

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

Richard J. Sullivan Center
Terrence D. Moore Room
15 C Springfield Road
New Lisbon, New Jersey
May 30, 2014 – 9:30 a.m.

MINUTES

MEMBERS IN ATTENDANCE: Chairman Mark Lohbauer, Paul E. Galletta, Robert Jackson, Richard Prickett and Candace Ashmun (1st Alternate)

OTHER COMMISSIONERS PRESENT: Ed Lloyd (*as a non-member of the Committee, Commissioner Lloyd participated in the discussion but did not vote on any matter*)

STAFF PRESENT: Executive Director Nancy Wittenberg, Stacey Roth, Larry Liggett, Susan R. Grogan, Paul W. Tyshchenko, Paul Leakan, and Betsy Piner.

Chairman Lohbauer called the meeting to order at 9:35 a.m.

1. Adoption of minutes from the April 25, 2014 CMP Policy & Implementation Committee meeting

Commissioner Prickett moved the adoption of the April 25, 2014 meeting minutes. Commissioner Galletta seconded the motion and all Committee members voted in favor.

2. Executive Director's Reports

Winslow Township Ordinance 0-2014-006, amending Chapter 179 (Natural Resources) of the Township's Code by extending the term of resource extraction permits issued within the Pinelands Area to four years

Mr. Tyshchenko said that Winslow Township Ordinance O-2014-006 extends the term of resource extraction permits issued within the Pinelands Area (PA) of the Township from two to four years. He said the ordinance also requires that all resource-extraction operators certify annually that the operation is conducted in accordance with approved permits and that the Township engineer be granted access to the site no less than once every two years and at any time and, as often as necessary, to ensure the operation is in compliance with permit conditions. Mr. Tyshchenko said if deviations are found, violation notices can be issued and the permits can be revoked. Both the Township and the Pinelands Commission Executive Director are authorized to revoke a permit if the operator is found to be out of compliance and fails to remedy a violation with appropriate corrective action. Mr. Tyshchenko said the Pinelands Comprehensive Management Plan (CMP) allows resource extraction permits to be extended for up to five years provided the municipality implements a program such as the one proposed by

Winslow Township. He said Ordinance 0-2014-006 is consistent with CMP standards and staff is recommending certification.

In response to Commissioner Jackson's question, Mr. Tyshchenko said that both the Township Committee and the Pinelands Commission Executive Director are authorized to issue violation notices independently.

In response to Commissioner Prickett's question as to how one would know if a violation were to occur, Mr. Tyshchenko said typically, if a violation is not found by the engineer, then a complaint from a citizen alerts the Commission or the municipality. Ms. Grogan added the nature of the deviation can be a factor, e.g. if mining is occurring where not permitted, it would be quite obvious.

Ms. Grogan said that over the years, the Commission has seen a number of these extended permit ordinances, although not recently. Originally the CMP allowed one-year permits that were then extended to two years. She said the extended permits are designed to reduce the frequency with which the mine operator has to apply and the Township has to issue the permits. She said she was unaware of any instances in which the permits have had to be revoked but staff would work with the Township to resolve any issues.

In response to a question from Commissioner Lloyd, Ms. Grogan said she did not know how many mining permits existed in Winslow now but she would find out. (*Editor's Note: two exist*)

Commissioner Ashmun moved the recommendation that the Commission certify Winslow Township Ordinance 0-2014-006. Commissioner Jackson seconded the motion and all voted in favor.

Egg Harbor Township's November 2013 Master Plan Amendment and Ordinance 44-2013, amending Chapter 225 (Zoning) of the Township's Code by revising sign standards and adding digital billboards as a permitted use in three Regional Growth Area zones

Ms. Grogan reminded the Committee that, at its April 25, 2014 meeting, it had discussed digital signs in anticipation of dealing with two related ordinances before the Commission

She said Egg Harbor Township had revised its Master Plan in response to a court decision requiring that it categorize all its non-residential zones and clarify permitted uses in each. The November 2013 Master Plan amendment categorizes all nonresidential zones as either business, commercial or industrial and recommends adoption of sign standards specific to each of these zones. Ordinance 44-2013 implements these Master Plan recommendations and includes revised standards for billboards as a principal use in three zoning districts within the Pinelands Regional Growth Area (RGA), including standards for digital or LED billboards.

