

Management Report for April, May & June 2014



Updates are in *italics*

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I. Executive

A. Plan Review

- *The Plan Review Committee met once in April.*

During the April 11, 2014 meeting, the Committee discussed the issues it wanted to be included in the Recommendations chapter of the Plan Review Report, which will guide the staff's work in the next five years. Staff provided a presentation on the content of the Land Use Planning chapter of the Plan Review Report.

- The Plan Review web page (<http://www.state.nj.us/pinelands/cmp/planreview/index.html>) is fully updated with scanned copies of written public comment and summarized verbal comments from public comment meetings. Committee meeting agendas and minutes are also available on the web page.
- *The Commission adopted the first-round efficiency and alternate design septic system rule proposal on June 12, 2014. Upon the conclusion of the Governor's veto period for the minutes on August 8, the adoption notice will be submitted for publication in the New Jersey Register.*
- *The Plan Review Report is near completion. The following chapters have been completed: Executive Director Letter to Commission Chair, Introduction and Executive Summary, Land Use Planning, Regulatory Programs, Permanent Land Protection, Memoranda of Agreement, Public Information and Outreach, Economic Monitoring, Science Program. The final drafts of the following sections and chapters are currently being completed: Memoranda of Agreement, Recommendations.*
- Staff continues to work on possible improvements to the PDC rule proposal. *In addition, draft rules related to protection of the Black Run watershed in Evesham Township are nearing completion.*

B. Litigation

- **STATE COURT CASES**

Law Division

Frank Murphy v. Medford Township Zoning Board of Adjustment, Medford Township and John Does – Docket No. BUR-L-3026-13: This is a prerogative writ action filed by the property owner challenging the zoning board's second denial of his bulk variance and seeking damages for inverse condemnation. Medford Township filed a third-party complaint against the Pinelands Commission seeking joint liability and contribution on the takings claim. The property owner sought the bulk variances to permit

construction of a single family dwelling on the parcel. Nearly the entire lot is a hardwood swamp wetland. The property owner sought and received a Waiver of Strict compliance from the wetland buffer standards of the Comprehensive Management Plan to permit construction of a single family dwelling. A motion to dismiss the Third-Party Complaint was filed on behalf of the Pinelands Commission on or about March 13, 2014. The return date for this Motion is scheduled for May 1, 2014. *The Court converted this to a Motion for Summary Judgment. Additionally, Plaintiff has also filed a Summary Judgment motion. The return date for all motions in this case is now scheduled for August 12, 2014.*

Appellate Division

In re Application of Robert T. Winzinger – Docket No. A-5441-12T4. This matter involves an appeal of the Commission’s denial of a resource extraction operation on 30 acres of a 284.9 acre parcel known as Block 6402, Lot 7 in Woodland Township. The basis of that denial was that the proposed resource extraction operation was inconsistent with the threatened and endangered wildlife standards of the Pinelands CMP at N.J.A.C. 7:50-6.33. The applicant’s own consultant opined that the proposed development would have an irreversible adverse impact on Northern pine snake, a threatened species. The applicant, as it did before the Commission, is arguing on appeal that it has a right to mine the property without regard to the development standards of the Pinelands CMP, specifically the threatened and endangered species standards. *The applicant filed its brief in January. The Commission filed its response brief at the end of April, and the applicant filed its response brief in early May. To date, oral argument has not been scheduled in this matter.*

I/M/O The Resolution Authorizing the Executive Director to Enter Into a Memorandum of Agreement – *Docket No. A-3035-13T1 – South Jersey Gas filed an appeal of the Commission’s failure to execute the proposed Memorandum of Agreement with the Board of Public Utilities that would have authorized the construction of a 24-inch natural gas transmission line within a Forest Area. A Motion to Dismiss the Appeal was filed on behalf of the Commission and South Jersey Gas subsequently filed a brief in opposition to this motion.*

- **FEDERAL COURT**

No new action as of June 30, 2014.

- **OTHER LITIGATION MATTERS OF INTEREST**

No new action as of June 30, 2014.

C. Legislation

- *A3257 expands the type of use qualifying as low intensity recreational use on lands in Pinelands Agricultural Production Areas. Introduced and*

referred to the Assembly Agriculture and Natural Resources Committee on May 22, 2014. On June 12, 2014 was reported out of the Committee with amendments.

- *S2125 expands the type of use qualifying as low intensity recreational use on lands in Pinelands agricultural production areas. The bill was introduced in the Senate on June 2, 2014 and Referred to Senate Economic Growth Committee.*

D. Memorandum of Agreements (MOA) Under Review

- **County/Municipal Permit MOA:** At its July 9, 2010 meeting, the Commission approved a proposed MOA with the seven Pinelands Area counties. By letter dated August 5, 2010, the Commission staff sent the MOA to each of the seven Pinelands Area counties and requested that the counties sign and return the MOA to the Commission. The staff will now initiate work on pursuing adoption of the MOA by Pinelands Area municipalities. The staff is currently evaluating the most effective means to both implement the MOA with Pinelands municipalities and integrate the roadside management practices included in the seven county MOAs into the municipal MOAs. As of September 30, 2012, the Commission has received signed MOAs from Atlantic, Camden, Burlington, Gloucester and Ocean counties. *No new action as of June 30, 2014.*
- **NJDOT:** The Commission has been working with NJDOT on a permit streamlining MOA since November 2008. Several meetings have been held. NJDOT was encouraged to prepare a draft MOA patterned after the existing County permitting MOA that the Commission approved. The most recent draft MOA was submitted on December 12, 2012. The Commission staff has completed its review of the submitted draft MOA and will be meeting with NJDOT representatives to discuss necessary revisions. *No new action as of June 30, 2014.*
- **NJDEP, Forestry:** The NJDEP and the Commission have been working to identify a means to streamline review of forestry activities conducted by NJDEP. At its September 10, 2010 meeting, the Commission voted to approve a proposed MOA. However, at a meeting held on October 13, 2010, NJDEP representatives expressed conceptual concerns with the Commission adopted MOA. *Since then there have been several meetings with NJDEP, the most recent was May 14, 2014 when Commission staff met with NJDEP upper management and staff to further discuss forestry-related issues. Numerous mechanisms to address permit process times, including the use of an application checklist, pre-application meetings, including Commission staff in NJDEP's internal review process for forestry projects, and NJDEP's use of comprehensive forestry models, have been identified. These will take the place of an MOA. Another meeting will be held to finalize the agreed to procedures.*
- **Proposed Memorandum of Agreement with the Board of Public Utilities - B.L. England Retrofit:** An application to construct a natural gas pipeline has been under review since April 2012. Staff review

determined that the project meets all CMP standards with the exception of the permitted use standards. In order to address this inconsistency, the Policy & Implementation Committee directed staff at its September 27, 2013 to develop an MOA with the Board of Public Utilities. The Draft MOA was discussed at 14 public meetings (Policy and Implementation and Commission meetings) from March to December 2013. A public hearing on the MOA was held in Galloway Township on December 9, 2013 and the public comment period ended on December 13, 2013. The Commission considered this matter at its meeting on January 10, 2014. At that meeting, a motion was made and seconded to approve the proposed MOA. The Commission vote on the motion was 7-7 and, therefore, the motion did not advance. *There is currently nothing pending before the Commission regarding this matter.*

E. Efficiency

- *The rule proposal, which included a number of efficiency measures, was adopted by the Commission at its June 12, 2014 meeting. At the conclusion of the Governor's 30-day review period on August 8, 2014, staff anticipates the ability to publish the adopted rule in the New Jersey Register, which would allow the rule to take effect in early September 2014.*

F. Pinelands Municipal Council

- *The Council met on May 29, 2014 in New Lisbon. Approximately 50 elected officials attended the Pinelands Municipal Council meeting which was held in conjunction with the Pinelands Orientation for Newly Elected Officials.*
- *The next Council meeting is scheduled for July 29, 2014 in Weymouth Township.*

G. Pinelands Conservation Fund

- *After discussion with the P&I Committee, revisions to the Pinelands Conservation Fund policies and objectives were drafted, widely distributed and posted for public review on June 17, 2014. Two main amendments are proposed: the establishment of a new Education and Outreach component and an increase in funding for Land Acquisition. A public meeting to receive input on the revised policies and objectives is scheduled for July 9, 2014. Written comments are also being accepted through July 11, 2014.*

II. Business Services

A. Facilities

- *A new four-wheel drive vehicle was purchased.*
- *RJS Center-The elevator has been repaired and we are currently waiting for reinspection by the State.*

B. Financial Management

- *\$253,041.72.00 in application fees were received through June 30, 2014. The FY 2014 budget estimate for fees is \$425,000.*
- *The State Auditors completed their fieldwork on June 30, 2014 and are expected to complete the audit report at the end of July.*
- *Staff is finalizing the FY 2015 work plan and budgets.*
- *No RFQs or RFPs were issued.*

C. Human Resources

- *Union negotiations with CWA continue.*
- *The Performance Evaluation process is being completed.*
- *Two employees retired on May 31, 2014.*
- *The Business Services Manager position has been filled.*
- *The US Census Bureau 2014 Annual Survey of Public Employment and Payroll was completed.*
- *Three unpaid interns have started in the Science Office.*
- *Free training was conducted on site by the Occupational Safety Training Unit of the NJ Department of Labor & Workforce Development.*

III. Land Use and Technology

A. CMP Amendments

- A rule proposal was prepared for the Commission's review and consideration at the June 13, 2013 meeting. The proposed amendments include extending would extend the Alternate Design Treatment Systems Pilot Program and implementing a variety of efficiency measures identified during the Plan Review process. The proposed amendments were reviewed by both the Plan Review and Policy and Implementation Committees and were submitted to the Governor's Policy Office for review and approval on 5/22/13. On 7/10/13, the Commission was notified that the proposed amendments were not approved. A revised version of the rule proposal, including amendments related to the removal of Cromaglass from the Alternate Design Treatment Systems Pilot Program, was subsequently prepared and resubmitted to the Governor's office on 8/15/13. On 12/4/13, the Commission was notified that the revised rule proposal was approved. The Commission authorized the rule proposal at its 12/13/13 meeting. The proposal was filed with Office of Administrative Law and was published in the New Jersey Register on February 18, 2014. A public hearing was held on March 26, 2014. *The rule proposal was adopted by the Commission at its June 12, 2014 meeting. At the conclusion of the Governor's 30-day review period on August 8, 2014, staff anticipates the ability to publish the adopted rule in the New Jersey Register, which would allow the rule to take effect in early September 2014.*

B. Conformance

- See Attachment #1 for summary of ongoing conformance items.
- 18 new ordinances and/or master plan amendments were received this quarter.
- 51 interpretations and municipal requests for technical assistance were completed this quarter (183 this fiscal year).

