



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-23-09

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1985-0204.010, 1989-0349.023 & 2022-0135.001)

Commissioner Pikolycky moves and Commissioner Wallner seconds the motion that:

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

1985-0204.010

Applicant: **Greater Egg Harbor Regional High School District**
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: February 16, 2023
Proposed Development: Installation of an artificial turf field at Oakcrest High School;

1989-0349.023

Applicant: **Burlington County**
Municipality: Pemberton Township
Management Area: Pinelands Agricultural Production Area
Pinelands Regional Growth Area
Date of Report: February 16, 2023
Proposed Development: Demolition of a juvenile detention building, 50 years old or older; and

2022-0135.001

Applicant: **Monroe Township**
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: February 17, 2023
Proposed Development: Two lot subdivision and no further development.

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 1985-0204.010, 1989-0349.023 & 2022-0135.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

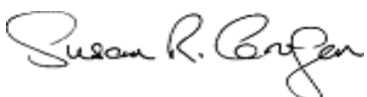
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lettman			X		Pikolycky	X			
Avery	X				Lloyd	X				Wallner	X			
Christy			X		Lohbauer	X				Matos	X			
Holroyd	X				Mauriello	X								
Irick	X				Meade			X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: March 10, 2023



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
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PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

February 16, 2023

Thomas P. Grossi, School Business Administrator (via email)
Greater Egg Harbor Regional High School District
1824 Dr. Dennis Forman Drive
Mays Landing NJ 08330

Re: Application # 1985-0204.010
Block 1027, Lot 1.01
Hamilton Township

Dear Mr. Grossi:

The Commission staff has completed its review of this application for installation of an artificial turf field at Oakcrest High School. 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 March 10, 2023 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, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Bahram Farzaneh (via email)
Mark Shenoda, PE (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 16, 2023

Thomas P. Grossi, School Business Administrator (via email)
Greater Egg Harbor Regional High School District
1824 Dr. Dennis Forman Drive
Mays Landing NJ 08330

Application No.: 1985-0204.010
Block 1027, Lot 1.01
Hamilton Township

This application proposes installation of an artificial turf field at Oakcrest High School located on the above referenced 78.84 acre parcel in Hamilton Township.

The application proposes to replace an existing grassed athletic field with an artificial turf athletic field. The replacement athletic field will be in the same location as the existing athletic field.

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

The proposed development is located in a Pinelands Regional Growth Area. Institutional uses, including schools and accessory athletic fields to a school, are a permitted land use in a Pinelands Regional Growth Area.

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

The proposed development will be located within the limits of the existing grassed athletic field. 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. To stabilize the disturbed areas beyond the limits of the proposed artificial turf athletic field, the application proposes to utilize a seed mixture which meets that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the application proposes to construct a subsurface stormwater infiltration system beneath grassed areas adjacent to the proposed artificial turf athletic field.

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

The Commission staff reviewed available information to determine whether any significant cultural resources exist on the parcel. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on November 29, 2022. Newspaper public notice was completed on January 6, 2023. The application was designated as complete on the Commission's website on January 4, 2023. The Commission's public comment period closed on February 10, 2023. 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 13 sheets, prepared by French & Parrello Associates, all sheets dated February 11, 2022 and last revised November 14, 2022.
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.

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.



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

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 and received by the Commission's office no later than 5:00 PM on March 6, 2023 and include the following formation:

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.



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Chair
SUSAN R. GROGAN
Acting Executive Director

February 16, 2023

Steven Stypinski (via email)
Burlington County
1900 Briggs Road
Mount Laurel NJ 08054

Re: Application # 1989-0349.023
Block 812, Lot 9.01
Pemberton Township

Dear Mr. Stypinski:

The Commission staff has completed its review of this application for demolition of a juvenile detention 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 March 10, 2023 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, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)



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LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 16, 2023

Steven Stypinski (via email)
 Burlington County
 1900 Briggs Road
 Mount Laurel NJ 08054

Application No.: 1989-0349.023
 Block 812, Lot 9.01
 Pemberton Township

This application proposes demolition of a vacant 13,000 square foot juvenile detention building, 50 years old or older, located on the above referenced 335 acre parcel in Pemberton 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. 7:50-5.24 & 5.28)

The parcel is located in a Pinelands Agricultural Production Area and Pinelands Regional Growth Area. An application to the Commission is required for the demolition of any structure 50 years old or older. The CMP permits the demolition of structures anywhere in the Pinelands Area.

