

THE PINELANDER



Newsletter of the New Jersey Pinelands Commission / Summer 2000

Commission approves new executive director

Pinelands commissioners selected Annette M. Barbaccia to lead the Commission as its new executive director at its June 8 meeting.

Ms. Barbaccia's qualifications are superb. She is currently the director of the New York City Mayor's Office of Environmental Coordination where she coordinates and implements environmental reviews and policies.

She has been instrumental in coordinating land-use and environmental issues for the City of New York since 1985 when she entered public service as a senior project manager in the city's Environmental Assessment Program.

Ms. Barbaccia is adept at building public/private coalitions. As she was quoted recently in the Press of Atlantic City: "One of the things benefitting me is that, coming from the city, conflict here is the norm. ... There is always a line that needs to be drawn. You need to be clear ... and be open to developing new approaches."

She has already expressed her desire to help the Commission communicate better with the public and upgrade its technology resources.

Ms. Barbaccia, 44, holds a master's of science in urban policy and a bachelor's in political science, both from the State University of New York at Stony Brook. Prior to her work with the city, she was a senior project manager for five years with an environmental engineering consulting firm in Long Island, NY.

She is expecting to move to New Jersey and begin her new position August 1.

A new executive director was chosen following an extensive nationwide search. The search committee was comprised of Pinelands Commission Chairman Jerrold Jacobs, Commissioners Alan Avery (committee chairman), Candace Ashmun, and Michael Ontko, as well as N.J. Nature Conservancy Director Michael Catania.

Supporting and advising the committee was Pemberton Township Mayor Thalia C. Kay, vice chair of the Pinelands Municipal Council.



Also at its June 8 meeting, Commissioners were quick to acknowledge the efforts of the staff over the last nine months, and in particular the leadership and undaunted professionalism of Acting Executive Director Bill Harrison.

Chairman Jacobs brings fresh perspective

Nominated by Gov. Christie Whitman and confirmed by the Senate in January 2000, Jerrold Jacobs of Linwood, Atlantic County, was recently installed as the Commission's fourth chairman.

Mr. Jacobs is a retired chairman and chief executive officer of Atlantic Electric. He serves as a



public member of the State Planning Commission, is a founding member and past co-chairman of the Stockton Alliance, and he is a trustee of New Jersey Future. He previously served as chairman and director of the Southern NJ Chamber of Commerce, the New Jersey State Chamber of Commerce, and as a trustee of the N.J. Chapter of the Nature Conservancy. Mr. Jacobs is a graduate of the Newark College of Engineering (NJ Institute of Technology) and the Wharton School of the University of Pennsylvania.

In his short tenure, Mr. Jacobs has already overseen the hiring of a new executive director, the approval of several amendments to the CMP, and appointed a committee to study alternative septic systems.

Commission responds to EHT students

Acting Executive Director Bill Harrison met May 25 with a group of seventh-graders at Egg Harbor Township Middle School to share elements of the Commission's work in the Pinelands.

The "Environmental Stewards" – as the students call themselves – are concerned about tree clearing in developments around their school, and they asked the Commission to discuss its role in

Egg Harbor Township.

Mr. Harrison explained to the students the complexities of the Comprehensive Management Plan and discussed how the CMP affects residents of the township. The students, who had lobbied the township Council to do something about the increased development they saw in their neighborhoods, asked a variety of questions in their search for what they called a "compromise" between

home building and environmental protection.

Township Administrator Peter Miller and developer Steve Joseph were also in attendance and explained their desires, respectively, to limit growth and build responsibly. Further discussions between such students, local officials and the Commission will undoubtedly help foster a larger dialogue about the future of the Pinelands.

Environmental Policy and Education Center gets approvals

The Pinelands Commission approved an application for development of the long-awaited 12,000 square-foot Richard J. Sullivan Center for Environmental Policy and Education at its May 12 Commission meeting.

The new Center will open a door onto the unique land-management techniques employed by the Commission for the benefit of students, policy-makers, planners and residents who can use the Center as a "jumping-off" point for their Pinelands studies. The Center will house



a library, a technology lab and a lecture hall. The New Jersey Historic Preservation Office has approved the site adjacent to the historic Fenwick Manor farmstead, where Commission offices are now located. A construction contract is

planned to be awarded this fall.

Focus groups have begun meeting to help determine how the center's educational mandate can best be implemented.

Amendments seek balanced approach

The Commission adopted amendments to the Comprehensive Management Plan effective July 3, 2000.

- **Assisted-living Amendment:** This amendment defines assisted-living facilities as residential uses – as opposed to institutional uses – for the purposes of development in the Pinelands. Also, in an RGA zone, the amendment allows development of up to eight units per acre before requiring the purchase of PDCs.
- **Waiver of Strict Compliance Amendment:** Waivers of Strict Compliance are deviations from the environmental and land-use standards of the CMP for single-family dwellings on an existing lot. Under

the amendment, 0.25 PDCs will be required for all waivers from the CMP's environmental standards, regardless of the number of standards waived.

- **Municipal Use Variance Amendment:** Over a certain threshold, the amendment requires municipalities to undertake rezonings when applicants seek to develop nonpermitted uses in a manner which would significantly impact either a municipality's RGA zoning scheme or CMP standards.

The amendment also reduces the current PDC obligations for parcels 20 acres or less in size which receive municipal use variances.

State begins buying PDCs

The Pinelands Development Credit buying program has taken off following the approval in February of a \$3 million purchase program, which will result in the protection of at least 4,000 acres in the Pinelands. More than 100 applications for Letters of Interpretation (the first step in selling a PDC) have been received by the Commission. The state made its first purchases under this program in June. Additional sales are forthcoming.