C. Special Planning Projects

- **Pine Barrens Byway:** *Two municipalities (Corbin City and Port Republic) and one county (Ocean) have donated \$250 each to the byway association. The next Pine Barrens Byway Association meeting has been scheduled for July 31, 2014.*
- **Hammonton Wastewater Recharge Project:** Commission staff have been working with Hammonton to eliminate wastewater discharge to Hammonton Creek since 1994. The construction of the Boyer Avenue Land Application Facility completed in 2001, failed to eliminate the discharge to

Hammonton Creek. A Commission approved water allocation increase in 2011 required that Hammonton prepare and obtain a long-term comprehensive wastewater plan by December 10, 2013. Staff met with Hammonton officials on January 18, 2013 to discuss methods Hammonton intended to pursue to address its continued stream discharge. Staff has prepared a timeline to trace the history of Hammonton's treatment plant replacement, land application of wastewater operations and the ongoing stream discharge issue. There has been limited progress made concerning Hammonton's development of drip and surface irrigation facilities intended to beneficially reuse wastewater and reduce or eliminate Hammonton's continued stream discharges. NJDEP issued a Draft Discharge to Ground Water (DGW) Draft Permit on June 24, 2013. The draft permit includes provisions for a wastewater drip irrigation system to maximize land application of wastewater and ultimately eliminate routine wastewater discharges to Hammonton Creek. The implementation of wastewater drip irrigation at the Boyer Avenue facilities wooded areas and athletic fields is a critical component of Hammonton's long-term wastewater management strategy to cease routine stream discharges. Staff met with Hammonton's mayor, select council members, professional staff and consulting engineers to assist the Town in the development of the required plan, provided a plan outline and established a submission schedule to ensure review of the plan could occur at the January 31, 2014 P&I Committee. The Commission adopted Resolution No. PC4-14-10 at its March 14, 2014 meeting to approve, with conditions, Hammonton's Long Term Comprehensive Wastewater Plan to eliminate the discharge of treated wastewater to Hammonton Creek. The plan primarily relies upon the construction of overland/ surface and underground/subsurface wastewater drip irrigation systems at the Boyer Ave. wastewater dispersal facility, rehabilitation of sections of the Town's wastewater conveyance system that currently allows inflow and infiltration of stormwater into the sanitary sewers, and ongoing maintenance of the rapid infiltration trenches. *Hammonton submitted a revised Long Term Comprehensive Wastewater Management Plan (LTCWMP) to address the conditions of Resolution No. PC4-14-10. Staff is currently reviewing the revised LTCWMP for its conformance with the conditions. Staff is also working with the NJ Environmental Infrastructure Trust with respect to the financing of the subsurface drip irrigation system at the Boyer Avenue athletic fields.*

- **Richard Stockton College Master Plan & Implementing Memorandum of Agreement (MOA):** A draft of a proposed alternative permitting process MOA was presented to the P&I Committee at its September 28, 2012 Committee meeting. A public hearing was held on the proposed MOA in the evening on October 2, 2012 at the Galloway Township Municipal Building. Written comment was received on the MOA until close of business on October 5th. The Commission staff met with representatives of Stockton College at the College campus in February, to discuss comments submitted concerning activities conducted at the campus without prior Commission approval. At that meeting, it was agreed the Commission staff would accompany a representative of Stockton and Stockton's engineering consultant on a site inspection to look at the areas where the commenter asserted violations had occurred. Additionally, the

Commission staff agreed to participate in Stockton's annual training session for its employees in order to review the requirements of the CMP. The Commission staff conducted a site inspection on April 8, 2013 to review the areas of concern. *No new action as of June 30, 2014.*

- **Roadside Maintenance:** County efforts to implement the Best Management Practices (BMPs) are at varying stages and ongoing *Staff is beginning to field verify the anecdotal threatened and endangered species data (known as rare plant "hotspots" on roadsides) provided to the Commission by area botanists during the development of the BMPs.*
- **Landfill Closure:** With the approval of solar placement on the Stafford landfill, approximately \$170,000 was made available for a Pinelands-wide comprehensive landfill study. The Commission has engaged USGS to perform a Rapid Assessment of Pinelands Area Landfills. USGS reviewed NJDEP data and conducted supplemental landfill monitoring-well sampling at the Berkeley Township, Woodbine, and Weymouth landfills in December 2012. USGS provided a preliminary rapid landfill assessment presentation to staff in Mid-September 2013. The USGS presented the Pinelands Area Screening Level Assessment tool at a meeting with NJDEP and later at the February 28, 2014 Pinelands Policy and Implementation Committee meeting. Using existing monitoring well data and GIS analysis, the screening level assessment tool estimates the level of concern for leachate to impact human and ecological receptors. Commission staff has begun to use the findings with respect to specific Pinelands Area landfills. *Staff provided USGS with comments on the pre-publication draft report entitled: Screening Level Assessment of Pinelands Area Landfills. USGS is finalizing the Quick Dominico Excel spreadsheet program for landfill assessments and is scheduled to provide the Commission with this project deliverable in July 2014.*
- **Estell Manor Landfill:** Staff, with the assistance of USGS, completed its review of the proposed Remedial Action Selection Report/Remedial Action Workplan and provided comments to the City's consultant on December 20, 2011. Most significantly, the consultant was requested to re-run data and transport modeling using model input values that are more consistent with USGS data for the K/C aquifer. At the consultant's request, Staff and USGS held a second meeting with the City's landfill consultant in August 2012 to provide technical guidance toward resolving report deficiencies. The Town's consultant has advised that they have resumed work on the workplan and are preparing responses to the Commission's review comments. A revised landfill assessment report has been received and is currently undergoing review by Commission staff and USGS. Response to Estell Manor's landfill report will be timed to await completion of the USGS rapid landfill assessment project. Staff met with the Township's landfill consultant to review their findings relative to the USGS screening level assessment. Both the screening level assessment and the consultant's sampling of temporary well points along the nearest wetland boundary preliminarily indicate the presence of lead. Staff anticipates working with USGS and the Town's landfill consultant to further assess these findings and determine an appropriate remediation strategy, if warranted. *Staff*

provided the Town's landfill consultant with review comments related to the need for further assessment of landfill plume monitoring results.

- **Borough of Woodbine Wastewater Planning:** Commission staff met with representatives of the Cape May County MUA and Woodbine Borough to review objectives and discuss regulatory issues associated with the possible construction of a sanitary sewer line connecting the Cape May County Landfill, portions of Woodbine Borough, and possibly the NJ Dept. of Human Services Woodbine Developmental Center to the Cape May County regional sewage treatment plant. The Commission is providing financial assistance to Woodbine Borough to aid in the Borough's feasibility study of providing centralized sewerage service to portions of Woodbine. *Staff met with the project cooperators and provided the cooperators with comments on the 50% complete sewer line feasibility study. Staff has also been instrumental in coordinating a meeting with the NJDEP CAFRA program to address potential issues related to the proposed construction of the landfill leachate / public sanitary sewer line in the Pinelands National Reserve Forest Area.*

D. Economic Monitoring

- The 2013 Long Term Economic Monitoring Program's Annual Report has been completed and was presented to the Commission during the April 2014 meeting. Acquisition of 2013 data is underway.

E. Permanent Land Protection

- **Pinelands Development Credit Program:** *Four Letters of Interpretation were issued, allocating 67 rights with the potential preservation of 365 acres in the Agricultural Production Area. Two severances were completed involving 0.50 PDCs (2 rights), protecting 1.9 acres in Lacey Township's PAD. Nineteen PDCs (76 rights) were sold in seven transactions for per right prices ranging from \$8,250.00 (2 rights) to \$9,500.00 (73 rights). Ten rights were redeemed on three projects.*
- **Farmland Preservation program:** *SADC has issued 1 "Green Light Review" (authorization to proceed with appraisals) for a farm in Tabernacle Township with the potential to preserve 82 acres and retire 4.00 PDCs. Deed restrictions were received for 6 Camden County farms, one of which (Auwarter) was reported previously. Under the 5 new easements, 135.2 acres were preserved, only 18 acres of which (3 rights) are in PDC sending areas.*
- **Pinelands Conservation Fund:** *As of June 30, 2014, the Commission has approved the allocation of \$9.6 million to 33 land preservation projects in the Pinelands Area. Of these 33 projects, 32 have proceeded to closing, resulting in the permanent protection of 7,228 acres. On June 30, 2014, the remaining funds reserved for the acquisition of land associated with the*

potential for secondary impacts related to the 2009 Garden State Parkway widening became unrestricted.

- **Limited Practical Use (LPU) Program:** *Green Acres has had little response to its final outreach to eligible property owners as it is shutting down its own LPU-Quick Action program. No Pinelands LPU applications were received this quarter.*

F. Other Planning Items

- **Water supply: Use of the K/C Study - CMP Implementation:** After presenting the concepts of a possible CMP rule for water allocations to the NJBA, NJ DEP, and the State Water Supply Advisory Board, in September 2013 Commission staff met with USGS to further provide details on how such a rule on regional and local impacts to well pumping could be practically implemented. USGS submitted a scope and a cost estimate to complete the preparation for possible implementation of the study's results. Staff is reviewing the proposal and investigating how it could be funded. *No new action as of June 30, 2014.*

Buildout & water use estimates for WQMP and purveyors planning: *Staff has completed scenarios one and two of the of the build-out estimates (high and medium).* The drafts of the medium scenario have been shared with counties and municipalities working on WQMPs and with COAH staff. Next, staff will work with purveyors/municipalities on conceptual water supply plans to address buildout in terms of the availability of the surface K/C aquifer.

- **State Water Supply Advisory Committee:** Presentations of environmental findings and the potential application of the K/C study results in water supply policy were given to the Committee on September 20, 2013. The NJDEP's new statewide Water supply plan is on hold to ensure consistency with the new State Strategic Plan. *No new action as of June 30, 2014.*

- **Cultural resources:** 21 (63 this fiscal year) cultural resource activities undertaken:

12 (39) applications reviewed

2 (3) forestry inquiries

6 (22) surveys reviewed

0 (1) CAFRA reviews

0 (0) Preliminary Investigation

5 (11) site coordination with other agencies/meetings & phone conferences

2 (4) coordinated reviews w/SHPO

2 (4) Municipal/consultant inquiries

- **NJDEP Wastewater Planning Rules/County Implementation:** Since mid-2012, staff has worked with staff from NJDEP and each of the seven Pinelands counties to coordinate the sewer service area (SSA)/future wastewater service area (FWSA) mapping for the Pinelands Area. The goal of the coordinated effort is to ensure that the counties' SSA/FWSA

mapping is fully consistent with the CMP and the April 2012 MOU between the Commission and NJDEP. While the process is not yet complete, significant progress has been made toward achieving this goal and all Pinelands counties have already presented versions of their maps for public hearing. Staff is currently working with DEP to correct mapping errors which occurred during the adoption process. DEP and Commission staff have established a schedule to correct all of the mapping errors throughout the entire Pinelands Area and anticipate that the correction process should be completed no later than summer 2014. *The notice of proposal for the corrected maps is now scheduled for publication in the NJ Register on 7/21/14, with a public hearing to be held at the Commission's office on 8/12/14.*

- **Affordable housing:** *The Council on Affordable Housing (COAH) published two rule proposals on June 2, 2014, setting forth procedural and substantives third round rules. Staff provided data on vacant land and buildout projections for use in COAH's determinations of "buildable limit capacity" by municipality. A meeting with COAH staff has been scheduled for July 23, 2014 to discuss how the proposed rules would apply to and be used by Pinelands municipalities. Staff anticipates submitting written comments on the proposed rules by the August 1, 2014 deadline.*

G. Geographic Information System

- **System planning and development:** *Staff continues to work on reorganizing and consolidating data.*
- **Pinelands Data Layer Maintenance:** *Staff completed updating aerials with the latest version from NJ Office of Information Technology (NJOIT) and completed modifications to program code for displaying via PineView.*
- **Zoning Layer Updates:**
*Egg Harbor City Ordinances 2-2014 and 6-2014
Egg Harbor Twp Ordinance 44-2013*
- **Threatened and Endangered Species Layer:** *Staff entered 85 data sheets and updated the Data Layer*
- **Lot Status Layer Updates:** *No new action as of June 30, 2014.*
- **PDC Demand Analysis:** *The results were released to the Planning staff.*
- **LOIs for PDCs:** *Five applications involving 10 lots, 9 of which involved photo interpretation, were analyzed.*
- **Analysis/Map Products:**
Staff completed the development of an interactive map of "Deed Restricted Lands that Prohibit Motorized Vehicle Use" for the Commission's website. The purpose of the interactive map is to provide better information

regarding deed restricted lands to applicants who are planning off road vehicle events. Awaiting final comments and changes from other offices.

