmun	X				DiBello	X				McGlinchey	X			
Avery	X				Galletta			X		Prickett	X			
Barr	X				Jannarone	X				Quinn	X			
Brown	X				Lloyd			X		Rohan Green			X	
Chila	X				Lohbauer	X				Earlen	X			

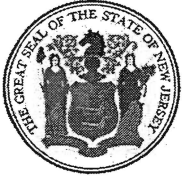
* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission


 Nancy Wittenberg
 Executive Director

Date: June 10, 2016


 Sean W. Earlen
 Chairman



Chris Christie
Governor

Kim Guadagno
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
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www.nj.gov/pinelands

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us



Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

May 23, 2016

John C. Gibson, P.E., Township Engineer
Dennis Township
P.O. Box 204
Dennisville, NJ 08214

Re: Application # 2015-0058.001
Academy Road and Fidler Road
Block 70, Lot 1
Dennis Township

Dear Mr. Gibson:

The Commission staff has completed its review of this application for realignment of the Academy Road and Fidler Road intersection. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 10, 2016 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Dennis Township Environmental Commission (via email)
Secretary, Cape May County Planning Board (via email)





Chris Christie
Governor

Kim Guadagno
Lt. Governor

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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

PUBLIC DEVELOPMENT APPLICATION REPORT

May 23, 2016

John C. Gibson, P.E., Township Engineer
Dennis Township
P.O. Box 204
Dennisville, NJ 08214

Application No.: 2015-0058.001

Location: Academy Road and Fidler Road
Block 70, Lot 1
Dennis Township

This application proposes to realign the existing Academy Road and Fidler Road intersection in Dennis Township.

The proposed realignment of approximately 100 linear feet of the existing Academy Road right-of-way will result in a "T" intersection with Fidler Road. Approximately 270 linear feet of paving will be removed from the existing Academy Road right-of-way and the concerned area will be re-vegetated with native Pinelands trees and grasses.

STANDARDS

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

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

The proposed development is located in a Pinelands Rural Development Area. The proposed road improvement (public service infrastructure) is a permitted land use in a Pinelands Rural Development Area.

Wetlands Protection Standards (N.J.A.C. 7:50-6.6, 6.13 & 6.14)

The CMP prohibits most development in wetlands and requires a buffer to wetlands of up to 300 feet. No development is proposed in wetlands. Portions of the proposed development will be located within 300 feet of wetlands.

The CMP permits road improvements (linear improvements) within the required buffer to wetlands provided the applicant demonstrates that certain conditions are met. The applicant has demonstrated that there is no feasible alternative for the proposed realignment of the existing road intersection that does not involve development in the required buffer to wetlands or that will result in a less significant adverse impact to the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the required buffer to wetlands. The applicant has indicated that the proposed development will improve traffic safety. The applicant has demonstrated that the need for the proposed road development overrides the importance of protecting the required buffer to wetlands.

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

The proposed development will disturb approximately 0.18 acres of forested land. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

The proposed road improvement will result in an overall decrease in impervious surfaces. The applicant has demonstrated that there will be no increase in the volume and rate of stormwater runoff from the project after development than occurred prior to the proposed development.

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

A cultural resource survey was completed for this application. No cultural resources eligible for Pinelands designation were found within the project area.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on December 16, 2015. The application was designated as complete on the Commission's website on April 4, 2016. The Commission's public comment period closed on May 12, 2016. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 4 sheets, prepared by John C. Gibson, all sheets dated December 3, 2015 and last revised February 16, 2016.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP.

Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



Chris Christie
Governor

Kim Guadagno
Lt. Governor

State of New Jersey

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Sean W. Earlen
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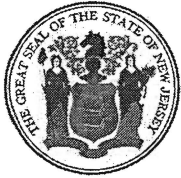
General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made the by Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of the Executive Director's determination and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



State of New Jersey
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Governor

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Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

May 19, 2016

Kevin Heydel, Business Administrator
Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094


Re: Application # 2016-0033.001
Block 3205, Lot 5
Monroe Township

Dear Mr. Heydel:

The Commission staff has completed its review of this application for demolition of a 5,562 square foot former library building, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 10, 2016 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc (2): Appeal Procedure
3/20/16 Public Comment

c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
John Helbig
Angie Matese





Chris Christie
Governor

Kim Guadagno
Lt. Governor

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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 19, 2016

Kevin Heydel, Business Administrator
Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094

Application No.: 2016-0033.001

Location: Block 3205, Lot 5
Monroe Township

This application proposes demolition of a 5,562 square foot former library building, 50 years old or older, located on the above referenced 0.25 acre parcel in Monroe Township.

