



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-07

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1981-0809.013, 1997-0257.021, 2000-0637.006 & 2006-0247.002)

Commissioner Irick moves and Commissioner Pikolycky 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:

1981-0809.013

Applicant: **New Jersey Department of Environmental Protection, Office of Resource Development**

Municipality: Jackson Township

Management Area: Pinelands Forest Area

Date of Report: February 21, 2025

Proposed Development: Construction of a 1,370 square foot maintenance building;

1997-0257.021

Applicant: **NJ Turnpike Authority**

Municipality: Borough of South Toms River

Management Area: Pinelands Garden State Parkway Overlay District

Date of Report: February 21, 2025

Proposed Development: Improvements to a 0.52 mile section of the Garden State Parkway;

2000-0637.006

Applicant: **NJ Department of Environmental Protection**

Municipality: Washington Township

Management Area: Pinelands Village

Date of Report: February 20, 2025

Proposed Development: Construction of a paved driveway and vehicle storage area at an existing State of New Jersey office building; and

2006-0247.002

Applicant: **Egg Harbor City**

Municipality: Egg Harbor City

Management Area: Pinelands Town

Date of Report: February 20, 2025

Proposed Development: Three lot resubdivision and no further development.

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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1981-0809.013, 1997-0257.021, 2000-0637.006 & 2006-0247.002 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

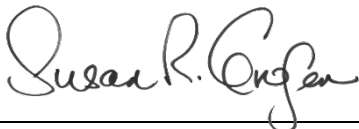
Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: March 14, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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(609) 894-7300

www.nj.gov/pinelands



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

February 21, 2025

William C. White (via email)
New Jersey Department of Environmental Protection, Office of Resource Development
275 Freehold-Englishtown Rd
Englishtown NJ 07726

Re: Application # 1981-0809.013
Block 16001, Lot 1
Jackson Township

Dear Mr. White:

The Commission staff has completed its review of this application for the construction of a 1,370 square foot maintenance 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 March 14, 2025 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, Jackson Township Planning Board (via email)
Jackson Township Construction Code Official (via email)
Jackson Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Ocean County Health Department (via email)
Adam Warburton (via email)



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PHILIP D. MURPHY
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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

PUBLIC DEVELOPMENT APPLICATION REPORT

February 21, 2025

William C. White (via email)
New Jersey Department of Environmental Protection, Office of Resource Development
275 Freehold-Englishtown Rd
Englishtown NJ 07726

Application No.: 1981-0809.013
Block 16001, Lot 1
Jackson Township

This application proposes the construction of a 1,370 square foot maintenance building located on the above referenced 124.8 acre parcel in Jackson Township. The New Jersey Department of Environmental Protection Forest Resource Education Center, including a state nursery and interpretive center, is located on the parcel. The Forest Resource Education Center provides information to the public on forest succession, forestry, forest fires and native wildlife.

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. 7:50-5.2(b))

The proposed development is located in a Pinelands Forest Area.

On October 12, 2001, the Commission approved the development of the existing 4,200 square foot Forest Resource Education Center on the 124.8 acre parcel (App. No. 1981-0809.004). At that time, a portion of the parcel was located in a Pinelands Rural Development Area and a portion of the parcel was located in a Pinelands Forest Area. The approved Forest Resource Education Center was located in the Pinelands Rural Development Area portion of the parcel.

On April 15, 2005, the Pinelands Commission certified (approved) an amendment to the Jackson Township land use ordinance that changed the municipal zoning of the portion of the 124.8 acre parcel located in the Township's RD zoning district (Rural Development Area) to the FA-2 municipal zoning district (Forest Area). As a result, the entire parcel is now located in a Pinelands Forest Area.

The Forest Resource Education Center is a nonconforming use in a Pinelands Forest Area. The CMP permits the 50 percent expansion of any nonconforming use which was constructed based upon an approval granted pursuant to the CMP. The proposed maintenance building constitutes a less than 50 percent expansion of the Forest Resource Education Center. Therefore, the proposed maintenance building is permitted based upon this CMP 50 percent expansion provision.

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 development will be located adjacent to an existing parking area that serves the existing Forest Resource Education Center. The area proposed for development is comprised of gravel, grass and forest. The proposed development will disturb approximately 8,000 square feet of forested land. 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 which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

The applicant performed a threatened and endangered (T&E) species survey for Northern pine snake and Timber rattlesnake on and in the vicinity of the proposed development. The results of the T&E species survey were negative for both species.

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

The existing development on the parcel is serviced by an existing onsite septic system(s). The proposed maintenance building will be serviced by a proposed onsite septic system. The applicant has submitted information demonstrating that the proposed onsite septic system will be located in an area where the seasonal high water table is located at least five feet below natural surface of the ground.

The applicant has also demonstrated that the proposed development, in combination with the existing development on the parcel, will not exceed the CMP two parts per million nitrogen groundwater quality (septic dilution) standard on the 124.8 acre parcel.

The proposed development is consistent with the CMP water quality standard.

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 CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing an underground infiltration basin.

