



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-22- 42

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1986-1336.005)

Commissioner Lohbauer moves and Commissioner Avery seconds the motion that:

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

1986-1336.005

Applicant: **Monroe Township**
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 17, 2022
Proposed Development: Two lot resubdivision and no further development.

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

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

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms 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 Acting 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 1986-1336.005 for public development is hereby **approved** subject to the conditions recommended by the Acting Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery	X				Lettman	X				Pikolycky	X			
Christy	X				Lloyd	X				Quinn			X	
Holroyd			X		Lohbauer	X				Wallner	X			
Irick	X				McCurry	X				Matos	X			
Jannarone	X				Meade			X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 10, 2022

Susan R. Grogan
Acting Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

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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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

October 17, 2022

Jill McCrea, Business Administrator
Monroe Township (via email)
125 Virginia Ave.
Williamstown NJ 08094

Re: Application # 1986-1336.005
Block 11603, Lots 5 & 6
Monroe Township

Dear Ms. McCrea:

The Commission staff has completed its review of this application for a two lot resubdivision and no further development. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 10, 2022 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 Acting 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, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)



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 Lt. Governor

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

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 17, 2022

Jill McCrea, Business Administrator
 Monroe Township (via email)
 125 Virginia Ave.
 Williamstown NJ 08094

Application No.: 1986-1336.005
 Block 11603, Lots 5 & 6
 Monroe Township

This application proposes a two lot resubdivision and no further development of the above referenced 0.36 acre parcel in Monroe Township. The Township owns vacant Block 11603, Lot 6. There is an existing single family dwelling located on Block 11603, Lot 5. The resubdivision will result in the lot line located between Lots 5 and 6 being adjusted by five feet.

On March 11, 2022, the Commission approved the construction of a fire station on Block 11603, Lots 6 & 7 (App. No. 1986-1336.004).

STANDARDS

The Commission staff has reviewed the proposed resubdivision 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 parcel is located in a Pinelands Regional Growth Area. The proposed resubdivision is permitted in a Pinelands Regional Growth Area.

PUBLIC COMMENT

The CMP defines the proposed resubdivision as “minor” development. The CMP does not require public notice for minor development applications. The application was designated as complete on the Commission’s website on September 19, 2022. The Commission’s public comment period closed on October 14, 2022. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed resubdivision shall adhere to the plan, prepared by Robert J. Monson, PLS and dated February 12, 2021.
2. The applicant shall obtain any other necessary permits and approvals for the resubdivision.

CONCLUSION

As the proposed resubdivision 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 resubdivision subject to the above conditions.



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Chair
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Acting 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, 2022 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.