STANDARDS

The Commission staff has reviewed the proposed demolition for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application;

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

The parcel is located in a Pinelands Regional Growth Area. The proposed building demolition is permitted in the Pinelands Area.

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

Based on a review of information available to the Commission staff, it was determined that a cultural resource survey was not required for the proposed demolition.

PUBLIC COMMENT

This applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced lot was completed on March 16, 2016. Newspaper public notice was completed on March 16, 2016. The application was designated as complete on the Commission's website on April 28, 2016. The Commission's public comment period closed on May 12, 2016. The Commission received one written public comment (enclosed) regarding this application.

Public Comment One: The commenter expressed concern regarding the proposed demolition. Specifically, the commenter questioned how the building would be demolished and the plan for the removal and disposal of the demolition debris. The commenter also questioned the future use of the site.

Staff Response: The Commission appreciates the interest of the commenter in the Pinelands. The method of demolition is not regulated by the Commission. With respect to disposal of demolition debris, Condition 1. below, requires that construction debris be disposed of at an appropriately licensed facility. The future use of the site is unknown. The commenter may wish to discuss the method of demolition and the future use of the site with an appropriate Township official.

CONDITIONS

1. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
2. This application is for the proposed demolition only. Any other future development of the above-referenced parcel shall be governed by Monroe Township's certified land use ordinance and the CMP.
3. Prior to demolition, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed demolition conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed demolition subject to the above conditions.



Chris Christie
Governor

Kim Guadagno
Lt. Governor

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Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-16- 20

TITLE: To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2017 at the Same Level of Expenditures as Fiscal Year 2016 until the Adoption of the Fiscal Year 2017 Budgets

Commissioner Avery moves and Commissioner Lohbauer seconds the motion that:

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

WHEREAS, it is anticipated that the New Jersey Legislature will appropriate \$2,499,000 to support the Commission's operations during Fiscal Year 2017; and

WHEREAS, pursuant to N.J.S.A 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2017 at the same level of expenditures as Fiscal Year 2016 until the Commission's adoption of the Fiscal Year 2017 Budgets.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Ashmun	X				DiBello	X				McGlinchey	X			
Avery	X				Galletta				X	Prickett	X			
Barr	X				Jannarone	X				Quinn	X			
Brown	X				Lloyd				X	Rohan Green			X	
Chila	X				Lohbauer	X				Earlen	X			

* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 10, 2016

Nancy Wittenberg
Nancy Wittenberg
Executive Director

Sean W. Earlen
Sean W. Earlen
Chairman



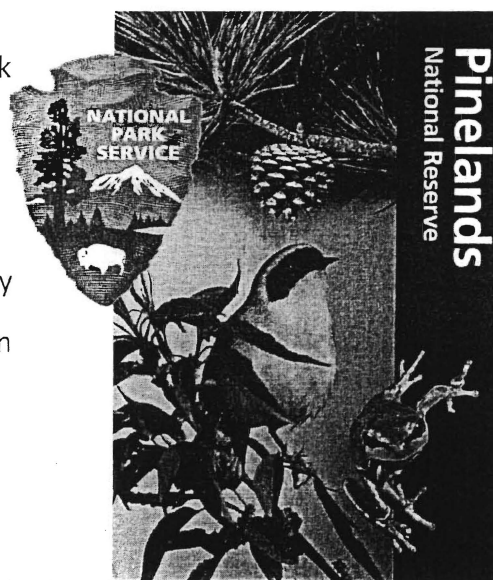
Long-Term Economic Monitoring Program

2015 Annual Report

Long-Term Economic Monitoring Report

2015 Annual Report

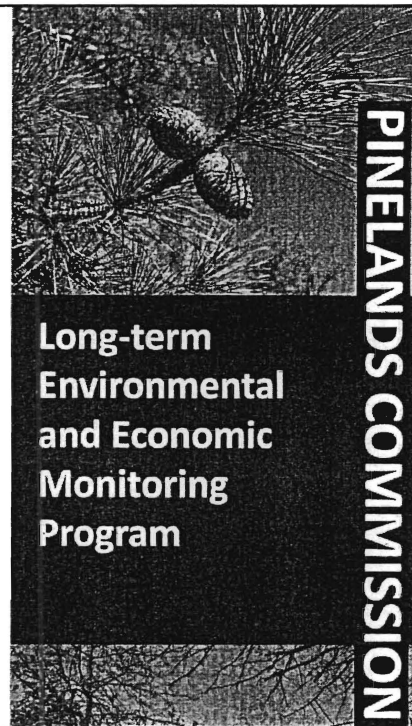
- Funded by the National Park Service
- *First Annual Report* published in 1997
- Program Goal: to continually evaluate the economic health of the Pinelands in an objective and reliable manner.
- Looks at 21 variables plus supplemental variables



What's New?

2015 Long-Term Economic Monitoring Report

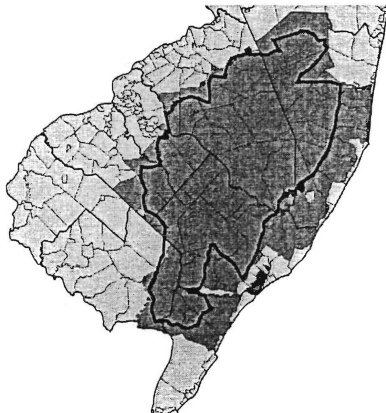
- Supplemental Variable
 - Poverty Rate
- New Split Data
 - NJ Tax parcel data with property tax bill estimates
- Long-Term Environmental and Economic Monitoring Program brochure



Geographic Definitions

The Pinelands vs. The Non-Pinelands

Pinelands Municipalities



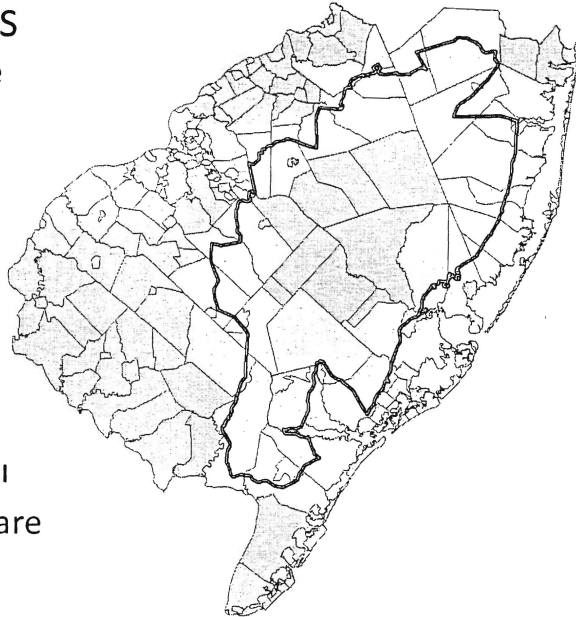
Non-Pinelands Municipalities



Special Studies

"Split-Town" - Update

- 21 variables total
- 7 variables split
 - Census Population
 - Median Age
 - Home Sales Volume
 - Home Sales Prices
 - Per Capita Income
 - Berry Production
 - **Avg. Property Tax Bill**
- Several variables are likely unsplittable



