





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 14

TITLE: Expressing the Commission’s Gratitude and Appreciation for the Late Joan Batory and Her Extraordinary Service as a Founding Member of the New Jersey Pinelands Commission and Her Contributions to the Pinelands

Commissioner Avery moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, Joan Batory served as Camden County’s representative on the Pinelands Commission from the agency’s creation on June 28, 1979 until October 21, 1985; and

WHEREAS, during her tenure on the Commission, Commissioner Batory served on the Commission’s Work Plan, Conformance, Acquisition, Public Participation and Plan Review committees, attended hundreds of meetings, and played a major role in helping to build the foundation of the Pinelands protection program; and

WHEREAS, on November 21, 1980, Commissioner Batory voted to adopt the original Pinelands Comprehensive Management Plan; and

WHEREAS, Commissioner Batory devoted more than four decades of her life to protecting the environment in New Jersey and Pennsylvania. While working as a Program Manager for the National Park Service, she successfully advanced the designation of the Great Egg Harbor River as a National Wild and Scenic River. She also taught history at Woodrow Wilson High School in Camden, served as the former Director of the Camden County Environmental Commission, and had a direct, positive impact on the environment and public health of millions while developing policies as the Coordinator of Recycling and Solid Waste in Philadelphia and 50 municipalities in Chester County, Pennsylvania; and

WHEREAS, during an interview that was part of the Pinelands Commission’s celebration of the 40th anniversary of the Pinelands Comprehensive Management Plan in 2021, Commissioner Batory said that serving on the Commission and being a force in the preservation of the Great Egg Harbor River were among the two things she was most proud of in her career; and

WHEREAS, members of the Commission want to express their gratitude for Commissioner Batory’s decades of public service and significant contributions to the Pinelands protection effort.

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission hereby express their appreciation for the late Joan Batory for her extraordinary service as a member of the Commission from June 28, 1979 until October 21, 1985 and her contributions to the Pinelands, while extending their condolences to her family and friends.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lettman	X				Rittler Sanchez	X			
Avery	X				Lohbauer	X				Wallner	X			
Christy			X		Mauriello			X		Matos	X			
Holroyd	X				Meade	X								
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 9, 2024

 Susan R. Grogan
 Executive Director

 Laura E. Matos
 Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24-15

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1991-0484.006)

Commissioner Lohbauer moves and Commissioner Irick seconds the motion that:

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

1991-0484.006

Applicant:	Medford Township BOE
Municipality:	Medford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	July 16, 2024
Proposed Development:	Construction of a 3,539 square foot classroom building at the Chairville Elementary School.

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 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 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 1991-0484.006 for public development 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*
Asselta	X				Lettman	X				Rittler Sanchez	X			
Avery	X				Lohbauer	X				Wallner	X			
Christy			X		Mauriello			X		Matos	X			
Holroyd	X				Meade			X						
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 9, 2024

Susan R. Grogan
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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 16, 2024

Evon DiGangi (via email)
Medford Township BOE
137 Hartford Road
Medford NJ 08055

Re: Application # 1991-0484.006
Block 4106, Lot 15
Medford Township

Dear Mr. DiGangi:

The Commission staff has completed its review of this application for the construction of a 3,539 square foot classroom building at the Chairville Elementary 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 August 9, 2024 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)
Joseph Gray, PE (via email)



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 16, 2024

Evon DiGangi (via email)
Medford Township BOE
137 Hartford Road
Medford NJ 08055

Application No.: 1991-0484.006
Block 4106, Lot 15
Medford Township

This application proposes the construction of a 3,539 square foot classroom building at the Chairville Elementary School located on the above referenced 56.3 acre parcel in Medford Township.

The applicant has indicated that the proposed classroom building is necessary to provide space for an increasing student population.

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)

The parcel is located in a Pinelands Regional Growth Area. Institutional uses, including schools, are a permitted land use in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. The proposed development will be located at least 300 feet from wetlands.

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

The proposed building will be located within a maintained lawn area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

The existing school is serviced by public sanitary sewer. The proposed classroom building will be serviced by public sanitary sewer.

PUBLIC COMMENT

The CMP defines the proposed development 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 June 7, 2024. The Commission’s public comment period closed on July 12, 2024. 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 three sheets, prepared by CME Associates, all sheets dated June 12, 2024.
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.

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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Chair

SUSAN R. GROGAN
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 August 5, 2024 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.