

Pinelands Comprehensive Management Plan Process Governing Commission Review of Final County or Municipal Permits and Approvals

STEP ONE: Upon receipt of final county or municipal permit or approval, the Executive Director must determine within 15 days whether the final approval raises a substantial issue with the minimum standards of the applicable municipal land use ordinance and the Pinelands Comprehensive Management Plan.

STEP TWO: If a substantial issue is raised, the Commission staff sends a letter scheduling a Commission staff public hearing. (The same letter also provides the applicant with the option of proceeding to the New Jersey Office of Administrative Law for a hearing instead of a Commission staff public hearing.)

STEP THREE: The applicant must provide public notice of the Commission staff public hearing in the newspaper and to all property owners with 200 feet of the parcel.

STEP FOUR: The Executive Director typically conducts the Commission staff public hearing.

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STEP FIVE: During the public hearing, the applicant and the Commission staff provide the Executive Director with information to address the substantial issue raised by the final permit or approval.

STEP SIX: After the public hearing, the Executive Director reviews the record of the public hearing and issues a report on the application to the full Pinelands Commission.

STEP SEVEN: The Executive Director's report recommends approval, approval with conditions or denial of the application.

STEP EIGHT: The full Commission considers the record of the public hearing and the Executive Director's recommendation and votes on the Executive Director's recommendation.