



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 40

TITLE: Approving With Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 2018-0186.001)

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and Certificate of Appropriateness and the recommendation of the Executive Director that the following application be approved with conditions:

2018-0186.001

Applicant:	Medford Township
Municipality:	Medford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	October 18, 2019
Proposed Development:	Construction of a 23,516 square foot municipal building.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development and Certificate of Appropriateness both conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 and the standards for approving a Certificate of Appropriateness set forth in N.J.A.C. 7:50-6.156 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2018-0186.001 for public development and a Certificate of Appropriateness is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun			X	Irick	X			Quinn			X
Avery	X			Jannarone		X		Rohan Green	X		
Christy			X	Lloyd	X			Prickett	X		
Earlen			X	Lohbauer	X						
Howell	X			Pikolycky	X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Nancy Wittenberg
Executive Director

Date: November 8, 2019

Richard Prickett
Richard Prickett
Chairman



State of New Jersey

THE PINELANDS COMMISSION

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PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

October 18, 2019

Katherine Burger, Township Manager (via email)
Medford Township
17 N. Main Street
Medford, NJ 08055

Re: Application # 2018-0186.001
Block 1201, Lot 1.01
Block 1601, Lot 2
Medford Township

Dear Ms. Burger:

The Commission staff has completed its review of this application for construction of a 23,516 square foot municipal building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 8, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Christopher J. Noll, PE, PP, CME (via email)



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PHILIP D. MURPHY
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 SHEILA Y. OLIVER
 Lt. Governor

RICHARD PRICKETT
 Chairman
 NANCY WITTENBERG
 Executive Director

General Information: Info@pinelands.nj.gov
 Application Specific Information: AppInfo@pinelands.nj.gov

**PUBLIC DEVELOPMENT APPLICATION REPORT
 AND CERTIFICATE OF APPROPRIATENESS**

October 18, 2019

Katherine Burger, Township Manager (via email)
 Medford Township
 17 N. Main Street
 Medford, NJ 08055

Application No.: 2018-0186.001
 Block 1201, Lot 1.01
 Block 1601, Lot 2
 Medford Township

This application proposes construction of a 23,516 square foot municipal building and a 93 space parking lot on 3.27 acre Block 1601, Lot 2 in Medford Township. A single family dwelling which is owned by the Township is located on Block 1601, Lot 2. The application proposes to retain the single family dwelling.

A private school which is owned by Saint Mary of the Lakes is located on 13.5 acre Block 1201, Lot 1.01. The only development proposed on Block 1201, Lot 1.01 is the installation of 91 linear feet of stormwater drainage piping and 268 linear feet of sanitary sewer main.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed municipal building is a permitted land use in a Pinelands Regional Growth Area.

The proposed municipal building will be located in Medford Township's RHO zoning district. The Commission certified Township land use ordinance permits public purpose uses in the RHO zoning district and defines public purpose uses as the use of land or buildings by Medford Township.

The residential density for the RHO zoning district is 1.25 dwellings per acre (equivalent to one dwelling per 34,848 square feet) when serviced by public sanitary sewer. The applicant has indicated that 34,848 square feet of Block 1601, Lot 2 is available to meet the residential density requirements of the RHO zoning district for the existing single family dwelling.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing maintained grass areas and wooded areas. The proposed development will disturb approximately 6,000 square feet of wooded area. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture that meets this recommendation.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the applicant will be constructing a stormwater infiltration basin.

Water Quality Standards (N.J.A.C. 7:50-6.83)

The existing single family dwelling is serviced by public sanitary sewer. The proposed municipal building will be serviced by public sanitary sewer.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was prepared for this application. The parcel is located within the locally designated Medford Village Historic District. The circa 1760 John Haines house, which is believed to be the oldest dwelling in the Village of Medford, is located on Block 1601, Lot 2. The John Haines house constitutes a significant historic resource. The application proposes to retain the dwelling.

The parcel is situated within close proximity to several previously identified significant architectural resources of the 18th and 19th century that are also associated with the Medford Village Historic District.

