

Adopted August 25, 2023

**CMP POLICY & IMPLEMENTATION COMMITTEE MEETING**

This meeting was conducted both remotely and in-person  
The public could view/comment through Pinelands Commission YouTube link:

<https://www.youtube.com/watch?v=qGnoSb7Jczg>

Meeting ID: 884 6926 2533  
Richard J. Sullivan Center  
15C Springfield Rd  
New Lisbon, New Jersey 08064  
**May 26, 2023 - 9:30 a.m.**

**MINUTES**

**Members in Attendance** – Alan W. Avery, Jr., Jerome H. Irick, Theresa Lettman, Edward Lloyd, Mark S. Lohbauer, Chair Laura E. Matos

**Members Absent** – Douglas Wallner

**Commission Staff in Attendance (TDM Room)** – Gina Berg, Ernest Deman, April Field, Susan R. Grogan, Paul Leakan, Jessica Lynch, Trent Maxwell, Stacey P. Roth

**Commission Staff in Attendance (Zoom)** – Brad Lanute and Marc Paalvast.

Also in attendance was Janice Venables of the Governor’s Authorities Unit.

**1. Call to Order**

Chair Matos called the meeting to order at 9:30 a.m.

**2. Adoption of the Minutes from the April 28, 2023, Meeting of the CMP Policy and Implementation Committee**

Chair Matos asked for a motion to adopt the minutes of the April 28, 2023, meeting of the Comprehensive Management Plan (CMP) Policy and Implementation Committee. Commissioner Irick made the motion. Commissioner Lohbauer seconded. All members voted in favor.

**3. Update on Draft Memorandum of Agreement with Pemberton Township and the New Jersey Department of Environmental Protection (Pemberton Lake Trails)**

Stacey Roth, Chief of Legal and Legislative Affairs, provided an update on the draft Memorandum of Agreement (MOA) with Pemberton Township and the New Jersey Department of Environmental Protection (NJDEP) regarding surfacing the Pemberton Lake Trails in the Township. She said the schedule for the MOA has changed due to the need to address

stormwater management issues. She said staff plans to meet with the applicant to discuss ways to address CMP stormwater management requirements. Staff will return to a future P&I meeting with a draft of the MOA.

#### **4. Presentation by Stafford Township on a proposed Memorandum of Agreement with the Commission**

Matthew von der Hayden, Stafford Township Administrator, gave a presentation on a proposed MOA with the Commission to allow paving of a trail in wetlands buffers at Forecastle Basin in the Township (presentation attached). The Township intends to build a passive recreation park that will offer inclusive access and may alleviate ongoing issues with litter, drug use and homeless encampments.

Mr. von der Hayden's presentation described the existing conditions at Forecastle Basin/Lake and detailed the Township's agenda to upgrade the trails as part of a wider plan to improve mobility and public spaces for residents and visitors, particularly those with special needs. The Township plans to improve approximately 2,600 linear feet (LF) of existing trails around Forecastle Lake and install a six-foot wide paved asphalt surface to provide wheelchair accessibility. He said the project would include reforestation of a 35,000 square foot area to offset the impacts of trail paving and that the Township has approved funding for the reforestation.

Susan R. Grogan, Executive Director, said that the MOA is necessary to allow a deviation from the standards of the CMP that prohibit development in wetlands buffers. Paving the trail constitutes development in wetlands buffers and would be a deviation from the CMP. Staff believes there are no wetlands involved in this project, only wetlands buffer areas.

Commissioner Lohbauer thanked Mr. von der Hayden for his presentation. He said the Township's goals are laudable. He said he wanted to hear how the Commission staff feels about the use of nonpermeable asphalt paving on the site. He said he understood the need for the Township to use smooth material that can accommodate handicapped and other users. He mentioned that Pemberton plans to use compact material that is permeable.

ED Grogan said the purpose of this presentation is to gain an understanding of the scope of the Township's desired project. She explained that the staff will consider the details, such as the surface materials and precise location if the Committee recommends moving forward with the MOA. The staff has not formed an opinion about the project at this time. She said this is the first step in the 13-step process for establishing an MOA.