Population

2014 Estimates

Pinelands

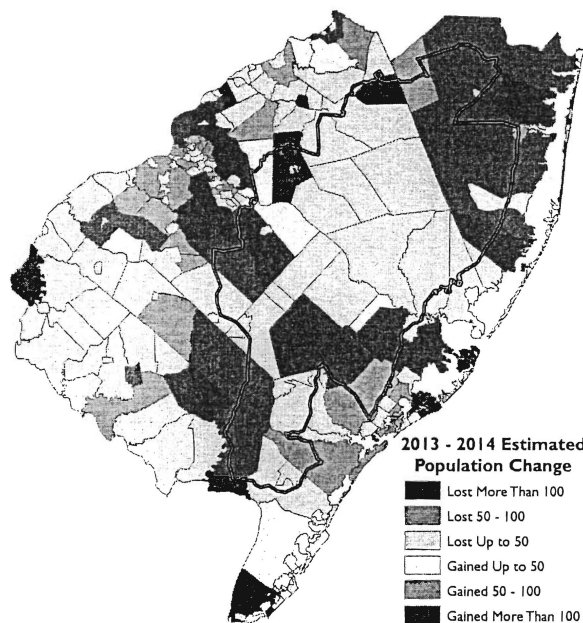
- 705,262
- ↑ < 1%

Non-Pinelands

- 1,725,407
- ↓ < 0.1%

State

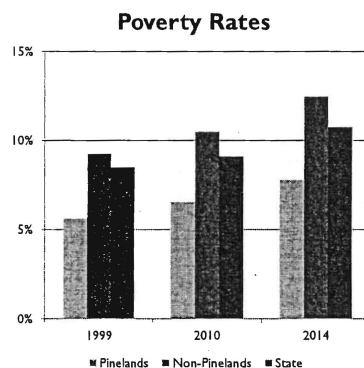
- 8,938,175
- ↑ < 1%



Population

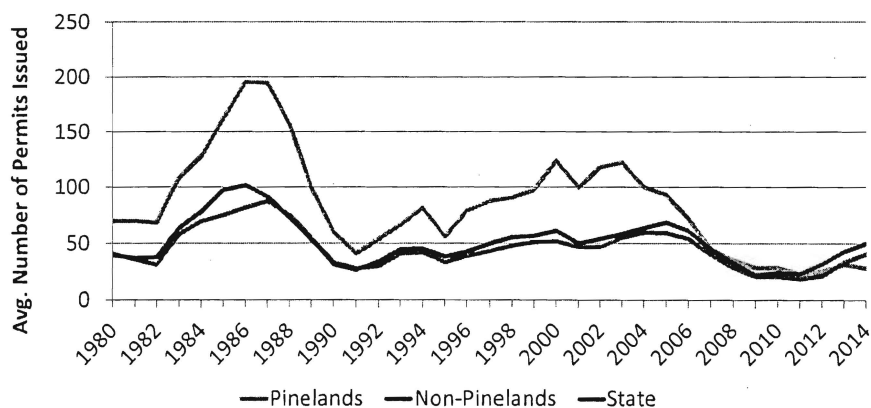
Poverty Rate

- Pinelands
 - 8% poverty rate
 - Rate increased 39% from 2010 Census
- Non-Pinelands
 - 12% poverty rate
 - Rate increased 34% from 2010 Census
- State
 - 11% poverty rate
 - Rate increased 26% from 2010 Census



Real Estate

Building Permits for Dwelling Units



Pinelands

- 28 Permits
- ↓ 11%

Non-Pinelands

- 40 Permits
- ↑ 22%

State

- 50 Permits
- ↑ 16%

Real Estate

2014 In/Out Boundary Sales Data

Pinelands Area

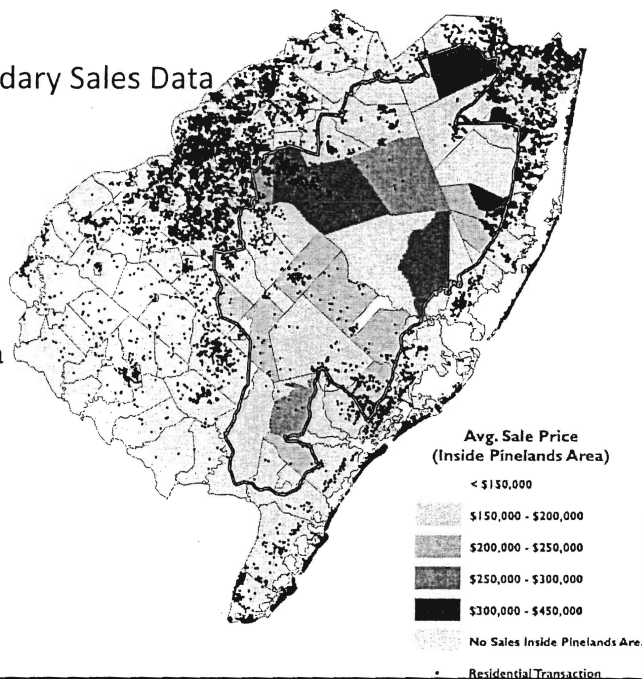
- 1,800 sales
- \$227,000 avg.

Non-Pinelands Area

- 15,100 sales
- \$303,000 avg.

State

- 57,612 sales
- \$392,000 avg.