The CMP (N.J.A.C. 7:50-6.156(a)4) requires that the Commission issue a Certificate of Appropriateness that addresses the visual compatibility of the new municipal building and associated development with the Medford Village Historic District in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on August 1, 2019. Newspaper public notice was completed on August 2, 2019. The application was designated as complete on the Commission's website on September 30, 2019. The Commission's public comment period closed on October 11, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 10 sheets, prepared by Environmental Resolutions and dated as follows:

Sheets 1, 7 & 8 - May 14, 2019; revised to August 28, 2019
Sheet 2 - July 30, 2018
Sheets 3, 4, 9 & 10 - May 14, 2019; revised to October 7, 2019
Sheets 5 & 6 - May 14, 2019
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to development, the applicant shall submit to the Commission an architectural plan depicting the design of the exterior of the municipal building and associated improvements demonstrating that the proposed development is compatible with the Medford Historic District in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on November 6, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-19- 41

TITLE: Approving With Conditions Applications for **Public Development** (Application Numbers 1985-0204.009, 2018-0029.001 & 2019-0115.001)

Commissioner Lohrwer moves and Commissioner Avery seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1985-0204.009

Applicant: Hamilton Township Board of Education
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 17, 2019
Proposed Development: Construction of a playground and associated recreational improvements at the William Davies Middle School;

2018-0029.001

Applicant: New Jersey Department of Transportation
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 18, 2019
Proposed Development: Construction of a stormwater management basin at the intersection of U.S. Route 322 and Cologne Avenue; and

2019-0115.001

Applicant: Town of Hammonton
Municipality: Town of Hammonton
Management Area: Pinelands Town
Date of Report: October 17, 2019
Proposed Development: Demolition of a single family dwelling, 50 years old or older.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

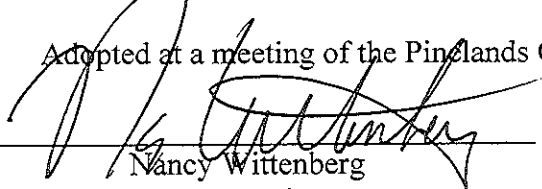
NOW, THEREFORE BE IT RESOLVED that Application Numbers 1985-0204.009, 2018-0029.001 & 2019-0115.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

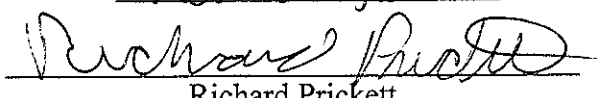
AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Ashmun			X	Irick	X			Quinn			X
Avery	X			Jannarone			X	Rohan Green	X		
Christy			X	Lloyd	X			Prickett	X		
Earlen			X	Lohbauer	X						
Howell	X			Pikolycky	X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission


 Nancy Wittenberg
 Executive Director

Date: November 8, 2019


 Richard Prickett
 Chairman



State of New Jersey

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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

October 17, 2019

Anne Marie Fala, Business Administrator
Hamilton Township Board of Education (via email)
1876 Dr. Dennis Foreman Drive
Mays Landing, NJ 08330

Re: Application # 1985-0204.009
Block 1027, Lot 1.02
Hamilton Township

Dear Ms. Fala:

The Commission staff has completed its review of this application for construction of a playground and associated recreational improvements at the William Davies Middle School. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 8, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Beth Kenderdine, P.E. (via email)



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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 17, 2019

Anne Marie Fala, Business Administrator
Hamilton Township Board of Education (via email)
1876 Dr. Dennis Foreman Drive
Mays Landing, NJ 08330

Application No.: 1985-0204.009
Block 1027, Lot 1.02
Hamilton Township

This application proposes construction of a playground and associated recreational improvements at the William Davies Middle School located on the above referenced 31.17 acre parcel in Hamilton Township.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed development is a permitted land use in a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within 300 feet of the proposed development. An application for the construction of two building additions and associated improvements to the existing William Davies Middle School was approved by the Commission on February 13, 2004 (App. No. 1985-0204.007). For that application, the Commission staff determined that a 175 foot buffer to wetlands would not result in a significant adverse impact to wetlands. The proposed development subject of the current application will be located at least 175 feet from wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing maintained grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the applicant will be enlarging an existing stormwater infiltration basin.

The applicant also proposes the remediation of the existing stormwater infiltration basin. The existing stormwater management basin was constructed as part of a prior application that was approved by the Commission on October 4, 1985 for the development of the William Davies Middle School (App. No. 1985-0204.001). The concerned stormwater management basin is not infiltrating as designed.