Staff developed a draft Interactive Map of “Pinelands Wetlands” for the Commission’s web site (Pinelands Wetlands are a combination of DEP freshwater wetlands and hydric soils). Comments and changes from other offices will continue in the next quarter.

Staff created a draft map of Permanently Protected Lands for a project team meeting to discuss improvements to layout and format.

H. Management Information System

- *Modified PCIS code to change the way that information regarding plans (site plans, stormwater plans, etc.) is entered for Completeness and Approval documents.*
- *Modified PCIS code so that amended Recreation Permits will use the same permit number as the original document.*
- *Modified PCIS code to ensure that transactions that have been linked to documents or have been delegated to others cannot be deleted.*
- *Modified PCIS code to allow partial dates (month and year as opposed to month, day, and year) to be entered regarding plans.*
- *Modified PCIS code for Public Development documents to make sure all required fields are completed before allowing the document to be created.*
- *Developed new code and button on the MS Word toolbar that allows the user add and/or remove “copy via email” entries to/from their letter. The user can select email addresses from the contacts that are associated with the application and they can also select contacts from the office-wide mailing list system. The letter is automatically updated and when the PCIS document status is change to “sent”, the system automatically sends the copies via email.*
- *Permanent Land Protection - continued to enter deed restrictions as they are received.*
- *Continued to research and input the date of the deed restrictions for previously entered records (The “Deed Restriction Date” was recently added to the database structure and is being entered for all new deed restrictions, but the previously entered data needs to be updated).*
- *Continued reviewing Washington Township parcels and the update from the Burlington County GIS office.*
- *Completed the migration of the Legal Office to the new Network Attached Storage server. The Business Services Office and Executive Office remain to be migrated.*

The final migration to the new Oracle server was postponed last quarter due to problems installing the Business Objects version 6.1a reporting software on the new server. The options that were being studied were: Upgrading Business Objects to the most current version, switching to the Oracle Business Intelligence Suite, or converting to R&R Report Writer. The MIS Manager investigated a fourth option; rather than installing the Business Objects software on the new Oracle server, export the Business Objects schema from the current Oracle server and import it to the new Oracle server and then re-point the existing Business Objects reports to the schema on the new server. This fourth option was successfully tested with one of the production reports and the migration will be completed once the balance of the existing required monthly, quarterly and other production reports are re-pointed and tested.

IV. Public Programs

A. Communication

- *There were 58,083 views of the Commission's web site in the last quarter.*
- *Staff completed an online survey that identified a host of new features that will be incorporated into the Commission's new website. Once funding is secured, the Commission will work with the state Office of Information Technology to carry out the project.*
- *A total of 31 media inquiries and 181 general inquiries were handled this quarter. Of the general inquiries, 66 inquiries came via e-mail, 109 came via telephone and six came by mail. Most of the inquiries pertained to general Pinelands information.*

B. Publications

- *The 2013 Annual Report is being written and designed, along with the Plan Review Report.*

C. Events and Outreach

- *Staff has begun to plan for the 26th Pinelands Short Course, which will be held at The Richard Stockton College of New Jersey on March 14, 2015.*
- *The annual Pinelands Orientation for Newly Elected and Appointed Officials was held on May 29, 2014. A total of 50 municipal officials attended.*
- *Staff is currently planning this year's Pinelands themed World Water Monitoring Day event, which will be held on October 24, 2014 at Batsto Lake. Staff organized and carried out a World Monitoring Day Challenge at Belleplain State Forest on May 15. A total of 75 students participated.*
- *Staff educated a total of 1,425 students about the Pinelands during five programs. The programs were held at Manchester Middle School, Eagleswood Elementary School, North Dover Elementary School and Washington Street Elementary in Toms River.*

D. Interpretive Program

- *Staff continued to track the distribution of the Pinelands National Reserve (PNR) brochure. Additionally, Commission staff worked with the National Park Service (NPS) to revise the existing PNR brochure. The NPS will*

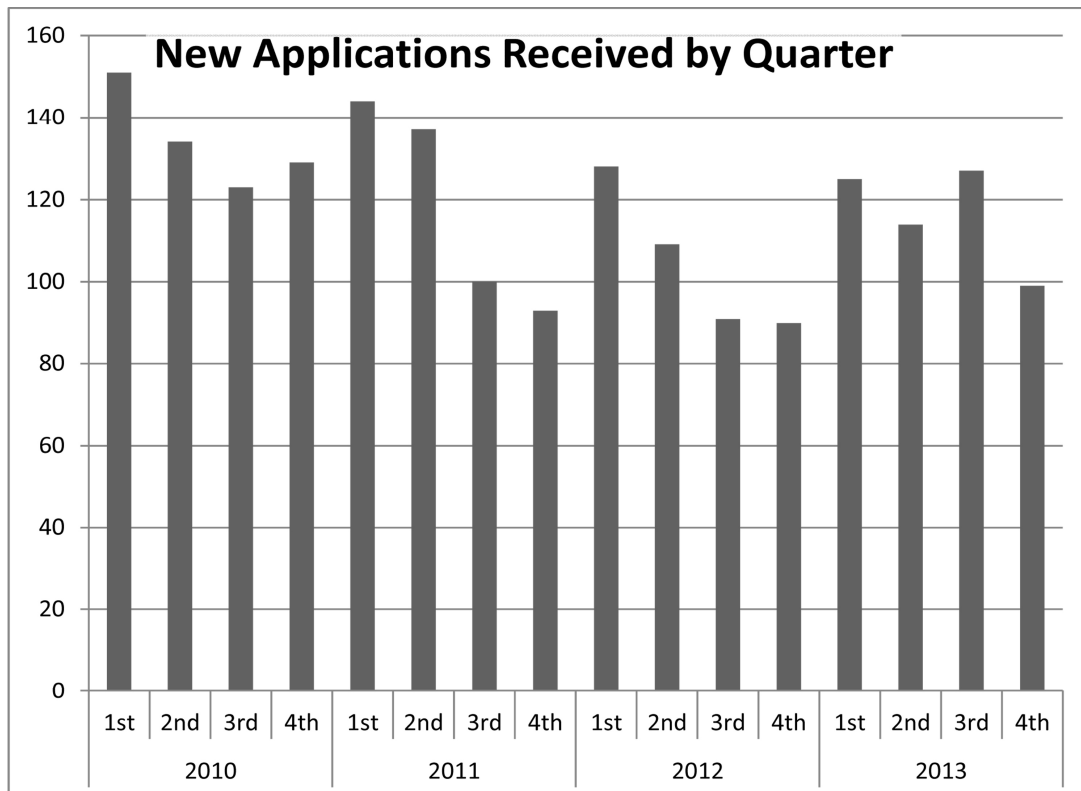
provide the funds to print copies of the revised brochures. The brochures will be printed during 2014.

- *Commission staff continues to search for grant opportunities to fund the fabrication and installation of Pinelands-themed exhibits in the Richard J. Sullivan Center.*

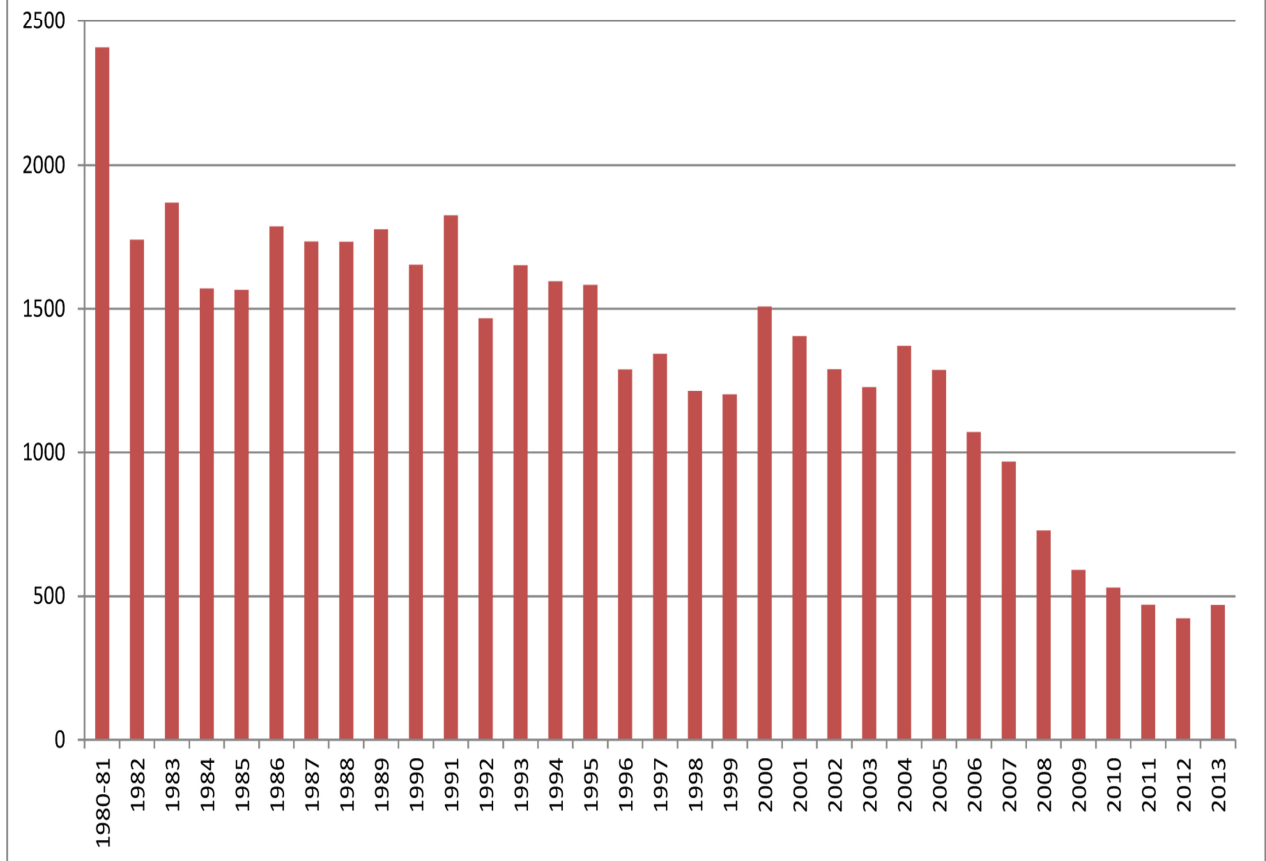
V. Regulatory Programs

A. Application Activity

| | | 1st Quarter 2014 | 2nd Quarter 2014 |
|-------------------------------------------------------------------------------------|-----------|---------------------|---------------------|
| New applications received for the last two quarters with a comparison to last year: | This year | 93 | 103 |
| | Last year | 125 | 114 |
| Total applications active for the last two quarters with a comparison to last year: | This year | 581 | 644 |
| | Last year | 706 | 691 |
| “No Call-ups” issued for the last two quarters: | By mail | 41 | 47 |
| | By fax | 58 | 60 |
| Certificates of Filing issued for the last two quarters: | | 44 | 25 |
| “Call-ups” issued for the last two quarters: | | 16 | 33 |
| Streamlined permitting actions taken during the last two quarters: | LRO | 6 | 7 |
| | MOA | 10 | 8 |