Real Estate

2014 In/Out Boundary Sales Data

Pinelands Management Area	Pinelands Area		Pinelands Nat'l Reserve	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	9	\$279,111		
Forest Area	75	\$233,100	94	\$224,092
Agricultural Production Area	28	\$228,501		
Rural Development Area	424	\$230,628	118	\$141,952
Regional Growth Area	1,032	\$234,492	1,155	\$215,100
Pinelands Town	187	\$177,513	11	\$192,955
Federal/Military Area	0	-		
Pinelands Village	77	\$223,031	0	-
Special Ag. Production Area	0	-		

Real Estate

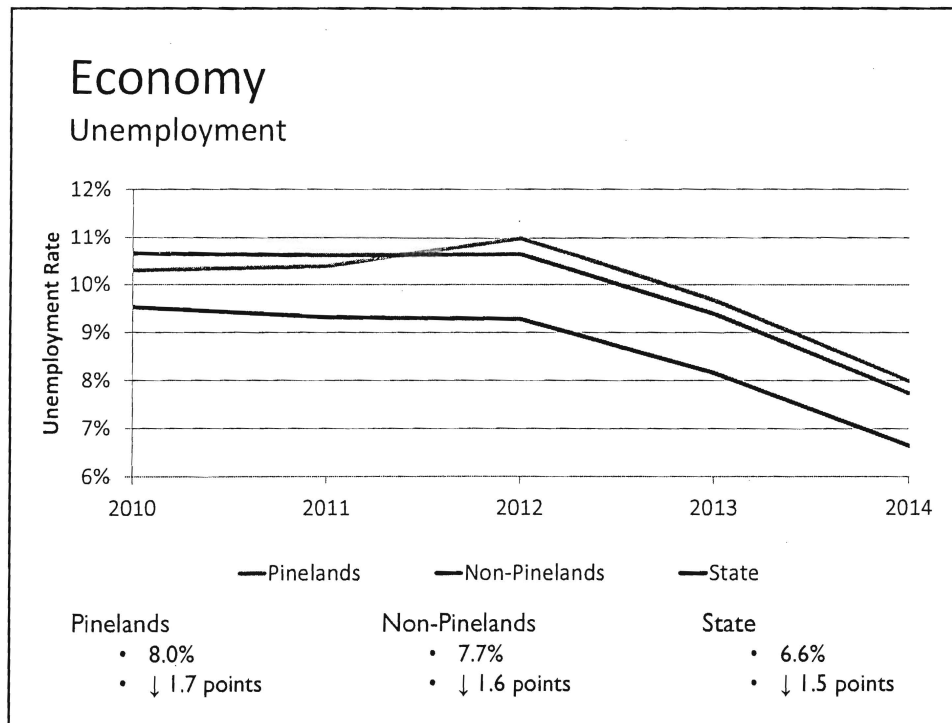
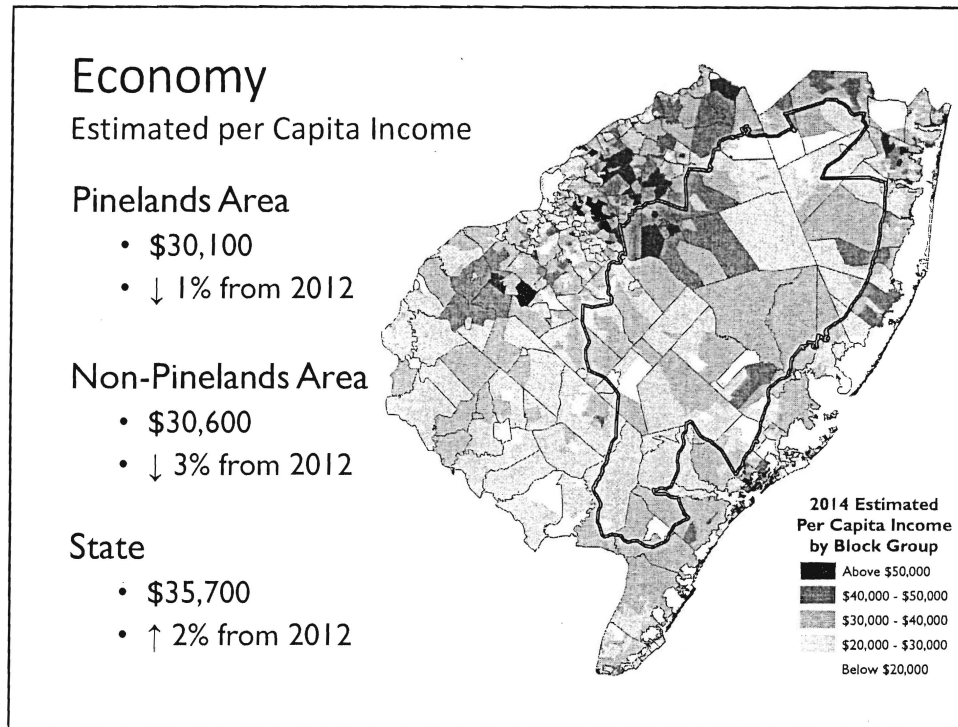
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Pinelands Town	187	\$177,513	11	\$192,955
Federal/Military Area	0	-		
Pinelands Village	77	\$223,031	0	-
Special Ag. Production Area	0	-		