Ms. Grogan said that all of Egg Harbor Township is in the RGA and it is one of the few municipalities to permit new billboards. Ordinance 44-2013 will limit billboards to three zones (General Commercial [GC], Light Industrial [(M-1)], and Regional Commercial Development

[RCD]), all of which are along either the Atlantic City Expressway or the Black Horse Pike. Digital or LED billboards will be permitted subject to a number of conditions related to location, size, and lighting criteria. She said Egg Harbor Township has retained its “transferable sign right” provision to allow new off-site commercial advertising signs “Billboards” within the RGA provided an off site commercial advertising sign in one of the conservation or agricultural areas of the Pinelands Area has been removed. Ms. Grogan said that other standards prohibit flashing signs and allow a message change only once every 10 seconds, an interval longer than the industry standard of every eight seconds.

Ms. Grogan said staff believes Egg Harbor Township has done enough to limit the size, location and interval of message change for billboards and because they will be located within the RGA, staff also believes that the Commission can find the ordinance consistent with the CMP. She reminded those present that the sign standards of the CMP relate to aesthetics. That concern is minimalized in the RGA along a busy highway. This is an interpretation of how this CMP standard could be applied in the absence of specific regulations for digital signs.

In response to Commissioner Ashmun’s question about how the Commission might deal with sound, Ms. Grogan said the Commission may wish to develop its own digital sign standards based on the need to recognize new technology.

Commissioner Ashmun moved the recommendation that the Commission certify Egg Harbor Township’s November 2013 Master Plan Amendment and Ordinance 44-2013. Commissioner Jackson seconded the motion.

During the ensuing discussion, Commissioners Jackson and Lohbauer expressed concerns with light pollution while Commissioner Galletta cautioned that with changing technology, as soon as the Commission implements new digital sign standards, the next technology will require the application of different standards.

In response to Commissioner Galletta’s question as to how the municipality compensates the landowner when a sign is removed, Ms. Grogan said typically, the municipality is not involved. Sign placement results from a contract between the sign company and the landowner.

In response to Commissioner Lloyd’s question as to how the Township enforces the 10-second rule for a video display, Ms. Grogan said she understood the ordinance to prohibit video. Egg Harbor Township has many standards but enforcement may rely on the reporting of violations by other people.

Mr. Liggett said that the industry has hired a consultant to establish standards, particularly from a safety viewpoint. He said the literature suggests that LED light is more focused and results in a reduced impact from light pollution.

In response to a question from Commissioner Prickett regarding the motion of signs, Ms. Grogan said, when the standards were written in 1980, prior to this technology, the prohibited “motion” of a sign referred to the physical rotation of the sign.

Chairman Lohbauer called for a vote and all voted in favor.

Monroe Township Ordinance 0:19-2013, amending Chapter 175 (Land Management) of the Township's Code by adopting standards for changeable copy and electronic message center signs

Ms. Grogan said that Monroe Township Ordinance 0:19-2013 is similar to the digital sign ordinance of Egg Harbor Township in that it allows for changeable copy and electronic message center (EMC) signs only in certain areas. These signs are allowed only along the Black Horse Pike and Route 322 highway corridors, but these roads extend through not only the RGA, but also through Rural Development (RDA) and Forest Area (FA) within a variety of residential and nonresidential zoning districts. Monroe has specific standards and prohibits flashing, "twinkling" and other motion and lighting changes designed to attract attention. Off-site advertising is not permitted and each sign must be registered with the municipal clerk in order to facilitate the posting of emergency messages and the scheduling/cancellation of Township events. It does allow the message to be changed every eight seconds-the industry standard.

Ms. Grogan said public comment was raised due to the location of EMC signs in the RDA and FA. Also, she noted that Monroe had deleted mandatory CMP sign provisions that apply to all management areas and have been in place since Monroe's land use ordinance was first certified by the Commission. She stated that staff believes it was an unfortunate administrative error. She said that staff is recommending conditional certification of the ordinance and has included language in the Executive Director's report to both restore the mandatory CMP sign provisions and prohibit the changeable message signs in the FA and RDA.

Commissioner Jackson moved the recommendation that the Commission conditionally certify Monroe Township Ordinance 0:19-2013. No one seconded the motion and a discussion ensued.

In response to Commissioner Galletta's question if there were any businesses in the RDA or FA portions of these highway corridors, Ms. Grogan said she was unaware of any in the FA, but possibly there were some in the RDA. She noted that the highways extend outside the Pinelands Area. She said that businesses can have traditional on-site signs now but staff would see what new information it could provide.