Applications Received by Year 1980 through 2013



B. Notable Development Applications

- **Winzinger Mining Application, Woodland Township** (App. No. 1980-0062.001): On February 13, 2007, the Commission received an application proposing mining on a site in the Township. Upon completion of the application with the Commission, a Certificate of Filing for the proposed mining operation was issued. The Certificate of Filing noted that it has not been demonstrated that the proposed mining was consistent with the applicable threatened and endangered species standards and that it appeared the proposed mining constituted a new mine and was, therefore, not a permitted land use in the Pinelands Preservation Area. Subsequently, the Township approved the proposed mining application. The Commission staff then issued a letter indicating that the Township approval raised an issue with the standards of the Township land use ordinance and the CMP. That letter scheduled a Commission staff Public Hearing to review the issue. The Commission staff Public Hearing was held on January 29, 2013. The Commission staff prepared a “Staff Report on Public Hearing.” and the Commission voted to deny the application for resource extraction at the June 13, 2013 Commission meeting. On June 26, 2013, the Commission issued a letter indicating that the Woodland Township Land Development Board must revoke its approvals and deny the application for resource extraction. On July 15, 2013, the Commission staff received a letter from the applicant’s attorney indicating that the applicant is appealing the Commission’s denial of the application for resource extraction to New Jersey Superior Court – Appellate Division. *See Section V. Litigation for an update.*
- **Ocean County (Robert Miller) Airport (App. No. 1985-0949.020):** Commission staff has been in discussions with the County regarding two issues at the Airport: an increase in the local population of sickle-leaved golden aster and the timing of tree clearing for a firebreak associated with the construction of the Reptile Habitat Management Areas. Staff has recently obtained information from the County that demonstrates that, although the number of Sickle-leaved golden aster plants located in the area of the proposed crosswind and parallel runway project has increased, implementation of that project does not alter the conclusion in the June 8, 2012 Memorandum of Agreement (MOA) that there will not be an irreversible adverse impact to the local population of Sickle-leaved golden aster at the airport. There is an extremely large and healthy population of Sickle-leaved golden aster at the airport that continues to flourish as a result of the establishment and maintenance of extensive grassland habitat there. With regard to the timing of tree clearing, the County was able to demonstrate that given that the clearing activities would not result in any soil disturbance, there was no threatened or endangered snake concerns regarding implementation of such clearing activities. Staff issued a letter dated February 15, 2013 indicating that the proposed development of a crosswind runway, parallel taxiway and associated site improvements was consistent with the MOA and development could proceed. Staff has been informed that the two Reptile Habitat Management Areas have been constructed and Northern pine snakes have been observed at some of the

constructed hibernacula. Several Northern pine snakes have been caught and relocated away from the runway construction area as a result of the required snake monitoring, and the monitoring is ongoing. The applicant contacted the Commission with a proposal to remove the MOA-required snake exclusion fencing prior to completion of the crosswind runway. The MOA requires that the snake exclusion fencing be maintained until October 31 if construction activities are ongoing. After consultation with the Commission staff, the applicant withdrew their request to remove the snake exclusion fencing prior to October 31. The Commission staff received information on March 12, 2014 and March 21, 2014 from the Ocean County Soil Conservation District regarding an erosion issue that has occurred in association with the cross-wind runway construction. *On April 21, 2014, the Commission staff met at the airport with representatives of the County to review the soil erosion issue. The Soil Conservation District requested the use of cool season grass species and soil amendments to address the erosion problem. By letter dated May 6, 2014, the staff authorized the County to plant cool season grasses and to use soil amendments over the next two growing seasons on approximately 3.5 acres out of a total of 102 acres that had originally been planted with warm season grasses, as required by the MOA.*

- **Ocean County (Robert Miller) Airport (App. No. 1985-0949.034):** On October 31, 2013, December 4, 2013, December 6, 2013, December 11, 2013, and December 18, 2013, the applicant submitted information to demonstrate consistency with the existing Memorandum of Agreement (MOA) between the Pinelands Commission and Ocean County for proposed obstruction (tree) removal project that is subject of the MOA. On December 18, 2013 the Commission staff received a letter from Ocean County, referencing a December 1, 2013 letter from the United States Environmental Protection Agency. In response, the staff issued a letter to the County on January 31, 2014 clarifying that the proposed obstruction removal project was reviewed and considered when the Airpark MOA was approved. Provided that the County submits the information required by the MOA (Section VI.A.1) and demonstrates consistency with the MOA and the required CMP standards, the Commission staff would issue a letter indicating that the project is consistent with the MOA and development may proceed. *No new action as of June 30, 2014.*
- **Stafford Township, Ocean Acres/Rt. 72 Stormwater Basin (App. No. 1993-0732.012):** On October 3, 2012, the staff met with the Mayor and the Township Administrator to discuss the construction of a seven acre stormwater basin on the south side of Rt. 72. The purpose of the proposed basin was to address certain flooding issues associated with the Ocean Acres residential development on the north side of Rt. 72. The proposed stormwater basin on the south side of Rt.72 would be located in a Pinelands Forest Area and would not be a permitted land use. On April 1, 2013, an application for the proposed stormwater basin was submitted to the Commission. On May 30, 2013, the Commission issued a letter providing comments concerning the submitted threatened and endangered species protocol. On July 2, 2013, the Commission staff issued a letter requesting additional information to complete the application. On July 29, 2013, the

applicant submitted additional information. On August 1, 2013, the Commission staff met with the Township and its consultant to discuss the application and potential need for the Commission to hire an independent Professional Engineer (P.E.) to review the proposed stormwater design. On September 19, 2013, the Commission staff issued a Request for Quotes from P.E.s for the review of the proposed stormwater design. On November 13, 2013, the Commission contracted with an engineering firm to review feasible alternatives to the proposed stormwater basin and the proposed stormwater basin design. On December 6, 2013, the Commission staff met with representatives of the engineering firm to discuss the proposed stormwater basin and the objectives of the review. On December 31, 2013, the Commission received a draft report on the review of the stormwater basin from the engineering firm. . That information is currently under review. On April 4, 2014, the Commission staff briefed the Commission's Policy and Implementation Committee regarding alternatives approaches (e.g. waiver of strict compliance, rezoning) available to the applicant and the Commission staff to address a permitted land use issue raised by the proposed stormwater basin development. *On May 20, 2014, the Commission staff asked the engineering firm retained by the Commission to address several questions raised by its draft report.*

- **Arawak Paving, Woodbine (App. No. 1990-1124.003):** On December 14, 2012, the staff received a request for a pre-application conference for a proposed asphalt plant on a 66 acre parcel. A pre-application conference was held on January 8, 2013. On March 15, 2013, an application for a proposed asphalt plant and 1/3 of the overall application fee was submitted for Commission staff to review the threatened and endangered species protocol for the site. On April 15, 2013, staff sent a letter with comments about the submitted threatened and endangered species protocol for the site. That letter also indicated that should the applicant wish to complete an application for the proposed commercial use, the remainder of the application review fee must be submitted. The T&E Survey was submitted to the Commission on December 12, 2013. On December 27, 2013, Commission staff sent a letter to the applicant agreeing with the conclusions of T&E survey and indicating that the proposed development is consistent the T&E species protection standards. *No new action as of June 30, 2014.*
- **NJDEP, Martha's Furnace Bridge Replacement (App. No. 2010-0055.001)** The Commission approved an application to replace the existing Martha's Furnace bridge with a pedestrian bridge on September 14, 2012. Subsequent to the Commission's approval, NJDEP advised the Commission staff that a population of threatened plant species was identified within the footprint of the existing/proposed bridge. Commission staff met with the applicant on May 28, 2013 to discuss the issue. By letter dated June 6, 2013, the Commission staff suggested an additional site inspection be completed by NJDEP to determine the full extent of the population. Additional information regarding the extent of the population was submitted to the Commission on July 1, 2013 and July 10, 2013. The Commission staff performed a site inspection of the project area on September 17, 2013. NJDEP submitted a letter, received by the

Commission on October 15, 2013, indicating that they are withdrawing the application. Information was received by the Commission staff on February 14, 2014 requesting a meeting to discuss the project and threatened plant issue. The Commission staff met with the applicant and representatives of the NJDEP, Division of Parks and Forestry on February 25, 2014. The Commission staff issued a letter on February 28, 2014 which summarized the discussions from the concerned meeting. *Now new action as of June 30, 2014.*

- **Thomas Betts (App. No. 1984-0389.009)** The Commission received information on October 23, 2013, October 24, November 22, 2013, November 25, 2013, December 2, 2013 and December 11, 2013 regarding the use of an existing sod farm located partly in Waterford, Winslow and Hammonton Townships as a recreational facility (soccer fields). The Commission staff met with the applicant/owner and officials of Waterford Township to discuss the matter on December 5, 2013. Information was received on February 14, 2014 from the concerned soccer clubs regarding the proposed use of the sod farm in 2014. *By letter dated April 21, 2014, the Commission staff advised the property owner that the proposed use of the parcel for recreational facilities (soccer fields) was not a permitted land use in the concerned agricultural municipal zoning districts and that such use was also inconsistent with the Pinelands Development Credit (PDC) deed restriction that had been imposed on the parcel by the property owner(s). Commission staff met with the property owners, their counsel and representatives of the soccer groups and their counsel on May 19, 2014 to discuss the issue. The Commission's Executive Director agreed to permit soccer events to continue at the site pending her receipt of information establishing a pre-existing legal obligation regarding these events. Additional information was submitted at the end of May.*
- **Residential Development, Galloway Township (App. No. 1996-1157.004)** *On May 14, 2014, an application was initiated with the Commission for the development of 61 dwelling units on a 6.84 acre lot. The lot is owned by the Township. The applicant has indicated that the proposed dwellings are intended to provide low and moderate income housing. By letter dated June 24 2014, the Commission staff advised the applicant of the information necessary to complete the application. The staff's letter indicated that a threatened bird species had been sited on the lot. On July 7, 2014, the Commission staff met with the applicant and a representative of the Township to further discuss the threatened bird species issue. The applicant is reviewing the issue to determine the extent of critical habitat that may be present on the lot for the concerned bird species.*
- **English Creek Manor, Egg Harbor Township (App. No. 1999-0485.004).** *In 2014, an applicant obtained approval for a three lot subdivision and no other development of an approximately 89 acre parcel. The proposed subdivision would create; a 21.9 acre lot where an existing 129 unit mobile home park served by septic systems would remain, 40.5 acre vacant lot for acquisition by the Township for future open space/recreational use, and a 26.2 acre vacant lot for future low-and moderate-income housing. Both proposed vacant lots are the subject of a*

deed restriction that precludes development of the lots until the existing mobile home park is served by public sanitary sewer. The Township is seeking funding from Atlantic County for the acquisition/development of the open space/recreational lot. The County expressed concerns about funding for the lot based upon the existing deed restriction. The Township contacted the Commission staff seeking to revise the concerned deed restriction. The Commission staff discussed the matter with Atlantic County officials. It is the Commission staff's current understanding that, given the nature of the concerned deed restriction, Atlantic County believes it can proceed with the Township's funding application.

