



State of New Jersey  
THE PINELANDS COMMISSION  
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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Acting Executive Director

## NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, August 12, 2022 - 9:30 a.m.

**This meeting will be held in-person and virtually**

Richard J. Sullivan Center for Environmental Policy and Education  
Terrence D. Moore Conference Room  
15C Springfield Road  
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel:

[www.youtube.com/c/PinelandsCommission](https://www.youtube.com/c/PinelandsCommission)

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 825 8997 5539

### 1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

### 2. Adoption of Minutes

- July 8, 2022

### 3. Committee Chairs' and Executive Director's Reports

### 4. Matters for Commission Consideration *Where the Record is Closed*

#### A. Permitting Matters

- Office of Administrative Law
  - None
- Review of Local Approvals
  - None
- Public Development Projects and Waivers of Strict Compliance:  
Resolution Approving With Conditions (1) Application for Public Development:
  - Application No. 1984-1078.008 - South Jersey Transportation Authority  
Establishment of a threatened and endangered avian grassland conservation area  
Hamilton Township

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 1986-0944.008 - Town of Hammonton  
Construction of a twelve-space municipal parking lot  
Hammonton Town

Resolution Approving With Conditions (1) Application for Public Development and a Certificate of Appropriateness:

- Application No. 1990-0421.015 - Atlantic County  
Reconstruction of the existing main spillway at the Lake Lenape Dam  
Hamilton Township

B. Planning Matters

- Municipal Master Plans and Ordinances
  - Issuing an Order to Certify Pemberton Township Ordinance 11-2022,  
Adopting the Lakehurst Road Redevelopment Plan
  - Issuing an Order to Certify Southampton Township Ordinance 2022-05,  
Adopting the Redevelopment Plan for the Red Lion Diner Redevelopment  
Area
- Other Resolutions
  - None
- CMP Amendments
  - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 1984-0509.003 – Pemberton Township  
Construction of a playground and three docks at the Spring Lake Beach Park  
Pemberton Township
- Application No. 1984-1157.007 – Buena Regional School District  
Construction of a 6,500 square foot building addition at the Buena Regional High School  
Buena Vista Township
- Application No. 1989-0349.022 – Pemberton Township  
Demolition of two small well buildings, 50 years old or older, the construction of two small  
well buildings and the installation of 4,871 linear feet of water main  
Pemberton Township

- Application No. 1990-1104.003 – Buena Regional Board of Education  
Construction of a parking lot at the Collings Lakes Elementary School  
Buena Vista Township
- Application No. 1991-1291.002 – Buena Regional Board of Education  
Construction of 10,780 square foot addition to the Milanese Elementary School and the  
expansion of an existing bus drop off area and an existing parking area  
Buena Vista Township
- Application No. 1997-0257.020 – New Jersey Turnpike Authority  
Improvement to the southbound entrance ramp to the Celia Cruz Service Area (formerly  
Forked River) on the Garden State Parkway  
Lacey Township
- Application No. 2006-0440.001 – Pemberton Township Volunteer Fire Company  
Construction of a 150-foot-tall wireless communications tower at the Presidential Lakes  
Fire and Rescue Building  
Pemberton Township

B. Waivers of Strict Compliance

- Application No. 2020-0195.001 – Wrazen Homes, LLC  
Single family dwelling  
Stafford Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Medford Township Ordinance 2022-6
- Woodbine Borough 2019 Master Plan
- Woodbine Borough Ordinance 606-2022

7. Presentation: Archaeological Trenching at a Portion of the 18<sup>th</sup> Century Brotherton Lenape Community Site: Indian Mills, Shamong Township

8. General Public Comment

9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters  
(*The Commission reserves the right to reconvene into public session to take action on closed session items.*)

10. Adjournment

**Upcoming Meetings**

Tue., August 23, 2022	Personnel & Budget Committee Meeting (9:30 a.m.)
Fri., August 26, 2022	Policy & Implementation (P&I) Committee Meeting (9:30 a.m.)
Fri., September 9, 2022	Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to three minutes. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at [www.nj.gov/pinelands/](http://www.nj.gov/pinelands/) for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov).