

Adopted August 31, 2012

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING  
Richard J. Sullivan Center / Terrence D. Moore Lecture Hall  
15C Springfield Road  
New Lisbon, New Jersey  
July 27, 2012 – 9:30 a.m.

MINUTES

**MEMBERS IN ATTENDANCE:**

**By Telephone conference call:** Chairman Mark Lohbauer, Leslie Ficcaglia, Robert Jackson, and D'Arcy Rohan Green (2<sup>nd</sup> Alternate); **In Person:** Richard Prickett

**MEMBERS ABSENT:** Paul E. Galletta

**STAFF PRESENT:** Executive Director Nancy Wittenberg, Stacey Roth, Larry Liggett, Susan Grogan, Robyn Jeney, and Betsy Piner

Chairman Lohbauer called the meeting to order at 9:35 a.m.

**1. Adoption of minutes from the June 29, 2012 CMP Policy and Implementation Committee meeting**

Commissioner Prickett moved the adoption of the minutes (open and closed sessions) of the June 29, 2012 CMP Policy and Implementation Committee meeting. Commissioner Jackson seconded the motion and all voted in favor.

**2. Update on Pinelands Conservation Fund projects**

Ms. Grogan noted that Mr. Michael Catania and Ms. Anne Heasley, with Conservation Resources, Inc., were also on the telephone conference call and would be discussing acquisition matters in closed session.

*Members of the public left the room before Ms. Roth had the opportunity to read a resolution noting the reason for the closed session and that the subject matter would be available to the public once the matter was no longer privileged. She stated that, upon the conclusion of the closed session and the return of members of the public to the meeting room, she would announce the reason for the closed session.*

At 9:37 a.m., Commissioner Jackson moved that the Committee meet in closed session to discuss acquisition matters. Commissioner Rohan Green seconded and all were in favor.

The meeting returned to open session at 9:42 a.m. Ms. Roth stated that, as the members of the public had been so cooperative and rushed out the door before she had a chance to make an announcement, she wanted all present to be aware that the purpose of closed session had been to discuss confidential acquisition matters and that the information would be available to the public once revealing it would no longer be to the public detriment.

Mr. Catania stated that the Committee had discussed and approved an additional extension of time until September 30, 2012 for a large project to have a signed contract.

**3. Public Comment**

Mr. Fred Akers distributed a document related to the MOU between the NJ Department of Environmental Protection and Pinelands Commission regarding wastewater planning. He said that the source was the League of Municipalities. He said that he had recently attended two meetings in Buena Vista Township related to the sewer service area (SSA). He said that Atlantic County has told the Township that their existing 25 acres of SSA will be increased to 2,200 acres as a result of this MOA. He said that he had two questions: 1. Will property values and taxes rise in a Pinelands Village with a SSA even though there is no actual sewer service provided; and (2) could a Village with no sewer service designate a "reserve" where sewerage might occur in the future when available. He also said that municipalities are concerned that they may have to re-write their Master Plans and that DEP is requiring municipalities to adopt resolutions of support.

Chairman Lohbauer said that the question related to taxes should be directed to the municipal assessor and asked that staff investigate Mr. Akers concerns.

Ms. Wittenberg said that the MOU involved no rulemaking, that nothing was changed and the MOU merely identifies existing Pinelands growth areas as sewer service areas.

Ms. Grogan added that the hand-out distributed by Mr. Akers is misleading as the MOU made no changes in sewer service areas and does not require any changes in municipal zoning. Because the document is full of inaccuracies, staff is disappointed Mr. Akers would distribute it without asking the staff about it in advance.

Ms. Roth said that the MOU recognizes existing Pinelands management area boundaries and the CMP.

In response to Commissioner Prickett's question if indeed Buena Vista has the potential for 2,200 sewer acres, Mr. Liggett said that the Pinelands Village zoning is consistent with the Land Capability Map. All Pinelands Towns and Villages are considered sewer service areas. The MOU provides nothing new. All Pinelands Villages have existing zoning and the potential might be there to sewer this existing zoning. In order to sewer a Village, one would need to provide a small community wastewater treatment plant and thus far this has proven expensive and difficult to do.

In response to the Commissioners who were on the telephone, Ms. Wittenberg said that she would have Mr. Akers provide staff with the link to the document on the League's website and pass it along.

#### **4. Other Items of Interest**

There being no additional items of interest, the meeting adjourned at 10:00 a.m. (moved by Commissioner Prickett and seconded by Commissioner Ficaglia).

Certified as true and correct:

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Betsy Piner, Principal Planning Assistant

Date: \_\_\_\_\_