C. Office of Administrative Law Matters

- Peg Leg Webb LLC v. New Jersey Pinelands Commission (App No. 1984-0454.003/ OAL Docket No.: EPC 15772-2013 S). This matter involves a preliminary major site plan approval granted by the Jackson Township Planning Board for the establishment of a new resource extraction (mining) operation and the construction of a 1,008 square foot building, containing an office and scale house, on the above-referenced 109.8 acre parcel and a mining permit. The parcel is located within a Forest Area. In accordance with the Pinelands Comprehensive Management Plan at N.J.A.C. 7:50-5.23, new resource extraction operations are not permitted in the Forest Area. *This matter is currently pending in the Office of Administrative Law for an adjudicatory hearing.*

D. Violations

- **Commercial Development, Maurice River Township (App. No. 1991-1011.001 & .002):** This violation concerns vegetation clearing and construction of buildings without application to the Commission. A Certificate of Filing was issued for the proposed development on February 1, 2012. By letter dated May 21, 2012, we responded to multiple submissions by the applicant regarding the application. On June 4, 2012, the Commission staff participated in a conference call with the Planning Board Attorney and the applicant's representatives. On June 8, 2012, we received a letter from the applicant representatives requesting information regarding the application. On September 20, 2012, the Commission staff received notice that the Township Land Use Board approved the proposed development. Upon staff review of the municipal approval, we issued a letter on December 7, 2012 scheduling a Commission staff public hearing to review an issue raised by the concerned municipal approval. The issue concerns submission of proposed deed restriction of certain lands to meet the groundwater quality (septic dilution) standard. The applicant requested that the hearing date be rescheduled. At the applicant's request, the public hearing to review an issue raised by the municipal approval was rescheduled to July 11, 2013. The applicant requested that the July 11, 2013 hearing date be rescheduled. We issued a letter on June 26, 2013, rescheduling the hearing date to October 9, 2013. At the request of the applicant's attorney, the hearing was adjourned. The Public Hearing has been rescheduled for February 3, 2014. Prior to the February 3, 2014 Public

Hearing, the applicant submitted revised draft deed restrictions in an effort to address the groundwater quality (septic dilution) standard. *On multiple occasions, the applicant requested that the public hearing date be rescheduled. At the applicant's request, the public hearing to review the issue raised by the municipal approval was rescheduled to July 11, 2013, October 9, 2013, February 3, 2014 and June 4, 2014. The public hearing is now scheduled for September 15, 2014. On June 25, 2014, the applicant submitted recorded copies of the proposed deed restrictions. Those deed restrictions are currently under review.*

- **Shooting Range, Lacey Township (App. No. 1982-3059.002):** This violation concerns expansion of an existing shooting range without application to the Commission. *No new action as of June 30, 2014.*
- **Buena Vista Township (App No. 2009-0089.001):** By letter to Buena Vista Township dated January 8, 2010, Commission staff indicated that an application is required for development that has occurred within the NJ Transit right-of-way and on municipally owned property. Information was submitted by the applicant on December 7, 2011 and December 15, 2011. On February 15, 2012, the staff issued a letter to the applicant requesting additional information to complete the application. On September 27, 2012, the staff met with the Township Administrator to discuss the information necessary to resolve this matter. On November 1, 2012, the applicant submitted information regarding the application. By letter dated January 2, 2013, the staff requested additional information. Staff met with the new municipal engineer on April 25, 2013 to discuss the items that must be submitted to resolve the violation and complete an application for development. The Commission staff issued a letter dated October 16, 2013 requesting a timeframe for when information previously requested to complete a development application would be submitted to the Commission. The Commission staff held a telephone conference with representatives of Buena Vista Township on January 24, 2014 to discuss development that had occurred without application to the Commission and the information required to be submitted to the Commission staff to complete the concerned application and resolve the violation. Information to address the outstanding violation and application was received on February 14, 2014. Commission staff issued a letter on March 13, 2014 requesting additional information. *On April 23, 2014, the Township submitted additional information regarding this application. By letter dated May 20, 2014, the Commission staff advised the applicant of the stormwater and public notice information necessary to complete the application. On June 9, 2014, the Township submitted additional information to the Commission. That information is currently under review.*
- **Buena Vista Township (App. No. 2004-0319.001):** The staff met with officials from Buena Vista Township on July 27, 2010, regarding the installation of stormwater management swales that were previously required for the installation of sidewalks along Route 40. That project was approved by the staff pursuant to the Memorandum of Agreement between Buena Vista Township and the Pinelands Commission (App. #2004-0319.001). On May 20, 2011, the staff issued a letter requesting certain

information to demonstrate consistency with the CMP's stormwater management standards. Additional stormwater information was received by the Commission on September 15, 2011, November 7, 2011, December 7, 2011 and December 15, 2011. On February 9, 2012, the Commission staff asked for clarification of the submitted stormwater management information. On September 27, 2012, the staff met with the Township Administrator to discuss the information necessary to resolve this matter. On November 1, 2012, the Township submitted information to address stormwater management. By letter dated December 31, 2012, the staff requested additional information regarding proposed stormwater management. Additional information was received by the Commission on March 18, 2013. Staff met with the municipal engineer on April 25, 2013 to discuss the items that must be submitted to resolve the violation. The Commission staff issued a letter dated October 16, 2013 requesting an update to the status of the stormwater management issue. The Commission staff held a telephone conference with representatives of Buena Vista Township on January 24, 2014 to discuss this development that had occurred without application to the Commission and the information required to be submitted to the Commission staff to complete the concerned application and resolve the violation. Information to address the outstanding violation and application was received on February 14, 2014. Commission staff issued a letter on March 13, 2014 requesting additional information. *After the Township's submission of information and the Commission staff issuance of letters responding to those submissions, the Commission staff issued a letter on May 20, 2014 requesting certain stormwater information for the application. On June 9, 2014, the Township submitted additional information to the Commission. That information is currently under review.*

- **Barnegat Township, Commercial Use (App. No. 1988-1177.002):** By letter dated February 1, 2012, we advised a property owner of an approximately 5 acre wetlands buffer clearing violation. Materials were being stockpiled in the wetlands buffer. By letter dated April 26, 2012, we summarized the agreements reached and asked the property owner to contact our office when wetlands were delineated. By letter dated June 15, 2012, we confirmed the wetlands mapping and suggested a course of action to resolve the violation. On September 19, 21 and 28, 2012 the applicant submitted information addressing the proposed resolution of the violation. By letter dated November 13, 2012, the Commission staff recommended revisions to the proposed restoration plan. On January 22, 2013, the Commission staff received information from the property owner's consultant indicating that one material stockpile and a portion of another had been removed from the site and that a revised restoration plan would be submitted shortly. On March 26, 2013, the Commission staff issued a letter to the property owner requesting that a revised restoration plan be submitted within 14 days. On April 11 and 15, 2013, the Commission staff received information from the property owner's consultant, including a revised restoration plan. On May 14, 2013, the Commission staff issued a letter to the property owner requesting further revisions to the restoration plan and the submission of additional information within 30 days to address the violation. On July 31, 2013 and August 2, 2013, the Commission staff

received information from the property owner. On September 6, 2013, the Commission staff issued a letter to the property owner requiring further restoration plan revisions. On October 28, 29 and 31, 2013 and November 22, 2013, the Commission staff received information from the property owner. On December 17, 2013, the Commission staff performed a site inspection of the parcel in response to the submitted information. On January 28, 2014, the Commission staff issued a letter to the property owner requiring further restoration plan revisions. On February 6, 2014, the Commission staff received information from the property owner. *Two of the four stockpiles have been removed and the concerned areas have been restored. Further restoration plan revisions are required. The applicant has submitted a revised restoration plan that is under review.*

- **Barnegat Township, Offsite Commercial Advertising Signs (Billboards):** On March 20, 2012, the Commission staff received an inquiry regarding four billboards along Route 72. The CMP requires that the four concerned billboards be removed. After a site inspection and a review of available information, it appears that four billboards had been removed by a party and then recently new billboard structures had been constructed in their place by a second party. By letter dated May 14, 2012, we wrote to all concerned parties and requested the removal of the four concerned billboards. On June 6, 2012, we received an application for “transferable billboard rights” for the four concerned billboards from one of the concerned parties. By letter dated November 16, 2012, the staff advised that, based on the review of all submitted information, the ownership of the previously existing billboards was in dispute. The letter further indicated that until the ownership dispute was resolved by the two concerned parties, the application for transferable billboard rights remained incomplete. That letter also indicated that the four recently constructed billboards must be removed. On November 28, 2012, the staff received a letter from one of the concerned parties withdrawing their application for the transferable billboard rights. By letter dated December 17, 2012, the staff responded indicating that although the application was considered withdrawn, the responsible party must still remove the four recently installed billboards. *No new action as of June 30, 2014.*
- **Pemberton Township, Spring Lake Blvd. (App. No. 1995-1510.002):** The staff received information and a letter from a member of the public on August 27, 2012 regarding the placement of asphalt millings along the shoulders of Spring Lake Boulevard. On September 28, 2012, the staff met with representatives of the Township to discuss this matter and the use of asphalt millings for other Township roads. By letter dated November 15, 2012, the staff advised the Township that according to NJDEP, the use of asphalt millings without a paved top surface is not generally appropriate. The staff letter asked the Township to advise the Commission staff how it intended to resolve the matter. *No new action as of June 30, 2014.*
- **Barnegat Township, Storm Damaged Vehicle Storage Area (App. No.1985-0588.019):** On November 26, 2012, the staff received the initial report that vehicles damaged during Super Storm Sandy were being stored on a 112-acre parcel in the Township. By letter dated November 30, 2012,

the staff advised the owner of the concerned parcel that the storage of vehicles on the parcel constituted a violation of the application and permitted use requirements of the Township land use ordinance and the CMP. On December 7, 2012, members of the Commission staff met on the site with representatives of the Township, the company that has leased the land to store the vehicles and the property owners. At the site meeting, it was represented by the leasing company that approximately 5,000 vehicles were present on the parcel. On December 7, 2012, the Commission staff also received a complaint filed on December 6, 2012 in Ocean County Superior Court by the Township. Thereafter, the company that leased the land agreed not to bring any additional vehicles onto the parcel while the interested parties discuss resolution of the matter. On March 5, 2013, the Commission staff attended an Ocean County Superior Court hearing regarding restoration of the site following removal of all vehicles. On March 18, 2013, the Commission staff received a copy of the signed Consent Order filed with the Court on March 11, 2013. On May 22, 2013, the Commission staff received a copy of a letter from the attorney representing the insurance company advising that all vehicles have been removed from the parcel, all operations have ceased and that a Phase 1 Environmental Study would be performed on the parcel within 10 days. On June 7, 2013, the Commission staff issued a letter to the property owner requesting a copy of such study and, if no contamination is found, site restoration activities must be undertaken. On July 10, 2013, the Commission staff received a copy of an Environmental Study, which found no contamination on the parcel resulting from the temporary storage of motor vehicles. On September 23, 2013, the Commission staff received a copy of a letter from the Township Attorney to the attorney representing the property owner indicating that the property owner has not restored the property as required by the March 2013 Ocean County Superior Court Consent Order. On October 24, 2013, the Commission staff received a copy of an Ocean County Soil Conservation District letter issued to the property owner indicating their soil erosion/sediment control plan application remains incomplete. Also, on October 24, 2013, the Commission staff received a copy of a letter from the property owner's attorney to the Township regarding why the property owner has not restored the site in accordance with the March 11, 2013 Consent Order. *No new action as of June 30, 2014.*

- **Various Development Berkeley Township (App. No. 1999-0481.001):** On August 14, 2012 we received notice from NJDEP about a possible wetlands violation on a 28 acre parcel. Commission staff, along with NJDEP and Berkeley Township officials conducted a site inspection in November of 2012. Violations include constructing a single family dwelling without application, establishing a commercial tree processing business without application and development in wetlands and the required buffer to wetlands. A Commission violation letter was sent December 17, 2012 requesting a response by January 17, 2013. A follow-up site inspection on May 15, 2013 revealed some removal of mulch had occurred. *No new action as of June 30, 2014.*