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

The Commission staff reviewed available information to determine whether any significant cultural resources exist on the parcel. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on December 28, 2022. Newspaper public notice was completed on December 29, 2022. The application was designated as complete on the Commission’s website on January 12, 2023. The Commission’s public comment period closed on February 10, 2023. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any demolition debris may only occur at an appropriately licensed facility.
2. 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.

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.



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LAURA E. MATOS
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Acting Executive Director

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 by the 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 and received by the Commission's office no later than 5:00 PM on February 6, 2023 and 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.



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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

February 17, 2023

Jill McCrea, Monroe Township Administrator
Monroe Township (via email)
125 Virginia Ave.
Williamstown NJ 08094

Re: Application # 2022-0135.001
Block 3205, Lot 3
Monroe Township

Dear Ms. McCrea:

The Commission staff has completed its review of this application for a two lot subdivision and no further development. 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 March 10, 2023 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, 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)
Joseph Raday, PE (via email)



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LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 17, 2023

Jill McCrea, Monroe Township Administrator
 Monroe Township (via email)
 125 Virginia Ave.
 Williamstown NJ 08094

Application No.: 2022-0135.001
 Block 3205, Lot 3
 Monroe Township

This application proposes a two lot subdivision and no further development of the above referenced 1.24 acre (54,014 square feet) parcel in Monroe Township. There is an existing privately owned commercial bank serviced by public sanitary sewer located on the parcel.

The proposed subdivision will create a 0.73 acre (31,799 s.f.) lot and a 0.51 acre lot (22,215 s.f.) lot. The 0.73 acre lot will contain the existing bank and a portion of the bank’s existing parking area. The proposed 0.51 acre lot will contain the remaining portion of the bank’s existing parking area. The Township intends to acquire the 0.51 acre lot to provide for additional public parking for access to businesses in the area.

STANDARDS

The Commission staff has reviewed the proposed subdivision 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 two lot subdivision is permitted in a Pinelands Regional Growth Area.

The proposed 0.73 acre lot is located within the Township’s RG-TC and RG-40 zoning districts. The existing bank building is located in the RG-TC portion of the lot where it is a permitted use based on the Commission certified Monroe Township land use ordinance.

The proposed 0.51 acre lot, which will contain a portion of the bank’s existing parking area, is located entirely within the Township’s RG-40 zoning district. The Township’s RG-40 zoning district permits both commercial and residential uses.

PUBLIC COMMENT

Subdivision is included in the CMP definition of development. The CMP defines the proposed subdivision as ‘minor’ development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on January 27, 2023. The Commission’s public comment period closed on February 10, 2023. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed subdivision shall adhere to the plan, prepared by Pennoni Associates, Inc., dated May 4, 2022 and last revised February 15, 2023.
2. The applicant shall obtain any other necessary permits and approvals for the subdivision.

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 subdivision subject to the above conditions.



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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

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 by the 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 and received by the Commission's office no later than 5:00 PM on March 7, 2023 and 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.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-23- 10

TITLE: To approve the Pinelands Commission’s 2022 Annual Report

Commissioner Lohbauer moves and Commissioner Irick seconds the motion that:

WHEREAS, in September 2006, then Governor Corzine issued Executive Order #37; and

WHEREAS, Executive Order #37 called for the preparation and approval of a comprehensive report concerning the operations of each State authority; and

WHEREAS, the report shall set forth the significant actions of the Commission; and

WHEREAS, since the report is to be done on an annual basis and it includes much of the same information as the Commission's Annual Report, which is required by the Pinelands Protection Act, the two reports have been combined every year since 2007 as a cost savings measure to eliminate waste and promote efficiency as called for in Executive Order #37; 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 action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the attached 2022 Annual Report be approved, submitted to the Governor's Authorities Unit and posted on the Commission's website.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lettman			X		Pikolycky	X			
Avery	X				Lloyd	X				Wallner	X			
Christy			X		Lohbauer	X				Matos	X			
Holroyd	X				Mauriello	X								
Irick	X				Meade			X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: March 10, 2023

Susan R. Grogan
Executive Director

Laura E. Matos
Chair