Real Estate

Change 2013 to 2014 In/Out Boundary Sales Data

Pinelands Management Area	Pinelands Area		Pinelands Nat'l Reserve	
	Homes Sold	Avg. Price	Homes Sold	Avg. Price
Preservation Area	↓ 55%	↓ 4%		
Forest Area	↑ 32%	↓ 9%	↓ 19%	↑ 2%
Agricultural Production Area	↓ 10%	↓ 14%		
Rural Development Area	↑ 8%	↓ < 1%	↑ 34%	↓ 19%
Regional Growth Area	↓ 30%	↑ 1%	↑ 6%	↓ 2%
Pinelands Town	↑ 50%	↑ 1%	↓ 21%	↓ 7%
Federal/Military Area				
Pinelands Village	↑ 7%	↑ 2%	-	-
Special Ag. Production Area				



Economy

Employment, Establishments, & Wages

Pinelands

- Employment
 - 143,934
 - ↑ 2.5%
- Establishments
 - 12,678
 - ↑ 2%
- Wages
 - \$37,766
 - ↓ 1.5%

Non-Pinelands

- Employment
 - 599,426
 - ↑ 1%
- Establishments
 - 41,069
 - ↑ 1%
- Wages
 - \$38,434
 - ↓ 1%

State

- Employment
 - 3,236,358
 - ↑ 1%
- Establishments
 - 252,995
 - ↑ 1%
- Wages
 - \$47,647
 - ↓ 1%

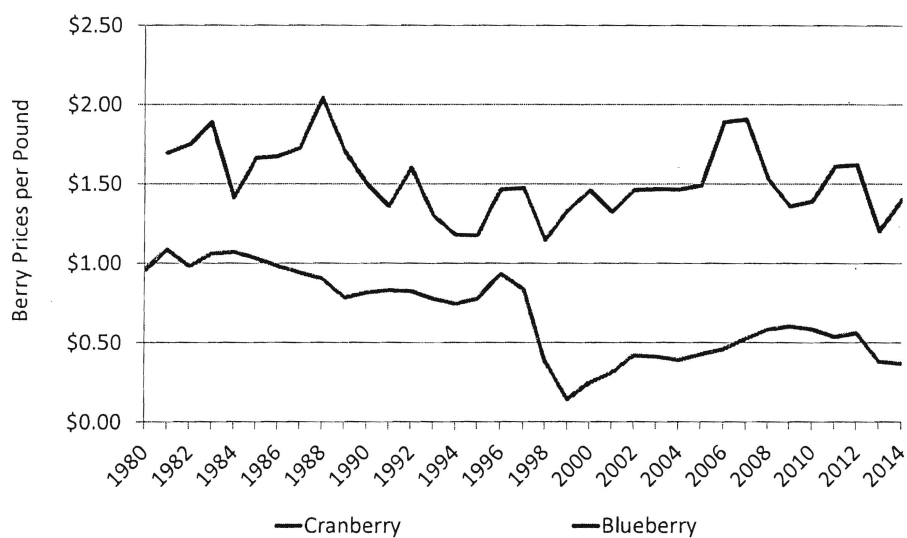
Economy

Retail Sales, Establishments (2012 Update, finally!)