- **Commercial Use Manchester Township (App. No. 1981-2039.002):** On February 8, 2013, we received notice from Ocean County Health Department about the establishment of a commercial use on a 19-acre lot. A joint site inspection was conducted on February 15, 2013 with Ocean County representatives, a NJDEP representative and our staff. Violations observed included clearing of about three acres of upland and/or wetland buffer, establishment of a commercial landscaping yard onsite, storage of mulch and other vegetative waste in wetlands buffers and wetlands and placing fill in wetlands. On March 28, 2012, we sent a letter to the property owner advising of the need to address/resolve the concerned violation. On June 27, 2013, Manchester Township issued a Notice of Violation for non-permitted use, clearing and placement of fill. *No new action as of June 30, 2014.*
- **Barnegat Township (App. 2000-2700.002):** This violation pertains to the clearing and grading of vegetation on approximately 8 acres of wetlands/wetlands buffers on a 9.49 acre lot located in Pinelands Preservation Area District. The concerned clearing occurred primarily in September 2009. The property owner indicated an intention of establishing a permitted agricultural use (blueberries) on the lot. Since September 2009, the Commission staff has written to the applicant multiple times attempting to obtain a time schedule for the establishment of the proposed blueberry agricultural use. To date, we have not obtained such a schedule. On April 25, 2013, the Township issued a Municipal Court summons to the property owner regarding this matter. The Municipal Court hearing was scheduled for May 14, 2013. The hearing was subsequently adjourned at the request of the property owner's attorney and rescheduled for June 25, 2013. The Commission staff attended the municipal court hearing on June 25, 2013. The matter was continued because the property owner raised an issue regarding the "Right to Farm." On September 9, 2013, the Commission staff issued a letter to the Ocean County Agricultural Development Board's staff requesting guidance from the Board with respect to the "Right to Farm" issue raised by the property owner. The Commission staff attended the municipal court hearing on September 24, 2013. At the hearing, the Township Zoning Officer provided the Commission staff with copies of additional municipal violation summonses for other activities that had occurred on the lot. The matter was continued to a November 12, 2013 Municipal Court hearing awaiting a written response from the Ocean County Agricultural Development Board. On October 17, 2013, the Commission staff issued a letter to the property owner regarding six outstanding municipal court summonses pertaining to this lot. That letter required submission to the Commission staff, prior to the November 12, 2013 municipal court hearing, of a written proposal for restoration/revegetation of the lot by December 31, 2013. At the November 12, 2013 municipal court hearing, the matter was continued to December 17, 2013 to await the outcome of the Ocean County Agricultural Development Board's review determination. At the December 17, 2013 municipal court hearing, the court was advised that the Ocean County Agricultural Development Board had rendered its determination that the concerned activities were not protected by "Right to Farm," however, a resolution from the Ocean County Agricultural Development Board

memorializing that determination had not yet been issued. The municipal court hearing was continued to January 8, 2014. On December 20, 2013, the Commission staff received a copy of the Ocean County Agricultural Development Board's resolution indicating that the concerned activities were not protected by "Right to Farm." At the January 8, 2014 municipal court hearing, the property owner pleaded guilty to two of the municipal court summonses. The remaining municipal summonses were continued to February 12, 2014. The property owner agreed to submit a farm plan to the Commission by January 17, 2014 and to meet with the Commission staff on January 23, 2014 to discuss the farm plan. On January 13, 2014, the Commission staff received the farm plan. On January 27, 2014, the Commission staff issued a letter to the property owner's attorney confirming the meeting date and providing comments on the submitted farm plan. On January 30, 2014, the Commission staff met with the property owner and his attorney. During the meeting, the property owner agreed to submit a copy of the revised farm plan to the Commission. On January 31, 2014, the Commission staff received the revised farm plan. On February 11, 2014, the Commission staff issued a letter to the property owner's attorney indicating that some of the agricultural activities proposed on the revised farm plan were not consistent with the standards of the Township land use ordinance and the CMP. On February 12, 2014, the Commission staff attended the municipal court hearing. The property owner pled guilty to one of the remaining municipal summons and was fined. The remaining summonses were dismissed. However, the property owner was given six months to institute permitted agricultural uses on the parcel or face additional municipal summonses. *No new action as of June 30, 2014.*

- **Galloway Township (App. No. 1990-1168.004):** This violation concerns the construction of an approximately 6,000 square foot building and the establishment of a commercial trucking business on a lot in the Preservation Area District. The lot was previously deed restricted due to the severance of PDCs. Commercial businesses are not permitted in the Preservation Area District or by the PDC deed restriction. After multiple letters to the property owner over five years, by letter dated June 20, 2013, we asked that the applicant either address the matter within 30 days or the Township should issue all appropriate municipal court summonses. On August 22, 2013, the Commission staff met with representatives of the New Jersey Attorney General's Office to discuss the matter. Commission staff inspected the site with the Galloway Township Construction Official on December 5, 2013. The site inspection found that the commercial trucking business had been discontinued. However, the approximately 6,000 square foot building was built in the required buffer to wetlands. Commission staff sent a violation letter to the property owner on January 6, 2014 requesting the property owner resolves the remaining issue of the 6,000 square foot building by contacting the Township for guidance on several issues. *No new action as of June 30, 2014.*
- **Waterford Township (Application No. 2013-0031.001):** This violation concerns the expansion of an auto salvage business on a parcel in the Preservation Area District on Chew Road. The auto salvage business

existed in 1981. The area occupied by the business has significantly expanded over time and now occupies approximately 26 acres, part of which is in wetlands and the required buffer to wetlands. The staff issued its initial letter on March 14, 2013 and received a written response from the property owner on April 3, 2013. The staff issued a response to the property owner's submission on June 19, 2013. Additional information was received on July 9, 2013 indicating that the property owner was coordinating with the Waterford Township zoning officer to bring the matter into compliance. Commission staff consulted with the Waterford Township zoning officer, who confirmed that some progress has been made. Commission staff issued a letter dated September 27, 2013 requesting a staff site inspection of the parcel. The Commission staff met with the property owner on October 28, 2013. The Commission staff issued a letter dated November 14, 2013, that identified a "staged" approach for restoration of the parcel and requested a restoration/revegetation plan which identifies each "stage" of the restoration and provides a time frame for removal be submitted to the Commission. *No new action as of June 30, 2014.*

E. Non-Application Items

- **Hamilton Stormwater Basins:** In 2008 the Great Egg Harbor Watershed Association notified the Commission that several stormwater basins in Hamilton Township did not appear to be functioning as designed and was causing downstream flooding of nearby roads and streams. To assist in addressing these issues:

The Township approved a plan proposing the remediation of an existing basin serving a retail store (Walmart) in an existing shopping center. The remediation of the Walmart basin has been completed.

The Township also approved a plan for the modification of existing basins serving an existing residential subdivision (Timber Glen Phases III & IV). Timber Glen has initiated remediation activities on its stormwater basins. *No new action as of June 30, 2014.*

The staff is working with an applicant on a proposed stormwater basin remediation plan for a shopping center known as Consumer Square. *No new action as of June 30, 2014.*

On September 14, 2011, the staff sent a letter to the owner of the Hamilton Commons shopping center requesting that the owners address remediation of failing stormwater basins on the parcel. On December 7 and 11, 2012, a representative of Hamilton Commons submitted stormwater information and requested guidance in formulating a proposed remediation plan for the Hamilton Commons basins. On January 18, 2013, the Commission staff issued a letter to a representative of the Hamilton Commons shopping center providing guidance regarding basin remediation. *No new action as of June 30, 2014.*

- **Manchester Township Forest Fire Fuel Break Meeting:** On March 31, 2014, the Commission staff met with representatives of the Township and the New Jersey Forest Fire Service to discuss the establishment of 200 foot perimeter forest fire breaks around multiple existing developments in the Township. The Township will further discuss the matter and, with possible funding from the New Jersey Forest Fire Service, determine whether to move forward with the necessary applications to the Commission for the proposed forest clearing. *No new action as of June 30, 2014.*
- **Plant Partnership Meeting:** *On May 14, 2014, the Commission staff participated in a meeting of interested stakeholders to continue to discuss the Commission's threatened and endangered species survey protocols and requirements. Also subject of discussion during that meeting was the Commission's list of threatened and endangered plant species and the prospects for amending that list to include additional species.*
- **Wal-Mart Northern Pine Snake Mitigation Sites, Manchester Township:** *On May 30, 2014, the staff conducted a pre-application conference with a representative of a company associated with a proposed Wal-Mart in Toms River. The proposed Wal-Mart is not located in the Pinelands Area. The company was proposing approximately four Northern pine snake mitigation sites in the Pineland Area associated with the proposed Wal-Mart. The mitigation sites consist of small acreages of forest thinning and clearing to create suitable habitat for the concerned snake species. To date, no application for the proposed mitigation sites has been submitted to the Commission.*
- **Ocean County, Cedar Bridge Tavern, Barnegat Township (App. No. 2012-0129.001):** *The Commission staff has conducted several site meetings and pre-application conferences regarding the County's proposal to establish an interpretive center in this historic tavern. The concerned building was last utilized as a dwelling. The 5 acre lot is located in a Pinelands Forest Area. On June 25, 2014, the staff met with representatives of the County and the State Historic Preservation Office. The primary issues associated with the proposal are the siting of a new septic system and a new parking lot considering wetland/wetland buffer constraints, permitted land use of the interpretive center based upon the zoning of the parcel and the lot area required for a proposed dwelling unit (full time caretaker's residence).*

VI. Science

A. Environmental Monitoring

- *Streamflow monitoring: The Planning Office managed monthly effluent data submitted by the Monroe Township and Camden County Municipal Utility Authorities and streamflow data submitted by the USGS.*
- *Forest-Plot and Intermittent-Pond Monitoring: The April, May, and June rounds of forest-plot and pond water-level measurements were completed. Water-level data were successfully downloaded from the seven ponds instrumented with continuous water-level data recorders.*
- *Long-term anuran surveys: Nighttime anuran-vocalization surveys were completed at the 20 ponds in April, May, and June.*
- *Pinelands-wide water-quality monitoring: The April and June rounds of pH and specific conductance sampling were completed.*
- *Watershed-assessment Report: No new action as of June 30, 2014.*

B. Wetland-buffer Project

- *No new action as of June 30, 2014.*

C. Forest Characterization Project

- *This project remains on hold due to low staffing levels.*

D. Right-of-way Vegetation Monitoring

- *Vegetation was measured in 11 of the 24 plots.*

E. Pond-vulnerability Study

- *A total of 100 ponds were selected for the study. For all 100 ponds, staff gage installation for measuring water levels was completed; water levels were measured in April, May, and June; and pH and specific conductance were sampled in April and May. Nighttime frog and toad vocalization surveys were completed in April, May, and June for the 53 ponds planned for surveys in 2014; plant surveys were initiated in June for the same 53 ponds; and dragonflies and damselflies were surveyed in May and June at a subset of 20 of the 53 ponds.*

F. Created-wetland Study

- *Fifty-one excavated ponds and 46 stormwater basins were chosen for the study. For all 97 created wetlands, staff gage installation for measuring water levels was completed; water levels were measured in April, May, and June; and pH and specific conductance were sampled in April and May. Nighttime frog and toad vocalization surveys were completed in April, May, and June for the 24 excavated ponds and 26 stormwater basins slated for surveys in 2014, and plant surveys were initiated in June for the same 50 created wetlands. Science and USGS staff met to select sites for the pesticide and amphibian pathogen portion of the study, and sampled water, sediments, tadpole food, and tadpoles from the 8 sites planned for sampling in 2014. These 8 sites included three excavated ponds, two stormwater basins, and three natural ponds.*

G. Pinelands Research Series

- *One presentation was given as part of the Commission Pinelands Research Series. This talk, titled “The neonate ecology of the northern pine snake,” was presented by Kevin Smith of Drexel University.*

H. Other Science Items

- *Opinions on the distributional status of individual reptile, amphibian, and fish species were submitted to the NJDEP as part of round one of the Reptile and Amphibian Delphi and Fish Delphi processes.*
- *Communications staff and a reporter and photographer were led into the field to see some Kirkwood-Cohansey Project study sites and discuss the results of the project for a Press of Atlantic City article.*
- *Science and other Commission staff met with PPA and NJ Future to discuss a draft report on the impact of land use on Pinelands water resources.*
- *Science staff reviewed a proposal by the USGS to complete the necessary work to help the Planning Office develop water-supply policy in the Pinelands.*
- *The Science chapter of the Plan Review report was reviewed and suggestions for the Science section of the Executive Summary were provided to Communications Office staff.*
- *The list of plant species for the bog garden was reviewed for wetland-habitat preferences and native vs non-native status.*

- *Science staff met with Michael Hogan and Albert Horner to discuss areas in the Pinelands where off-road vehicles have caused damage and areas where illegal dumping has occurred.*
- *Data on the blackbanded sunfish and other fish species were provided to Rebecca Bouquin and Matthew Ashton of the Maryland Department of Natural Resources.*

Assistance was provided to a University of Connecticut graduate student regarding the collection of ants to study a fungus and associated microbes for anti-bacterial applications.