Mr. von der Hayden said he understood Commissioner Lohbauer's concerns about appropriate surfacing materials and the Americans with Disabilities Act (ADA) compliance. He said that while an unpaved trail surface may be ADA acceptable, it may not be traversable for certain disabled groups.

Frank Little, Stafford Township Engineer, said the path would be separated from the lake by at least six feet. It would be pitched away from the lake to infiltrate stormwater on the upland side of the trail. He said the stormwater run-off rates that he provided to the Commission were based on a ten-year storm event and that he does not think there will be any drainage problems. He said the proposed Stafford trail differs from the proposed Pemberton trail because there are no wetlands. Mr. Little added that stone trails have maintenance issues after rainstorms and that asphalt will be reliable for up to 20 years.

Commissioner Lettman said she has been to the area several times and believes portions of the site could be considered wetlands during years with a lot of rain. She said she would need to look at aerials to confirm this. She said she is concerned about climate change. She said the impact of the project may be more severe if the area is wetlands and not merely wetlands buffer.

Commissioner Lloyd said the project is exciting and that he supports making open spaces more accessible to everyone, especially handicapped people. He asked to what extent residents of the Ocean Acres community are using the trail currently and if use would increase after the project is completed.

Mr. von der Hayden said the open area near the parking lot is used the most. He said trail use would double due to the surfacing and connections to a park and the Ocean Acres neighborhood.

Commissioner Lloyd asked how many vehicles can be accommodated by the existing parking lot. Mr. von der Hayden said there are 25 parking spaces. Commissioner Lloyd said he is excited about the project but shares questions from other Commissioners about surfacing and permeability.

Commissioner Irick said the project was commendable and asked if the Township would be willing to consider a grass swale alongside the asphalt to collect any stormwater runoff. Mr. von der Hayden said yes and added that the Township has sampled the water quality of the lake and has also been working with Rutgers to secure a Section 319 grant from the DEP to restore two floating islands in Forecastle Lake.

Commissioner Avery thanked the Township representatives for an informative presentation and expressed his support for moving the project forward. He said the impact on wetlands buffers could be limited by the placement of the actual trail that could be addressed later during the MOA process. He said the project should move forward to the full Commission.

Chair Matos asked for a motion to recommend moving forward with developing the MOA to the full Commission for consideration at its meeting in June. Commissioner Irick made the motion. Commissioner Avery seconded. Commissioner Lettman abstained. All other Commissioners voted in favor.

## **5. Overview of Long-Term Economic Monitoring Program draft work plan for Federal Fiscal Year 2023**

Gina Berg, Planning Specialist, gave a presentation on upcoming Long-Term Economic Monitoring projects funded by the National Park Service (NPS) (presentation attached). The work plan includes a five-year update and issuance of a long-term economic monitoring report, an analysis and report on the economy of parks and open space, several Cultural Resources projects, support for coordinating the annual meeting of the Pine Barrens Byway partners, and the initial steps to develop a Conformance and Zoning Tracking System. She said staff hopes to hear back from NPS in June about moving forward with the projects.

ED Grogan clarified that this work plan refers to the federal fiscal year, which begins on October 1, 2023, and runs through September 2024. She said the Commission submitted drafts of the workplan to NPS and has received positive feedback. She added that this constitutes about half of the work plan, with the other half tied to environmental monitoring projects in the Commission's Science Office.

Commissioner Lohbauer expressed support for the work plan. He said that parks and open spaces in the Pinelands Area are very valuable to New Jersey residents and that it is good to try to quantify those benefits.

Commissioner Irick asked if staff has considered the economic impact of development avoided as opposed to costs of having parks and open space. He said this can constitute a significant cost to communities.

Ms. Berg said that data from the Federal Emergency Management Agency (FEMA) and other sources is being considered to evaluate costs avoided. She said it is difficult to assess those economic impacts from an inverse perspective. Commissioner Irick added that open space does not bring traffic or burden schools, and that this lack of cost should be evaluated in some way. Ms. Berg agreed that these have real economic benefits, but that it is challenging to find current, relevant data.