- Changes from 2007 to 2012
 - 10% decline in Pinelands per capita sales from 2007 vs. 9% decline in Non-Pinelands per capita sales vs. 5% decline for the state, overall
 - 14% decline in Atlantic County per capita sales (greatest decline)
 - 1% decline in Camden County per capita sales (least decline)
 - 10% decline in number of establishments in Burlington County and Cape May County (greatest decline)
 - 4% decline in number of establishments in Gloucester County (least decline)

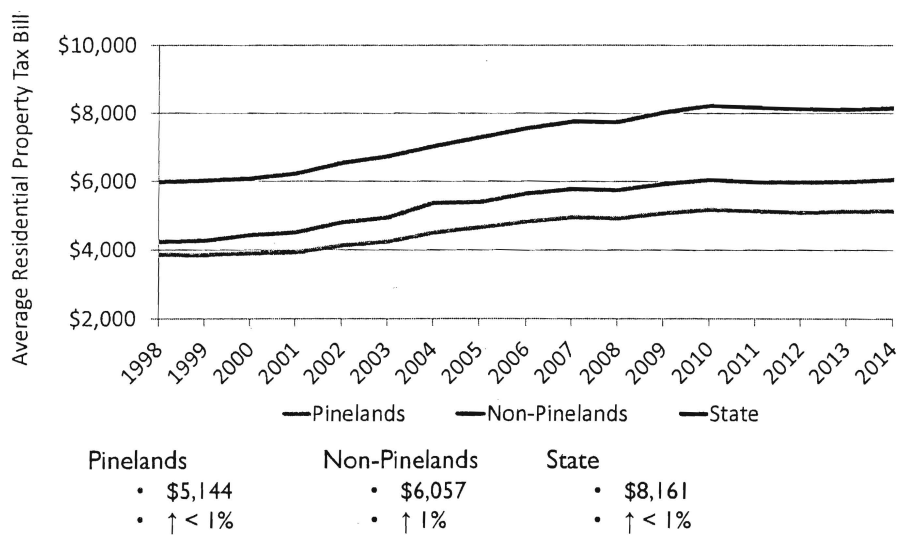
Economy

Berry Prices



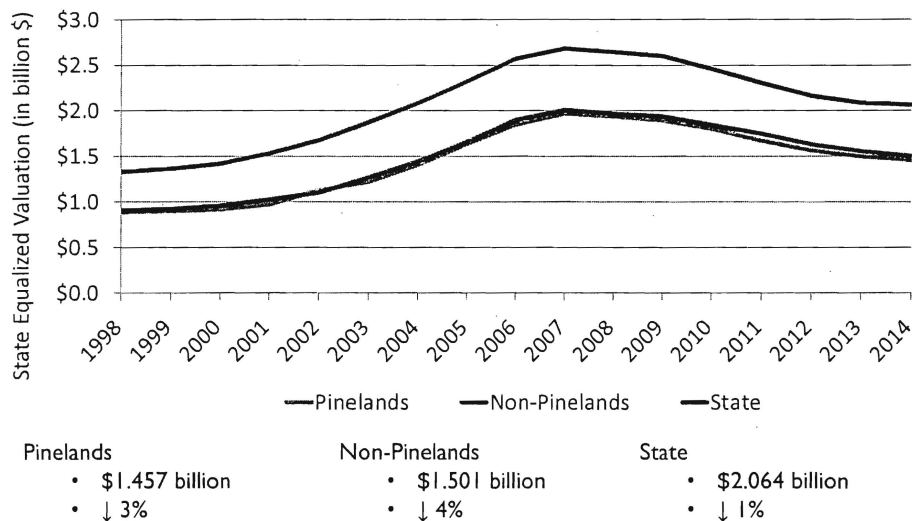
Municipal Finance

Residential Tax Bill

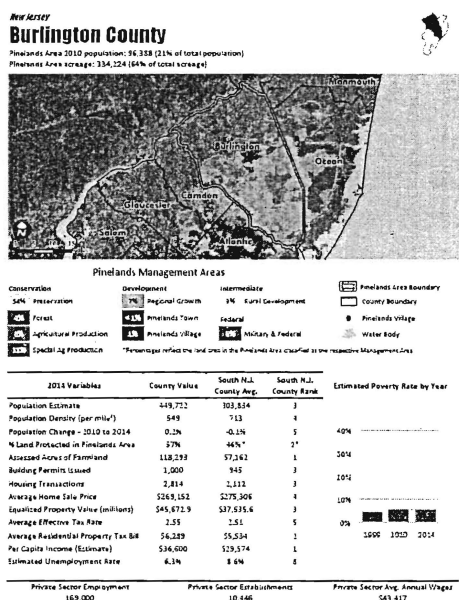


Municipal Finance

State Equalized Valuation



2015 Municipal Fact Book



What's next?

- Program Review
 - Discuss program with experts and how to possibly improve process
- Revised reporting format
- New Annual Data (time permitting)
 - Supplemental data
 - Continue “split-town” data acquisition as feasible

