

6/4/90

MEMORANDUM OF AGREEMENT BETWEEN
THE PINELANDS COMMISSION AND STOCKTON STATE COLLEGE

WHEREAS, Stockton State College (hereinafter "College") operates an institution of higher education on a 1560 acre parcel of state-owned land in Galloway Township; and

WHEREAS, this parcel is within the New Jersey Pinelands Area covered under NJSA 13:18A-1 et seq. and by N.J.A.C. 7:50-1 through 8; and

WHEREAS, the College has a need to expand its capital facilities to meet its educational mission; and

WHEREAS, the College is served by sanitary sewer with sufficient capacity for such expansion; and

WHEREAS, such expansion can only be funded if contained in a Master Plan approved by the State Board of Higher Education; and

WHEREAS, such expansion can only occur in areas so designated by the Pinelands Commission (hereinafter "Commission"); and

WHEREAS, such expansion must be planned to meet both the needs of the College and the goals of the Commission's Comprehensive Management Plan (hereinafter "CMP"); and

WHEREAS, Galloway Township has adopted zoning changes that would permit such expansion on a specifically designated portion of the 1,560 acre parcel comprising approximately 500 acres of land; and

WHEREAS, the Commission has certified this rezoning with the understanding that any future use of the balance of the site would be of low intensity and/or conservation oriented; and

WHEREAS, the College has adopted a master plan which reflects this approved zoning plan; and

WHEREAS, the College and the Commission desire to establish a process for implementing this master plan.

NOW THEREFORE, it is hereby mutually agreed as follows:

1. This agreement is entered into in accordance with the Pinelands Comprehensive Management Plan N.J.A.C. 7:50-4.52.
2. College responsibilities:
 - a. Finalize its Master Plan and submit the land use components for approval to the Commission.
 - b. Pursue additional options, in cooperation with the Commission, to permanently protect the 1,060 acres outside the growth area by restricting its use to those specified in the Master Plan.

- c. Only apply for developments that are consistent with the approved Master Plan.
 - d. Concurrently seek State Board of Higher Education approval of its Master Plan while seeking the Pinelands Commission approval of the land use portion of the Master Plan.
 - e. Take any reasonable and necessary steps to ensure that land uses undertaken at the College are consistent with the Master Plan and the Comprehensive Management Plan.
 - f. Submit to the Commission for review and approval all applications for facility development before initiating construction activities.
 - g. Consider future land use amendments to the Master Plan only insofar as they are consistent with the purpose and intent of the Master Plan, i.e. effective education and medical use of the growth area and conservation and/or low intensity use of the balance of the site.
 - h. Consult with the Commission on all contemplated land use changes to the Master Plan before they are considered for adoption by the College.
 - i. Submit any future Master Plan land use revisions to the Commission for review and approval pursuant to the Comprehensive Management Plan after adoption by the College and before submission to the State Board of Higher Education.
3. Pinelands Commission Responsibilities:
- a. Provide to the College technical information on environmental resources and other land use matters which are of benefit to the long term development of the College in a manner consistent with the Comprehensive Management Plan. Work with the College to verify wetlands delineations as soon as possible, especially in the academic complex area.
 - b. Provide technical assistance to the College on land use and facility development policies.
 - c. Review and act on all facility development applications and Master Plan revisions in an expeditious manner.
 - d. Expeditiously approve any land use revisions to the Master Plan in the 500 acre Regional Growth Area that are consistent with the CMP.

- e. Consult with the College on any contemplated changes to the Comprehensive Management Plan or Township development regulations which affect the future use and development of the College.
 - f. Ensure that planning and development activities of the Township, the County, the College are coordinated to foster intergovernmental cooperation.
4. This agreement will continue in full force and effect unless and until modified by mutual agreement.

Stockton State College

Attest: C. Tantiello
As. Vice President
 Date: 6/21/90

By: [Signature]
 President

Pinelands Commission

Attest: [Signature]
 Date: 7/18/90

By: [Signature]
 Executive Director

Approved as to form only:

ATTORNEY GENERAL

BY: [Signature]
 Deputy Attorney General