Commissioner Galletta said he was concerned about existing businesses that may wish to update their signs.

Ms. Grogan said the recommendation is for a conditional approval of the ordinance. Unless the Township requests an extension, the Commission cannot delay making a determination.

Commissioner Jackson speculated that light emitted from signs placed parallel to the roadway would have less of an impact than those placed perpendicularly.

Commissioner Ashmun said she had a problem with anyone using a “corridor” as an excuse for changing the standards because a highway goes through a particular management area. Just because it is a highway, one cannot change the rules, she said.

Ms. Grogan said staff agrees, and that is why there are conditions in the recommended certification.

Chairman Lohbauer said, by not seconding the motion, the Committee is not satisfied with the conditions.

Ms. Grogan said she was unsure what else the Committee wanted staff to provide. The recommendation says that these signs are not permitted in the RDA and FA.

Commissioner Jackson said most farm markets will be closed when it is dark.

Mr. Liggett said, currently, a business can put in a regular sign and illuminate it with a floodlight. There is nothing in the CMP to prohibit doing so.

Ms. Grogan said these on-site signs do not require an application to the Commission. The existing businesses can have signs. The conditional certification says that businesses in the RDA and FA cannot have these *electronic* signs.

Chairman Lohbauer said he was comfortable with the recommendation while asking that staff provide additional information about the existing signs.

Commissioner Galletta seconded the motion with the provision that additional information be provided to the Commission regarding existing businesses and signs along the RDA and FA portions of the highway corridors.

Ms. Wittenberg invited the Committee to request any additional information that it felt would be helpful.

Commissioner Jackson said that signs are there to encourage business. It is the cost of the electric bill that will determine the need for a sign but, in fact, the LED signs are less light polluting.

Ms. Grogan said the CMP does not have specific standards to apply to this new technology so the Commission must react to whatever comes from the municipality. It is a complicated analysis but staff will add details regarding existing development to the recommendation report that goes before the full Commission.

Commissioner Ashmun said handling everything by management area is the easiest to administer and the most fair.

Ms. Grogan reminded the Committee that on-site signs are permitted and they are exempt from application to the Commission. Pre-existing businesses can have on-site signs and they can put a

light on them. The Township has an existing sign ordinance to control sign standards. It was only when Monroe Township permitted these new digital signs that the issue was raised.

All voted to recommend that the Commission conditionally certify Monroe Township Ordinance 0:19-2013.

3. Proposed Comprehensive Management Plan amendments (Efficiency measures; Pilot Program for Alternate Design Wastewater Treatment Systems)

Ms. Wittenberg said yesterday (*May 29, 2014*), the Governor's Authorities Unit had notified the Commission that it could proceed with its adoption of the recently proposed rules.

Ms. Grogan said this proposal was the pared down version of what had originally been considered by the Commission. A public hearing had been conducted at which no one offered testimony, although five written comments were received. The five commenters were mostly supportive and there is nothing controversial in the proposal. Ms. Grogan highlighted the provisions: there are a number of technical corrections; Letters of Interpretation (LOIs) for Pinelands Development Credits (PDCs) are extended from two years to five; and the continued participation of one of the technologies in the pilot program for alternative design wastewater treatment systems (the FAST system, whose installation had been suspended pending the adoption of these rules,) will be allowed.

In response to questions from the Committee, Ms. Grogan said the existing LOIs will be extended to five years from the date issued unless something has changed. She said from staff member Ms. April Fijalkowski's perspective, this will save a lot of work that rarely results in any changes to an existing LOI. Additional amendments relate to exemptions for home occupations and change of use for sewerred non-residential development.

Ms. Grogan said staff is not recommending any changes to the proposal.

Chairman Lohbauer, noting that the proposal was based on the work of the Plan Review Committee, invited Committee Chairwoman Commissioner Ashmun to move the recommendation.

Commissioner Ashmun moved the recommendation that the Commission adopt CMP amendments related to efficiency measures and the pilot program for alternate design wastewater treatment systems. Commissioner Prickett seconded the motion and all voted in favor.

Ms. Grogan said the adoption would be on the Commission's June 12, 2014 agenda. The rules would most likely become effective in early September, 2014 upon publication in the New Jersey Register.

4. Review of revised draft Pinelands Conservation Fund objectives and policies

Ms. Wittenberg said that revising the provisions of the Pinelands Conservation Fund (PCF) is a public process and Ms. Grogan had drafted a document suggesting how the funds could be

allocated to address a new public education and outreach effort and expand the land acquisition component.