Commissioner Lohbauer said it would be valuable to assess the capacity of open space in the Pinelands Area to sequester carbon and absorb stormwater. He said these natural services protect us in many ways, but no one assigns a dollar value to them.

No formal action was taken by the Committee on this item.

## **6. Public Comment**

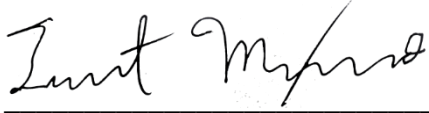
No public comment was received at the meeting.

Chair Matos closed public comment at 10:31 am.

Chair Matos asked for a motion to adjourn the meeting. Commissioner Irick made the motion. Commissioner Lohbauer seconded. All members voted in favor. The meeting adjourned at 10:31 a.m.



Certified as true and correct:

A handwritten signature in black ink, appearing to read "Trent Maxwell", written over a horizontal line.

Trent R. Maxwell, Planning Technical Assistant

Date: June 14, 2023



# Stafford Township Forecastle Basin / Lake – Accessibility & Passive Park



Proposal by the Township of Stafford



# Agenda



## Accessibility

*The quality of being easily reached, entered, or used by people*



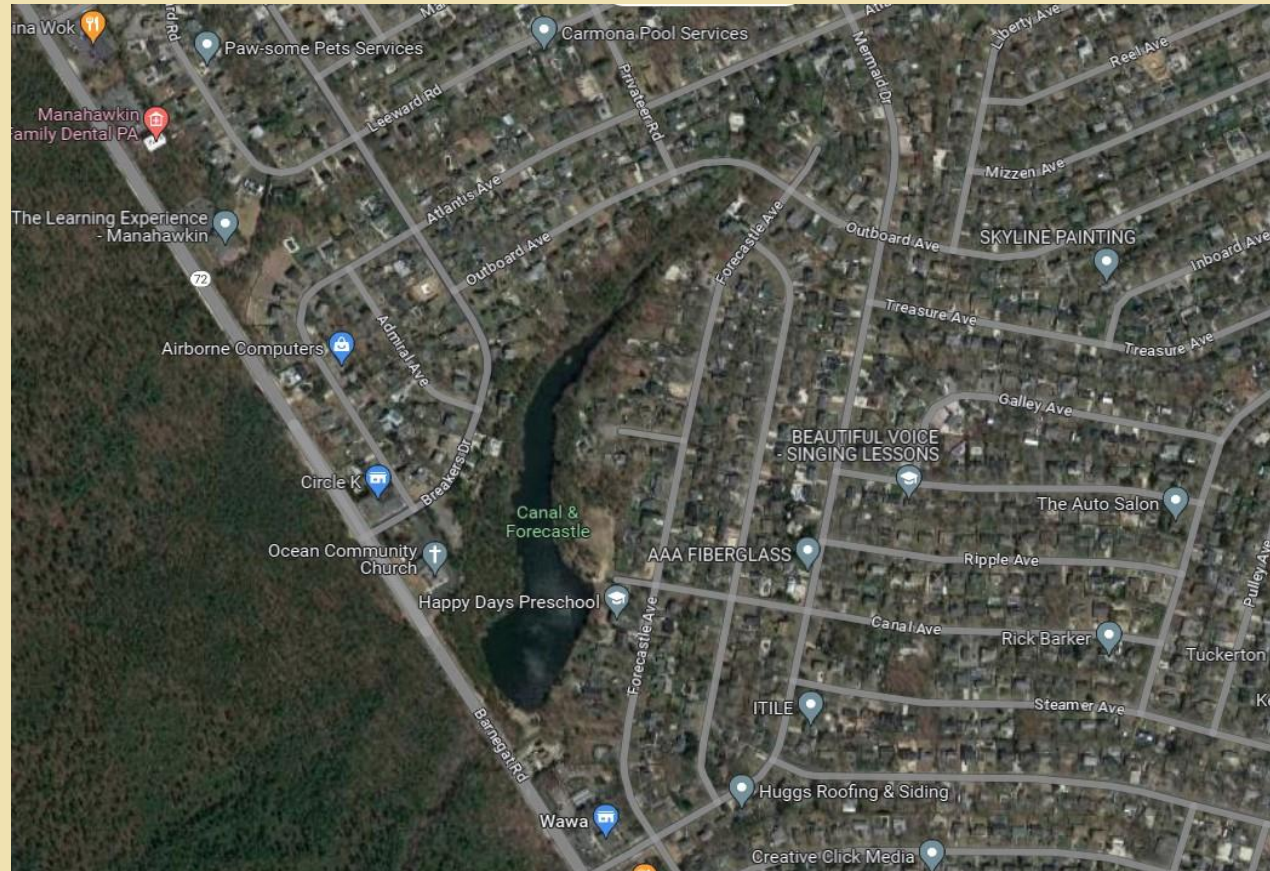
*One in which good health and well-being flourish across geographic, demographic, and social sectors; fostering healthy equitable communities guides public and private decision making; and everyone has the opportunity to make choices that lead to healthy lifestyles.*