ATTACHMENT #1

ONGOING CONFORMANCE ACTIVITY

April - June 2014

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| Barnegat | <p>1. Shoreline Redevelopment Area: The Township provided a draft ordinance designed to create a redevelopment area within the RGA for approximately 140 acres. Staff met with Township representatives and the property owner/redeveloper on 3/12/14 to discuss the ordinance, proposed redevelopment and relevant CMP standards (PDCs, threatened and endangered species). <i>Staff drafted suggested ordinance revisions and provided them to the Township on 4/9/14.</i></p> <p>2. <i>Mixed use development in C-N Zone: the Township provided a draft ordinance designed to add high density residential development as a conditional use in a portion of the Neighborhood Commercial Zone in the RGA. Staff drafted suggested revisions and provided them to the Township on 5/13/14.</i></p> |
| Buena Vista | <p>1. Richland Village Redevelopment Plan: the Township provided the Commission with copies of various 2013 and 2014 ordinances affecting the Richland Village Redevelopment Area and the use of off-site dilution. The ordinances are currently under review.</p> <p>2. <i>Digital sign ordinance: on 6/23/14, the Township provided the Commission with a draft ordinance that would allow digital signs (electronic message center signs) in all zoning districts at the discretion of the Planning Board. Staff is currently reviewing the ordinance and will be providing comments to the Township in early July.</i></p> |
| Chesilhurst | <p>1. <i>2006 Master Plan/Zoning Map: the Borough asked that the Commission “re-start” its review and approval process for these documents, after many years of inactivity. The Zoning Map reflects numerous small changes in zoning, all within the RGA, designed to recognize existing land use and public ownership as well as to increase commercial development potential on the White Horse Pike. Staff is currently examining the impact of the changes on residential development potential, PDC opportunities and wastewater. A meeting with the Borough has been scheduled for 7/18/14.</i></p> |
| Egg Harbor City | <p>1. Request for review of constraints in Easterly portion of Pinelands Town. Letter sent 5/7/07 on likely wetlands buffer requirements; suggested City file applications for development for specific parcels to confirm requirements. Pursuant to City’s request, a proposal to establish wetlands buffers by ordinance is under review.</p> <p>2. Development of airfield in Forest Area: request received from City on 2/24/11 to examine feasibility of use of lake area “airfield” by state police, including development of buildings and parking areas. Options discussed by staff. Response provided to the City on 3/8/11 indicating that unless the City is able to document the existence and use of airport facilities on the parcel in question in 1981, the use is not permitted in a Pinelands Forest Area. Request for management area change (40 acres from Forest to Pinelands Town) received on 4/21/11. Response provided 6/14/11, indicating that the proposed management area change is inappropriate. Meeting held with City representatives on 11/2/11 to discuss several potential sites for a new or expanded airfield. Staff is awaiting more detailed information from the City, including the required acreage for the facility.</p> <p>3. Recreation complex: request for change in management area designations received 4/14/11. City is proposing to redesignate 30 acres from Forest to Pinelands Town along Philadelphia Avenue. Offsetting management area change also proposed. Response provided 6/14/11, indicating that staff would support the proposed redesignation, with exact boundaries of offset area still to be determined.</p> <p>4. Ambulance Building Redevelopment Area: an ordinance and redevelopment</p> |

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| | <p>plan for a small area within the Pinelands Town was received in late March 2014. <i>Suggested ordinance revisions related to wetlands buffers and the use of PDCs were provided to the City for its consideration. The City adopted an amended ordinance and provided it to the Commission for review in late April. A no substantial issue finding letter was sent on 5/19/14.</i></p> |
| Egg Harbor Township | <p>1. Affordable housing: draft ordinance implementing the 20% set side required in A-500 received 7/16/09. Meeting held with Township representatives on 9/24/09 to discuss implications for PDC program and density. Township will provide a list of affordable housing projects under consideration so that staff can prepare options (densities; required PDC %'s; ordinance amendments) for the Township's review. This information from Township was received on 10/27/09. Court master requested meeting with staff and the Township be held by 4/1/11; no date scheduled as yet. New draft of affordable housing ordinance received 9/19/11; comments and suggested revisions provided 9/29/11. Copy of Ordinance 37-2011 received on 12/7/11, with notice of public hearing and second reading on 12/20/11. The ordinance requires a 20% affordable housing set aside for all residential development, as well as the use of PDCs for 25% of all market rate units. Email sent to the Township on 12/7 indicating concerns with the lack of revisions to existing density and PDC provisions in the municipal code. Copy of adopted ordinance (37-2011) received on 12/29/11. Finding letter sent 1/20/12. Public hearing held 2/22/12. The Commission conditionally certified the ordinance on 4/13/12. The Township's response to the conditions, in the form of Ordinance 22-2012, was received on 7/9/12. No substantial issue finding letter sent 7/20/12. The Builders League of South Jersey has challenged the Township's adoption of Ordinance 37-2011. The Township subsequently adopted Ordinance 4-2013, repealing Ordinances 37-2011 and 22-2012. A no substantial issue finding letter was sent on 3/11/13. As a result, the Township's previously certified zoning plan has been reinstated. A meeting to discuss affordable housing and PDC issues with the Township, the Builders League of South Jersey and the court appointed master (Phil Caton) was held on 4/16/13. Data on vacant land was subsequently provided to the Township. A second meeting was scheduled for 6/25/13 but was later canceled by the Township. No action since April of 2013.</p> <p>2. Billboards: <i>The Township adopted Ordinance 44-2013 to permit digital (LED) billboards in certain RGA nonresidential zones. Commission staff held a public hearing on 3/26/14 and submitted a report recommending certification to the P&I Committee for discussion on 5/30/14. The Commission certified the ordinance on 6/12/14.</i></p> |
| Estell Manor | <p>1. Clustering: Staff met with the Mayor and several City representatives in early May 2013 to discuss the clustering amendments. The City has drafted a master plan amendment and received a fourth extension through 9/30/13. Maps showing vacant lands in the Forest Area were provided to the City in response to several questions at the May meeting. The City has not reported any progress since September 2013.</p> |
| Evesham | <p>1. Stormwater management: The Township introduced an ordinance in late 2013 to exempt certain municipally-owned properties from all CMP stormwater requirements. Adoption has been delayed while Commission staff works to identify potential mitigation sites and projects. <i>Commission staff met with the Mayor and Community Development Director on 5/21/14.</i></p> |
| Galloway | <p>1. Redevelopment designation for White Horse Pike Corridor Phase II, Pomona Road - Determination of Need report received on 1/6/11.</p> <p>2. Industrial Zone: A draft ordinance revising the standards for planned residential development in the Industrial Zone was received on 3/28/13. No changes in density or PDC requirements are proposed. A second draft ordinance related to general development plans was also received. Comments were provided to the Township on 4/1/13.</p> <p>3. Staff met with the Township and a potential developer of affordable housing on 3/4/14. Application procedures, PDC requirements and potential rezonings relative to a small non-residentially zoned parcel in the RGA were discussed.</p> |
| Hammonton | <p>1. In lieu recreation fees: ordinance adopted in August 2006 but not submitted to</p> |

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| | <p>Commission until 1/22/07. \$5,000 per lot fee under review; awaiting supporting analysis from Town. Town has since indicated it will be making additional revisions to the ordinance. Provided Town with sample ordinances of other municipalities to use in developing a new ordinance 3/23/07. Multiple extensions requested by the Town and granted, most recently through 10/29/08. Awaiting adoption of revised ordinance.</p> <p>2. Expansions of Pinelands Town/sewer service area: met with Town representatives on 2/26/13 to begin discussions of the possible expansion of the Pinelands Town boundary to include the airport and residentially developed areas currently in the APA.</p> <p><i>3. In April 2014, staff received Hammonton's 2014 Amendment to its Housing Element and Fair Share Plan. On April 15, 2014, a finding letter determining that the Town's 2014 Amendment to its Housing Element and Fair Share Plan raised no issues with respect to CMP standards was issued.</i></p> |
| Jackson | <p>1. Master Plan: Planning Board is beginning its reexamining the Township Master Plan. New consultant hired; meeting held with Commission staff on 7/31/08 to discuss project status and possible impacts of Navy Lakehurst on the Township's Regional Growth Area. As of 10/31/08, staff is still awaiting more detailed information from the Township on approved projects within the Regional Growth Area, as well as rezoning proposals for the RGA, RDA and Pinelands Village of Legler. Draft Land Use Plan maps received 12/30/08. Meeting with Township representatives on master plan and EIA management area changes held on 12/31/08. Airplane noise incompatibilities in RGA noted. Discussion of noise impacts and possible zoning changes to be scheduled upon the Township's completion of its response to the May 2006 CMP amendments (stormwater). The Township made a presentation to the P&I Committee on 4/24/09. The Committee asked for additional information and consideration of other options which staff will pursue. The Township's draft master plan was received on May 22, 2009. A revised draft master plan was received on 7/22/09. An adopted master plan was received on 8/31/09. Finding letter sent 9/29/09. A meeting with Township representatives was scheduled for November 4, 2009 but was postponed at the Township's request. After several attempts to reschedule that meeting failed, staff sent a letter to the Township in April 2010, which comprehensively addressed the Township's 2009 Master Plan. After learning that the Township's Planning Board may be in the process of reviewing ordinances intended to implement the 2009 Master Plan, staff requested the opportunity to review and comment upon the same prior to their adoption. The Township never responded to staff's request to be permitted to comment prior to adoption; instead, the Township adopted a series of implementing ordinances in November. Staff requested a copy of the Township's Zoning Map as revised by the implementing ordinances but never received one. A letter determining that, without a revised Zoning Map, the implementing ordinances were incomplete for purposes of the Commission's review was issued on December 1, 2010. Two meetings with Township representatives were held, the first on December 22, 2010 and the second on February 8, 2011. Subsequently, three Finding Letters were sent to the Township. One of which determined that nine of the Township's implementing ordinances presented no issues with respect to CMP standards; another determined that six of the Township's implementing ordinances presented no substantial issue with respect to CMP standards; and, the third determined that a single Township ordinance, which eliminated all conditional uses, including PDC use and higher density residential development, within the RG-2 and RG-3 Regional Growth Zones, presented a substantial issue with respect to CMP standards. Subsequently, the Township was granted several extensions of the Commission's review period for the final ordinance mentioned. The Township indicated it intended to adopt an ordinance that would designate all, or most of, the RG-2 and RG-3 Regional Growth Zones as commercial zoning districts, which would include a PDC-use obligation. Staff provided the Township with a model ordinance establishing a nonresidential PDC program for the lands formerly within the RG-2 and RG-3 Zones. The Township was granted a final extension through June 29, 2012 in order to allow it to adopt an ordinance substantially similar to the model ordinance</p> |