Septic Committee looks for alternatives in the Pinelands

The Ad Hoc Committee on Alternative Septic Systems will continue to meet throughout the summer as it searches for an environmentally responsible wastewater system for use with single-family homes on lots smaller than 3.2 acres. The Committee is a cooperative effort and includes representatives of the Pinelands Commission, the New Jersey Builders Association, the Pinelands Preservation Alliance and the Pinelands Municipal Council.

The Committee has already met several times and advanced its study

of the science of removing nitrogen from wastewater - a key pollutant effecting Pinelands waters.

Nitrogen levels in wastewater are important because Pinelands waterways are naturally nitrogen poor; indigenous plants and animals thrive in these waters, while non-natives are kept out.

A traditional septic system, which removes no nitrogen, requires a 3.2 acre lot to dilute the wastewater to the required 2 mg/l level of nitrogen. Consequently, if development potentials are to be fully realized on

one-acre lots, an affordable alternative must be found for use in nonsewered areas in the Pinelands.

The Committee has narrowed its focus to several promising systems currently in use in other states, and it will engage independent consultants to assess nitrogen removal rates for some or all of these systems.

System manufacturers will also speak to the Committee about the installation, operation and maintenance requirements of any approved technology.

Scenic Byways plan a natural solution for Pinelands towns

Planning is well under way for the designation of a scenic byway through the Pinelands. The byway is one of the recommendations of the Rural Economic Development Pilot Program study, which examined opportunities for compatible development in seven targeted Pinelands communities.

Representatives from many of these communities, as well as other interested municipalities along the potential route, met in May with Commission staff and state officials to discuss an application for state designation. Such a byway, as it is currently envisioned, would stretch from Cumberland County to Ocean

County, including possible "spurs" and "loops," with links to the Coastal Heritage Trail Route along the New Jersey shore.

Visitors would learn about the unique beauties of the region as they visited recreational areas and cultural landmarks of the Pinelands.

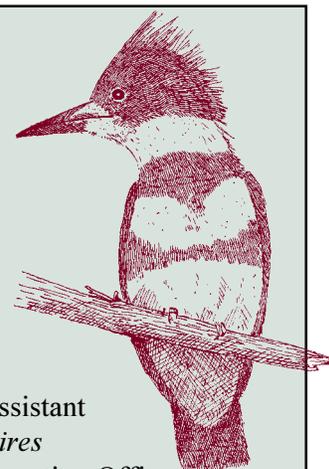
Staff Spotlight

Jean Montgomerie in Project Review is serving on Howell Township's Environmental Commission. **Larry Liggett** in Planning and his wife will lead a group from Burlington County College to Egypt in January 2001. (They recently returned with a group from Greece.) **Betsy Piner**, also in Planning, is the president of the Tabernacle Township PTA and the Region IV Director of the Burlington County PTA. She is also on the Tabernacle Township Centennial Committee, served this spring on Medford's Earth Day 2000 Committee, and she volunteers annually at the Whitesbog Blueberry Festival (as do many of our colleagues). **Donna Connor** in

Business Services coaches both softball and basketball. **Barry Brady** in Planning makes monthly pheresis donations (platelet/plasma donations for leukemia patients). **Betsy Carpenter** in Public Programs is a docent at Smithville Mansion in Eastampton, Burlington County. **Nadine Young** is the secretary of the Tuckerton Library Association.

Welcome new employees:

Project Support Assistant
Barbara Delozier
Planning Assistant
Amy Woolsey
Procurement Specialist
Jay Riches



Business Assistant
Patricia Spires
Public Information Officer
Michael Broek
Applicant Services Representative
Branwen Lambertson
Regulatory Specialist
April Fijalkowski

* C. Scott Eves promoted to Environmental Specialist on 03/13/00
* Russell Davis promoted to GIS Supervisor on 04/03/00

Online curriculum wins award

The educational curriculum component of the Commission's Web site has been honored with an award from the New Jersey Planning Officials. The award recognizes the work of Commission staff, including site designer William Jacoby, members of the Commission's Educational Advisory Council, and Pinelands educators. Public Programs Supervisor Elizabeth Carpenter was pleased to accept the award at the NJPO's June 23 banquet.

Commission wins map contest

On June 9, 2000, the New Jersey Department of Environmental Protection held its annual map contest in Trenton and the Commission's Office of Geographic Information won first prize in the state for Best Small Map Presentation for its Pinelands Management Area Map.

The map is on its way to California for a chance to win national recognition at the Environmental Systems Research Institute's mapping contest in San Diego later this summer.

The Office of Geographic Information congratulates David Rickert, Pete Wilkins and Andy Hendrickson for their contributions to the final product.

Limited Practical Use jumps ahead

The Limited Practical Use Program entered Round 15 in June. The Commission approved the inclusion of seven parcels in the program constituting 51.35 acres.

The approved parcels, most of which were in the Forest Area, will be forwarded to the DEP for purchase. This brings to 340 the number of parcels in the program, with 1272.8 acres protected.

Agreements provide flexibility

Memoranda of Agreement permit municipalities and government agencies to engage in a special class of minor development activities. Several new MOAs have been recently completed.

Some highlights:

- An amended MOA with the SJTA to allow additional development at the Farley Service Plaza on the A.C. Expressway along with the construction of a Pinelands interpretive center and the restoration of approximately 20 acres of Pinelands.
- An MOA to permit the closure of the Southern Ocean Landfill in Ocean Township, Ocean County.
- MOAs with Bass River Township, the state Department of Corrections and Galloway Township to streamline permitting procedures for certain development in Pinelands Management Areas.



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