The applicant proposes to remediate the existing stormwater management basin by removing accumulated soil sediment from the basin, regrading the basin and then replacing soils within the bottom of the basin.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on June 13, 2019. Newspaper public notice was completed on June 17, 2019. The application was designated as complete on the Commission's website on September 30, 2019. The Commission's public comment period closed on October 11, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 16 sheets, prepared by Edwards Engineering Group, Inc. and all sheets dated April 22, 2019 and revised to June 25, 2019.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including clearing and land disturbance, shall be located at least 175 feet from wetlands.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on November 4, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

October 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625

Re: Application # 2018-0029.001
U.S. Route 322 and Cologne Avenue
Hamilton Township

Dear Ms. Fairfax:

The Commission staff has completed its review of this application for construction of a stormwater management basin at the intersection of U.S. Route 322 and Cologne Avenue. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 8, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 18, 2019

Brenna Fairfax (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625

Application No.: 2018-0029.001
U.S. Route 322 and Cologne Avenue
Hamilton Township

This application proposes construction of an approximately 18,500 square foot stormwater management basin at the intersection of U.S. Route 322 and Cologne Avenue located within Hamilton Township. The application also proposes the installation of 1,071 linear feet of drainage pipe and 10 stormwater inlets.

The proposed stormwater management improvements are necessary to alleviate flooding and improve the safety of the existing U.S. Route 322 and Cologne Avenue intersection.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed stormwater management improvements are permitted in a Pinelands Regional Growth Area.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

Stormwater runoff is currently managed at the intersection by a series of inlets and pipes. This application proposes to modify the existing stormwater management collection system. The proposed stormwater improvements will direct a portion of the stormwater runoff from the intersection to the proposed stormwater management basin. The proposed improvements are consistent with the CMP stormwater management standards.

Wetlands Standard (N.J.A.C. 7:50-6.7)

The proposed stormwater management improvements will not be located in wetlands or the required buffer to wetlands.

The existing stormwater management piping system, installed prior to the 1981 effective date of the CMP, discharges to a wetland. Stormwater from the proposed basin will be discharged to the existing stormwater management piping system. The applicant has submitted stormwater drainage calculations demonstrating that the proposed stormwater management improvements will not result in an increase in the volume and rate of stormwater runoff discharging to the wetland. Based upon this demonstration, the proposed development will not result in a significant adverse impact on wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed stormwater basin will be located within a grassed area located within the limits of the existing intersection. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Plant Species Standard (N.J.A.C. 7:50-6.27)

A threatened and endangered (T&E) plant species survey was completed in the project area. The T&E plant survey found a population of Barratt's sedge, a CMP designated T&E plant species, located approximately 600 linear feet from the proposed stormwater management basin.

The proposed development will not result in an irreversible adverse impact on the survival of any local population of those plant species designated by the CMP as threatened or endangered.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on November 21, 2018. The application was designated as complete on the Commission's website on September 30, 2019. The Commission's public comment period closed on October 11, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of seven sheets, prepared by HNTB Corporation and dated as follows:

Sheets 1, 2, 5, 6 & 6A - October 12, 2018; and
Sheets 3 & 4 - August 21, 2019
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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Governor
SHEILA Y. OLIVER
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RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on November 6, 2019 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

October 17, 2019

Stephen DiDonato, Mayor
Town of Hammonton (via email)
100 Central Avenue - Town Hall
Hammonton, NJ 08037

Re: Application # 2019-0115.001
Block 3606, Lot 18
Town of Hammonton

Dear Mayor DiDonato:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 8, 2019 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Town of Hammonton Planning Board (via email)
Town of Hammonton Construction Code Official (via email)
Town of Hammonton Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Marianne G. Risley (via email)



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Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 17, 2019

Stephen DiDonato, Mayor
Town of Hammonton (via email)
100 Central Avenue - Town Hall
Hammonton, NJ 08037

Application No.: 2019-0115.001
Block 3606, Lot 18
Town of Hammonton

This application proposes demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.19 acre parcel in the Town of Hammonton. The Town owns the property.

STANDARDS

The Commission staff has reviewed the proposed demolition for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Town of Hammonton. The demolition of a dwelling is permitted in the Pinelands Area.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on September 4, 2019. The Commission’s public comment period closed on October 11, 2019. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Reconstruction of a single family dwelling, within five years of its demolition, does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed demolition subject to the above conditions.



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