Ms. Grogan reviewed the packet material regarding the revised PCF objectives and policies. She directed the Committee to page six and said the key to the process is the Implementation section with the recommendation to allocate \$500,000 from the Community Planning and Design account to the Land Acquisition account and an additional \$1,250,000 to the Education and Outreach account. The funding for the Education and Outreach component is based on estimates for real projects such as the redesign of the Commission's website and the conversion of the Richard J. Sullivan Center into a Pinelands Visitors Center.

Commissioner Ashmun said that the investment policy will be based on how the money will be used, whether for long-term or short-term projects.

Ms. Grogan responded that was a good thing to keep in mind if the money is moved. Some projects will start right away and some will be long-term or ongoing.

In response to Commissioner Ashmun's question regarding whether or not there was any outstanding funding coming from the Cape May County Municipal Utilities Authority (CMCMUA), Mr. Liggett said there is a clause in the agreement stating that if the CMCMUA accepts more waste than in the agreement, then additional money is owed. However, such has not been the case so far.

Commissioner Lohbauer asked where the funding for staff salaries appears. Ms. Grogan said that any salary costs associated with PCF projects would be addressed through the budget. The numbers in this draft document take into account that projects will require staff time for administration.

In response to Commissioner Prickett's question regarding funding for land acquisition projects and the adequacy of \$500,000 for future projects, Ms. Grogan reminded the Committee that the Commission's contribution is typically only 1/3 of the land acquisition costs. There is a continuing interest by various land acquisition partners for these projects and the Commission needs to think about how it will proceed with acquisitions.

Commissioner Prickett noted that the late Commissioner John Haas was an advocate for land acquisition.

In response to a question from Commissioner Lloyd regarding funding from the William Penn Foundation (WPF) for land acquisition, Mr. Liggett said that staff had provided some planning information to WPF upon their request and had offered additional help but there had been nothing further.

Commissioner Lloyd said he would like to facilitate the discussion as there is some \$65 million available for projects in the Delaware River basin. He said he had attended a meeting two days ago and believed there were real opportunities for the Commission.

Ms. Grogan said that staff was aware of this and had sent WPF much information including maps of land acquisition target areas and Science Office reports.

Ms. Grogan said the next steps in the PCF revision process is to post a notice on the website seeking input. She said no recommendation from the Committee was requested at this time.

Commissioner Prickett said he found the document very useful as it had answered many of his questions regarding the background of the source of the funds and how they had been distributed.

5. Update on Stafford Township's proposal to locate a stormwater basin in the Pinelands Forest Area

Ms. Wittenberg said staff was still awaiting the final report from the consultant regarding a site for a proposed stormwater basin to deal with significant flooding issues in the Ocean Acres development in Stafford Township. She said staff believed that entering into a Memorandum of Agreement (MOA) to allow the basin in the Forest Area was the best approach but needed the Committee's direction as to how to proceed.

Chairman Lohbauer said he believed he had been the only one to encourage the use of an MOA during the earlier discussion (*see minutes of P&I Committee meeting of March 28, 2014*).

Ms. Wittenberg responded that he was correct but, unless the consultant's final report indicates otherwise, staff now feels the MOA is the best approach.

Commissioner Ashmun said the problem is the existing basin does not fill and the collection system does not work. She said that the stormwater collection system had been poorly engineered and she said she felt it was a mistake to allow a new basin across the road in the FA.

Ms. Wittenberg said the consultant's report says that a new basin in the FA will significantly address the flooding issue in all but a 100-year storm. She said this is a pre-existing situation with significant flooding.

Commissioner Ashmun said she did not want to allow the basin in the FA unless/until other areas are investigated.

Ms. Grogan said the Township's preferred site is the only piece of municipally-owned property on that side of the road in the FA that is not permanently preserved. She said she believed the MOA process will allow the Commission to gather information and establish an offset with land protection and other measures.

Commissioner Lloyd said he felt there were both the matter of substantial issue and of process. He said he thought the Committee had discussed changing the ordinance (rezoning) to allow the basin in what is currently FA.

Ms. Wittenberg responded that Ms. Grogan had concerns with ordinance changes and the Commission needs to proceed in a timely manner. Stafford wants the issue resolved quickly due to flooding of residents' homes. There is no one solution that makes staff happy.

Chairman Lohbauer asked if the Committee wanted to review the other alternatives to see if it could come to a consensus.

Commissioner Prickett said that he wanted more assurance that the flooding problem will be resolved.

Ms. Wittenberg said the Commission's engineering consultant says that the new basin will cure much of the problem.

Commissioner Ashmun said that by doing an MOA, the Committee was creating a precedent. There is not supposed to be a stormwater basin in the FA.

Ms. Wittenberg reminded the Committee that if the Department of Transportation were to propose a jug handle project (and an associated basin) as a safety improvement, it would be permitted at this site.

Ms. Roth said the issue is between siting the basin in RGA where it is a permitted use vs. in the FA (the municipality's preferred solution). She said one must ask what is the percentage of improvement to the flooding issue that will occur. She said that is why staff awaits the consultant's final report. She said there is a public development application in house and a solution must be found as to how the flooding issue is addressed.

Mr. Liggett said if the basin were to be sited in the RGA, the designated location would require pumps, which is a maintenance question. Furthermore, land acquisition costs for the RGA parcel will be significant.

Chairman Lohbauer said he believed the MOA to be the appropriate process. He said since the Commission knows what is about to proceed is not consistent with the CMP, staff can be asked to evaluate the offset and then there will be an opportunity to negotiate with Stafford Township. At the end of the process, the Commission can vote for or against the MOA but staff will have had the benefit of direction from the Commission.

Commissioner Ashmun said Stafford owns the land across the road and siting the basin there is solving their problem in the easiest possible way. She said she wanted the Township to do some proper engineering first.

Commissioner Lloyd added that he too was not comfortable using the FA parcel. He wanted to see the substance of the engineering options.

Ms. Roth responded that the Commission has the application in house but she did not believe it provided the engineering answers Commissioner Lloyd seeks.

Ms. Wittenberg said the engineering report by the Commission's consultant deals with the comparison of two basins. What Commissioner Lloyd was asking for is an engineering report to resolve Ocean Acres flooding problems.

Mr. Liggett said the current flooding problems occur in only a portion of Ocean Acres.

The Committee continued its discussion as to what information they wanted.

Ms. Wittenberg said the consultant's basin study report will be available within the next couple of weeks.

Chairman Lohbauer said if necessary, a special meeting of the P&I Committee could be scheduled. He said he did not want to convey to the community that the Commission is not concerned with this flooding issue.

Ms. Grogan said that the Committee will meet at the end of June and that should be in plenty of time, without the need for a special meeting.

Commissioner Ashmun said she understood that this is a costly remedy but she was concerned with deviating from the CMP and allowing a basin in the FA.

Chairman Lohbauer concluded the discussion by saying that the Committee had still not given staff any direction and looked forward to hearing from everyone upon receipt of the consultant's report.

6. Public Comment

Ms. Theresa Lettman, with the Pinelands Preservation Alliance, read into the record a portion of her testimony presented at the March 26, 2014 public hearing on Monroe Township's sign ordinance. She said when the Commission had performed its Environmental Integrity Assessment, the portion of the Township through which the Black Horse Pike and Route 322 traverse had received a score of 80% to 90%. She said if there had been development along the route, the score would have been reduced to 0%. She said that barred owl habitat is the issue in this area. She also commented on the Stafford stormwater basin proposal. She said the problem is not the size of the basin but getting the water transported to the basin. She said there is public funding to expand a basin but really what is needed is stormwater piping to transfer the water to the basin.

In response to Commissioner Lloyd's question if anyone had looked at the cost of conduits to transport the water to the basin, Ms. Wittenberg said she believed that the Township would need to go road-by-road to install appropriate piping and for that there is Pinelands Infrastructure Trust Fund (PITF) funding.

Commissioner Lloyd said it seemed to be a reasonable request.

Mr. Fred Akers, with the Great Egg Harbor Watershed Association, said he always enjoys the very thoughtful proceedings that occur at P&I Committee meetings. He said he had attended a dedication by The Nature Conservancy at Lenape Farms last week (*May 20, 2014*). He said Mr. Dave Chanda, with NJ Department of Environmental Protection (*Director, NJ Division of Fish and Wildlife*) noted that it is a high quality tract. However, with the reduction of staff, although land is “preserved”, the difficulty is in caring for it once it is acquired.

7. Other Items of Interest

Commissioner Prickett said that last evening he had attended the Commission’s annual orientation for newly elected and appointed officials. He said, as always, the staff did a terrific job. He said he had spoken with the mayor of Estell Manor regarding the Lenape Farms tract and noted that some towns see the down side of land preservation as the loss of ratables.