## Scenic

*Providing or relating to views of impressive or beautiful natural scenery*

# Where is Forecastle Basin/Park?





What does the pathway  
look like now? – Canal &  
Forecastle





# What does the pathway look like now? – Canal & Forecastle





What does the pathway  
look like now? – Canal &  
Forecastle





What does the pathway  
look like now? – Canal &  
Forecastle





What does the pathway  
look like now? – Breakers  
& Forecastle



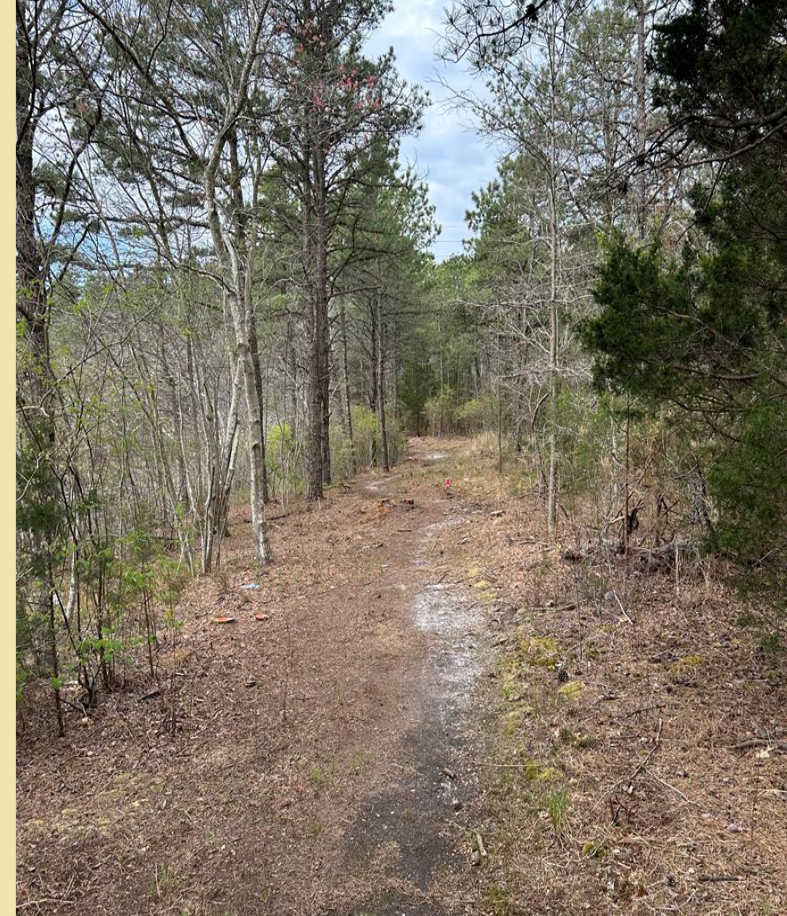


What does the pathway  
look like now? – Breakers  
& Forecastle





What does the pathway  
look like now? – Breakers  
& Forecastle





What does the pathway  
look like now? – Rt 72 &  
Forecastle






What does the pathway  
look like now? – Rt 72 &  
Forecastle






What does the pathway  
look like now? – Rt 72 &  
Forecastle






# Why create a passive park in Stafford Township?

1. Create an all inclusive passive recreation park for the community;
  2. Promoting Community Wellness;
  3. Providing Connection Space;
  4. Encouraging Activity in ALL Kids & Adults;
  5. Conserving Wild Areas to show scenic views to the community;
  6. Creating Safe Gathering Places;
  7. Including Everyone in Play;
  8. Safety; and
  9. Improved Property Values.
- 