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| | <p>provided by staff. A meeting with Township officials took place April 4th to discuss proposed changes the Township wished to make to the model ordinance the Commission sent to it in November 2011. The Township's proposed changes were determined by staff to be inconsistent with the CMP and incompatible with existing and expected conditions at the Joint Base. Another meeting with Township officials took place May 9, 2013. The Township's failure to adopt an ordinance (applicable to the RG-2 and Rg-3 Zones) that is consistent with the CMP standards was discussed at length. The Township submitted an ordinance for Commission review on May 30th. On June 11th, staff provided the Township with suggested changes to the Township's ordinance. A response from the Township was received on 8/1/13 and is under review.</p> |
| Lacey | <p>1. In August, staff received draft copies of Lacey Township Ordinances 2013-23 and 2013-24. Ordinance 2013-23 established standards for wireless communications facilities and Ordinance 2013-24 established standards for accessory solar and wind facilities. Staff expressed concerns with some of the language the Township had included in both proposed ordinances. Staff subsequently drafted suggested revisions for the Township's consideration. Revised ordinances related to wireless communication and solar energy facilities were received at the end of March 2014 and are under review. <i>Ordinances 2014-07 and 2014-08, which revised Ordinances 2013-24 and 2013-23, respectively, were determined to raise no substantial issues with respect to CMP standards and were certified by the Commission on 4/17/14.</i></p> |
| Manchester | <p>1. Township initiated discussion of expanding affordable housing opportunities in Beckerville Village. Met with Township and applicant 12/6/06 to discuss zoning and water quality issues. Draft ordinance received on 11/21/07 which would add age-restricted affordable apartments as a permitted use in Beckerville at a density of 5 units per acre. Response sent to Township 12/6/07 reiterating that water quality/wastewater treatment issues must be addressed first. Issue raised again by Township on 2/15/11; staff reiterated the need for a solution to the wastewater issue before proceeding with any zoning changes for Beckerville. Master plan amendment adopted on 12/5/11 recommends creation of new BVMF (Beckerville Village Multi-Family) Zone. No implementing ordinance has been adopted or provided for review. In response to an inquiry from the Township and the applicant (Homes for All), staff requested that the applicant provide details on any proposed wastewater solution. Received draft ordinance permitting density of 5 units per acre on Homes for All parcel on 9/28/12. Response to Township provided on 10/12/12, outlining issues with the lack of a wastewater solution and the number of new units that would be permitted in Beckerville. Met with Homes for All and Senator Singer on 11/19/13 to discuss wastewater options.</p> |
| Maurice River | <p>1. Economic development: met with Township representatives on 6/7/11 to discuss development standards in various commercial zones, possibility of redevelopment designations, streamlined permitting, etc. The Township adopted a redevelopment plan and ordinance for the Sapello Foundry in the Pinelands Village of Port Elizabeth on 3/20/14. Upon review, Commission staff identified a number of revisions necessary for consistency with the CMP. Suggested ordinance revisions have been provided to the Township. <i>At the Township's request, an extension of the Commission's review period for the Township's ordinance and redevelopment plan has been granted through October 1, 2014.</i></p> |
| Medford | <p>1. Revisions to Route 70 Smart Growth Redevelopment Plan/Medford Crossings South: Ordinance 2007-16 received 6/28/07. Township proposed to eliminate PDC obligation at Medford Crossings South redevelopment project by exempting affordable units. Staff advised Township representatives on 7/24/07 that affordable units could be exempted from PDC obligation only if such an exemption were coupled with a mandatory minimum percentage of PDC use for the 292 market rate units in the project. Township requested and was granted several extensions of the Commission's review period (most recently through 11/1/08) to provide an opportunity for further discussion of PDC issues and resolution of various litigation issues. No response to staff's requests for status since that time. On 3/14/11, staff learned that the Township is now in discussions</p> |

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| | with a new redeveloper for the site and is again proposing the adoption of revisions to the Redevelopment Plan which would significantly reduce or entirely eliminate any obligation for PDC use. The Township was again advised that such an ordinance would be inconsistent with the CMP and could not be recommended for certification. Discussions held with Township Solicitor on 3/21/11 and 3/22/11 and information provided re: PDC sales prices on 3/22/11. |
| Monroe | <p>1. Rezoning proposal: Township forwarded copies of a proposal it received involving redesignation of lands from APA to RGA on 5/10/12. Comments provided to the Township; unlikely they will pursue the management area changes. A meeting with the Township and a representative of the property owner was held on 2/5/13.</p> <p>2. Redevelopment Plan: In January 2013, the Commission received Township Ordinance O:31-2012, which amends its Acme Shopping Center Redevelopment Plan for a third time. Upon review, staff became concerned with the amendment's negative effects on the expected number of residential dwelling units and PDC use within the Redevelopment Area. In June, staff met with the Township to discuss staff's concerns with the Township's proposed revisions to the Redevelopment Plan. Subsequently, the Township requested, and received, an extension of the Commission's review period for Ordinance O:31-2012. The Township is considering other possible revisions to the Redevelopment Plan, which are consistent with the CMP, including the expansion of the Redevelopment Area along the Black Horse Pike. The Township has requested, and received, an additional extension of the Commission's review period for Ordinance O:31-2012 through April 1, 2014.</p> <p>3. Signs: The Township adopted an ordinance (O:19-2013) to permit on-site digital (LED) signs along the Black Horse Pike, through the Pinelands Forest, Rural Development and Regional Growth Areas. <i>Commission staff held a public hearing on 3/26/14 and submitted a report recommending conditional certification to the P&I Committee for discussion at its 5/30/14 meeting. The Commission conditionally certified the ordinance on 6/12/14.</i></p> |
| Ocean | 1. Landfill Redevelopment Plan – adopted ordinance (2011-1) received on 2/28/11. Redevelopment Plan allows for solar energy facilities to be developed at the Southern Ocean Landfill site, within a Pinelands Forest Area. Extension requested by the Township until such time as the Commission adopts the recently proposed solar facility amendments to the CMP. Extension granted on 3/15/11. Requested status update from the Township; municipality indicated it would be requesting an additional extension. Extension of Commission's review period granted through 4/16/13. |
| Pemberton | <p>1. Browns Mills Redevelopment/Revitalization Study: Township has received a grant and hired a consultant. Meeting with consultant held 2/1/08. Maps and other information on parcels, wetlands buffers and projects subsequently provided to consultant. Draft of conceptual site plan for Browns Mills redevelopment received 7/21/09. Draft of Browns Mills Strategic Revitalization and Redevelopment Study received 4/8/10. Draft of Ordinance 5-2010, adopting amendments to the 1995 Browns Mills Town Center Redevelopment Plan, received 4/19/10. Copy of 1995 Browns Mills Redevelopment Plan and adopting ordinance (8-1995) requested 4/19/10 and received 4/22/10. All documents under review. Staff met with the Township's planners on 5/19/10 to discuss the 1995 Redevelopment Plan, recent amendments and additional plans for the revitalization of Browns Mills. Meeting held with the Township, at Mayor's request, on 4/14/11. Received notice that Browns Mills Revitalization Plan was adopted by the Township earlier this year; awaiting receipt of adopted ordinance. Adopted ordinance (12-2011) received on 12/19/11 and under review. A meeting with Township representatives was held on 5/9/13 to discuss the analysis of residential development potential that would need to be completed. That analysis was completed by the Township and provided to the Commission in late 2013. A meeting was held with Township representatives on 2/24/14 to discuss zoning, PDC requirements and wetlands buffer issues relative to the redevelopment area.</p> <p>2. 2009 Master Plan: draft of new master plan received 6/9/09. Meeting held with planning consultants on 6/18/09 to review proposed zoning and management area</p> |

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| | <p>changes and affordable housing issues. Drafts of implementing ordinances received, including rezonings and management area changes within the Pinelands area, on 11/10/09. Draft of amended zoning map received 12/9/09 and under review. Adopted ordinances received 1/15/10. Adopted Master Plan received 2/25/10. More detail on rezoning boundaries requested and received 3/22/10. List of issues identified for the Township and under discussion. Met with Township Planner on 3/8/12 to discuss clustering amendments as well as zoning changes and master plan. Received response to Master Plan/zoning map issues on 6/13/12. Township also indicated an interest in an additional FA-APA zoning change. Advised municipality that progress would need to be made on clustering ordinance before review of other zoning changes could commence. The Township then proceeded with adoption of its response to the CMP clustering and forestry amendments. A meeting with Township representatives was held on 5/9/13 to discuss resolution of various issues related to the prior zoning map and master plan. An additional meeting was held on 2/24/14, at which time all remaining issues were resolved. The Township expects to proceed with adoption of a revised zoning map shortly.</p> |
| Shamong | <p>1. Solar and wind energy ordinance: <i>In early May 2014, the Township asked staff to review a draft version of a proposed solar and alternative energy ordinance. The Township and staff are currently working on revising the ordinance in order to ensure its consistency with applicable provisions of the CMP.</i></p> |
| Tabernacle | <p>1. Medford Park: <i>A meeting was held with Township representatives on 6/25/14 to discuss the zoning of this small area in the RDA. The Township is seeking to exempt the area from the normal RDA density requirements based on the existing subdivision pattern. Staff is awaiting submission of a map of the area and data on the number of vacant lots remaining.</i></p> |
| Weymouth | <p>1. Draft ordinance (472-2008) requiring use of contiguous commonly owned lands prior to use of noncontiguous lands under the Forest Area density transfer program received 3/24/08. Comments provided to Township solicitor on 4/30. Discussed in detail with Planning Board Engineer on 5/8. Adopted ordinance received 6/12. Finding letter issued on 7/7/08 indicating ordinance raises a substantial issue requiring Commission's formal review and approval. Meeting with Township representatives to discuss purpose of ordinance and its implications to be scheduled. Township has since repealed the ordinance and will reconsider the issue as part of an upcoming master plan review.</p> <p>2. Ordinance 468-2008 establishing a contribution in-lieu of providing recreational facilities for certain residential developments and providing regulations for recreational facilities received and reviewed. Finding Letter issued determining that Ordinance 468-2008 presented a substantial issue and requesting supporting analysis for the fee in question. Extension of Commission's review period requested and granted through 7/11/08. Awaiting adoption and submission of revised ordinance.</p> |
| Winslow | <p>1. RGA zoning changes: met with Township representatives on 8/13/12 to discuss possible revisions to zoning plan in the RGA along Route 73. Received map identifying areas under consideration 8/17/12. Under review to determine impacts on residential density and PDCs. Commission staff provided several alternatives for the Township's consideration in December. A meeting was held with the Township on 1/23/13.</p> <p>2. Mining permits: the Township has adopted an ordinance to extend the duration of mining permits from two to four years. The ordinance was received in late March 2014 and is currently under review. <i>At its May 30, 2014 meeting, the P&I Committee recommended approval of the Township's revised mining ordinance. On June 12, 2014, the Commission certified the Township's revised mining ordinance.</i></p> |
| Woodland | <p>1. Expansion of Duke's Bridge infill area: rezoning proposal received 4/8/08. Meeting with Township held 5/7/08.</p> <p>2. Expansion of Rt. 72 infill area to incorporate municipally owned lands: rezoning proposal received 3/31/08. Meeting with Township held 5/7/08. Waiting for tax map and ownership information from municipality before proceeding to</p> |

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| | <p>develop rezoning options. Tax map/ownership information received 10/23/08. Meeting held with Township representatives on 2/15/11 to discuss plans for Master Plan Reexamination. Parcel data and other information subsequently provided to the Township. On December 14th, staff met with the Township's professionals to discuss its proposed 2011 Master Plan Reexamination Report and its 2011 Master Plan. Staff explained its concerns with the proposed zoning changes and is working with the Township's professionals on revisions. At the Mayor's request, an additional meeting was held in January 2012 for purposes of discussing commercial development opportunities on municipal property partially located in the HB (Infill) Zone.</p> |