Ms. Wittenberg responded that actually Estell Manor had benefited from that acquisition as it increased its acreage to a level that increased its funding from the Payment in Lieu of Taxes program, although that funding has since been reduced across the board.

Ms. Roth distributed copies of draft legislation related to allowing the use of preserved farms for intense recreational use (*Attachment A to these minutes*). Ms. Wittenberg said that the Tuckahoe Turf Farms has been allowing huge soccer tournaments on their preserved farms. She had visited the event this past Saturday and saw activity on 40 fields spread over some 300 acres with up to half the vehicles from out of state. She said staff had met with the owners of the farm as well as those conducting the tournaments and was trying to work with them but the issue has generated much negative press. She said staff had requested copies of the contracts between the turf farm and the tournament sponsors but are still awaiting the complete information.

Ms. Grogan said most of the farm is under a Pinelands Development Credit (PDC) deed restriction and two lots (one each in Hammonton and Waterford) are under State Agriculture Development Committee (SADC) deed restrictions. NJDEP is involved because it is the agency that holds the PDC Easements.

Ms. Roth said that the Atlantic County Agriculture Board says the property owner considers this intensive recreation use as agritourism, which it believes should be allowed.

Ms. Grogan said staff is hoping to meet with the Department of Agriculture (NJDA) and NJDEP to develop a common front.

Ms. Wittenberg said the legislation was introduced to change the Pinelands Protection Act.

Ms. Roth said staff does not believe the legislation works and Commissioner DiBello, as the designee of the Secretary of the Interior, has been notified.

Commissioner Lloyd said he did not believe the legislature can change the contractual obligations of the easement.

Commissioner Jackson said the Commission is becoming a banana republic without the bananas.

Commissioner Galletta noted that the Press of Atlantic City had written an excellent editorial in defense of the deed restriction (http://www.pressofatlanticcity.com/opinion/editorials/pinelands-commission-vs-turf-farm-frame-debate-fairly/article_0a764849-53a4-532c-9584-81fc5bac80cd.html)

Ms. Roth said staff will keep the Commission posted on any developments.

Ms. Wittenberg said that Mr. Brad Haber, a builder currently working on a project in a redevelopment area of Egg Harbor City, had been killed in an automobile accident last week. She said he was known for building “affordable” homes and was a great guy and a good friend.

Commissioner Ashmun said this evening, Commissioner Lloyd would be honored at a ceremony at the Grounds for Sculpture in Hamilton (Mercer County) Township. (*EarthShare N.J. will present him with its Environmental Stewardship Award*).

The meeting adjourned at 11:55 a.m. (moved by Commissioner Galletta and seconded by Commissioner Prickett).

Certified as true and correct:



Betsy Pifer, Principal Planning Assistant

Date: June 13, 2014

/CS15A

Note to File: Due to a lack of agenda items, the June 27, 2014 Committee meeting was canceled

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

Richard J. Sullivan Center
Terrence D. Moore Room
15 C Springfield Road
New Lisbon, New Jersey
May 30, 2014 – 9:30 a.m.

SUMMARY

The Committee adopted the minutes of the April 25, 2014 meeting.

The Committee recommended Commission certification of Winslow Township Ordinance #O-2014-006 extending the term of resource extraction permits from two to four years.

The Committee recommended Commission certification of Egg Harbor Township's November 2013 Master Plan Amendment and Ordinance 44-2013 revising sign standards and adding digital billboards as a permitted use in three Regional Growth Area zones.

The Committee recommended Commission conditional certification of Monroe Township Ordinance O:19-2013 adopting sign standards for changeable copy and electronic message signs along Route 322 and the Black Horse Pike within the Township boundaries.

The Committee recommended Commission adoption, without change, of the proposed Comprehensive Management Plan amendments related to efficiency measures and the Pilot Program for Alternate Design Wastewater Treatment Systems.

The Committee discussed revised draft Pinelands Conservation Fund objectives and policies to fund an education and outreach component and to transfer additional funds into the land acquisition component. The next step will be to seek public input.

The Committee received an update on Stafford Township's proposal to locate a stormwater basin in the Pinelands Forest Area to resolve flooding issues in a portion of Ocean Acres. Staff is awaiting a response to certain questions posed to its consultant and may recommend that the project be allowed to proceed through a Memorandum of Agreement with the Township.

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