# What is Stafford Township proposing to do?

- Improve approximately 2,600 LF of the existing trails around Forecastle Basin/Lake to provide a better experience for the residents and visitors to enjoy the scenic nature of this area as well as provide a location for easier access to fishing.
  - Improve the trail to provide wheelchair accessibility by compacting the existing soil and installing a six (6) foot wide paved surface to allow for safe and traversable pathways.
- 



# Why a paved surface?

- 1. All inclusive passive park for the community to enjoy the area;*
- 2. Allowing access to a passive area and to enjoy nature and the scenery around us.*



# Difference between stone and asphalt?

Type of Walking Surface	Stormwater Runoff (Per Foot Basis – 10 year Storm Event)
Compacted Stone Trail	1.31 Cubic Feet per foot of trail
Asphalt Trail	2.18 Cubic Feet per foot of trail

- The soils are a type A soil and are very permeable.
- Runoff will easily perc into the surrounding soils without impacting the lake.
- The proposed paved asphalt surface will be pitched so the runoff will discharge away from the lake.





# What could it look like?







# Why do this?

- Community
- Nature
- Safety






Why do this?





# What is in place to do this project?

## Funds:

- \$100,000 – Capital Funds
  - \$140,000 – Available in Tree Funds
  - Backing & Staff:
    - The Mayor, Township Council, Township staff and professionals committed to the project
    - The staff to maintain the passive park, including trash and recycling pickup
    - Proposed Reforestation - 15,600 SF of path with a reforestation of the park with the 35,000 SF) of tree plantings
- 



# Examples of making the community more inclusive in the Township



- Manahawkin Lake Park
- Fully ADA Playground
- Poured in Place Rubber Surface
- Opened in 2022





# Examples of making the community more inclusive in the Township



- Stafford Park
- ADA Playground
- Poured in Place Rubber Surface
- Opening in 2023





What do we need to make this  
happen?





Thank you!



# Long Term Economic Projects

FUNDED THROUGH NATIONAL PARK SERVICE

# Proposed Projects



Five Year Update of Long-term Economic Monitoring Statistics



Economy of Parks and Open Space



Cultural Resources Projects



Byway Tasks



Local Conformance/ Zoning System Development



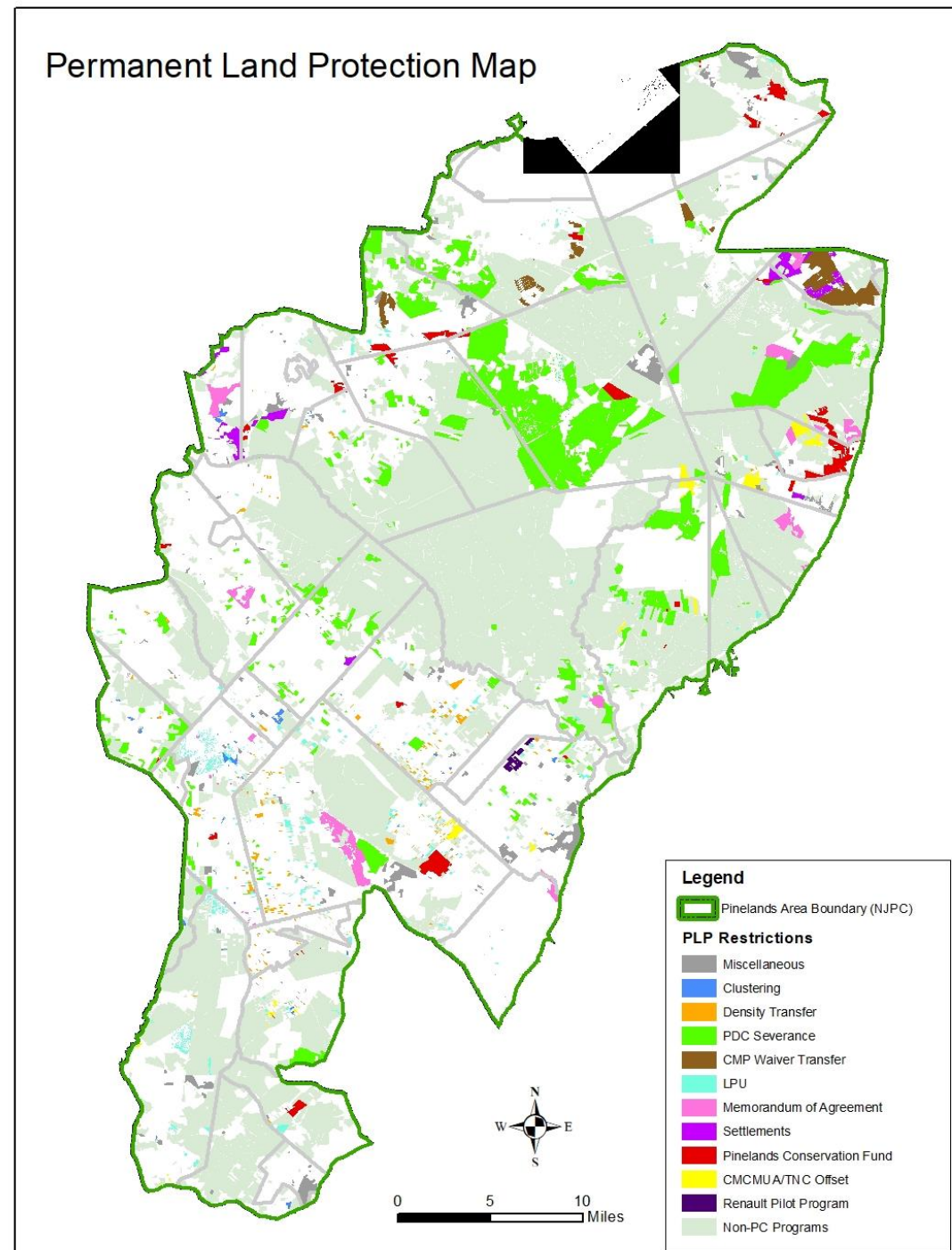
# Five – Year Update Economic Monitoring

- ▶ Second year of two-year project
  - ▶ Processing and report development
  - ▶ Report finalized for late summer 2024
- ▶ Covering data from 2018 to 2022 (inclusive)
- ▶ 22 Parameters
- ▶ Major updates from Census 2020 and Agricultural Census 2017
- ▶ Prior Reports on [website](#)



# Economy of Parks and Open Space

- ▶ Identified as a new and unique parameter during program re-evaluation in 2017
- ▶ Continue to identify appropriate & available datasets related to economic impacts of open space
- ▶ Collect and analyze available data
  - ▶ Some data from economic monitoring report (residential values, building permits, etc.) but consider proximity to preserved land
  - ▶ Other potential indicators: number of recreation associated businesses, park visits (DEP), government expenditures, other?

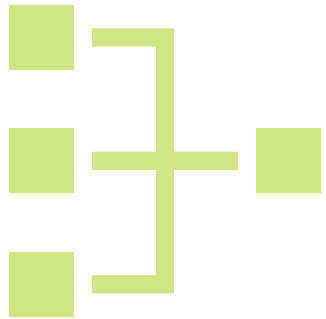




# Cultural Resources Projects



# Local Conformance/ Zoning System



- ▶ **Initiate project to create a system that combines various internal applications/processes for municipal conformance and zoning information**
- ▶ **Assess needs and existing processes**
- ▶ **Develop new system attributes, relationships and database structure**
- ▶ **Initiate user interface design**
- ▶ **Ongoing data collection and document scans**
- ▶ **Future work plan to include user interface launch and public facing resources through website**



## Byway Tasks

Annual meeting of Byway partners

Distribute park passport cancellation stampers

Annual calendar printing & distribution