Water Management Standards (N.J.A.C. 7:50-6.86)

The existing Forest Resource Education Center is serviced by an existing well in the Kirkwood Cohansey aquifer. The proposed maintenance building will be serviced by a proposed well in the Kirkwood Cohansey aquifer. The applicant has represented that the combined existing and proposed diversions from the Kirkwood Cohansey aquifer will be 1,350 gallons per day, well below the 50,000 gallons per day threshold for applicability of CMP Kirkwood-Cohansey water management standards.

Scenic Standards (N.J.A.C. 7:50-6.104)

The CMP requires that all buildings proposed in a Pinelands Forest Area be set back at least 200 feet from the center line of a scenic corridor. The CMP defines all public paved roads in a Pinelands Forest Area as scenic corridors. The proposed maintenance building will be located at least 200 feet from the center line of any public paved road.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

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 28, 2023. Newspaper public notice was completed on June 30, 2023. The application was designated as complete on the Commission's website on January 14, 2025. The Commission's public comment period closed on February 14, 2025. 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 Colliers Engineering & Design, all sheets dated August 10, 2022 and revised to January 15, 2025.
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. The proposed onsite septic system shall be located in an area on the parcel where the seasonal high water table is located at least five feet below the natural surface of the ground.
5. 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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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
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 March 11, 2025 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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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

February 21, 2025

Michael Garofalo, P.E. (via email)
NJ Turnpike Authority
1 Turnpike Plaza
Woodbridge NJ 07095

Re: Application # 1997-0257.021
Garden State Parkway right-of-way
Borough of South Toms River

Dear Mr. Garofalo:

The Commission staff has completed its review of this application for improvements to a 0.52 mile section of the Garden State Parkway. 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 March 14, 2025 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
Public comment dated 2/14/2025

c: Secretary, Borough of South Toms River Planning Board (via email)
Borough of South Toms River Construction Code Official (via email)
Borough of South Toms River Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Brian Mausert (via email)
Stephen Elliott (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
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Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

February 21, 2025

Michael Garofalo, P.E. (via email)
NJ Turnpike Authority
1 Turnpike Plaza
Woodbridge NJ 07095

Application No.: 1997-0257.021
Garden State Parkway right-of-way
Borough of South Toms River

This application proposes road improvements to an approximately 0.52 mile section of the Garden State Parkway located in the Borough of South Toms River.

Specifically, this application proposes the expansion of a partial interchange to a full interchange at the intersection of the Garden State Parkway and Dover Road through the construction of a northbound exit ramp and southbound entrance ramp. The applicant has indicated that providing a full interchange at this location will reduce the number of vehicles utilizing the next full interchange to reach the local roadway network. The applicant also proposes the widening of the Garden State Parkway by a maximum of approximately 15 feet at several locations to improve vehicular movements. All proposed road improvements are located within the existing Garden State Parkway right-of-way.

The applicant is proposing approximately 2.9 miles of road improvements within this area of the Garden State Parkway right-of-way from Interchange 80 to Interchange 83. However, only approximately 0.52 miles of those road improvements are located in the Pinelands Area. The 2.9 mile section of the Garden State Parkway proposed for road improvement intersects the local roadway network at four closely spaced interchanges and exhibits high traffic volumes, accidents and operational deficiencies.

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. 7:50-5.35)

The proposed development is located within the existing Garden State Parkway right-of-way. The Garden State Parkway right-of-way is located within the CMP designated Parkway Overlay District. The proposed improvements to the existing roadway are not expected to induce changes in the location,

pattern or intensity of land use that would be inconsistent with the CMP. Therefore, the proposed road improvements are a permitted land use in the Parkway Overlay District.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

Portions of the proposed development will occur within wetlands and the required buffer to wetlands.

The southbound entrance ramp will encroach upon an approximately 2,100 square foot isolated wetland. The proposed development will result in the disturbance of 1,942 square feet (0.045 acres) of this isolated wetland.

Portions of the proposed road widening will occur within approximately 25 feet of other wetlands located along the 0.52 mile section of the Garden State Parkway.

The CMP permits roads (linear improvements) in wetlands and the required buffer to wetlands upon a demonstration that certain CMP standards are met. Among these standards is a requirement that the development serve a need that overrides the importance of protecting the wetland. For this application, the applicant has represented that the proposed road improvements are necessary to improve traffic safety. The applicant has demonstrated that there is no feasible alternative that does not involve development in wetlands or the required buffer to wetlands, no other feasible alternative that results in less significant adverse impacts on wetlands and the proposed development will not result in substantial impairment of the resources of the Pinelands. Finally, with the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands. Therefore, the required demonstrations have been made and the application is consistent with the CMP's wetlands protection standards.

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

The proposed development will be located within maintained grassed areas, paved areas and forested areas. The proposed development of the stormwater management basins will disturb approximately 3.5 acres of forested lands. 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. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

The applicant performed threatened and endangered (T&E) species surveys for Pine Barrens treefrog and for T&E plant species for which habitat is present within the project area. The results of the T&E species surveys were negative for both Pine Barrens treefrog and T&E plant species on or in the vicinity of the proposed development.

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 CMP stormwater management standards. To meet the stormwater management standards, the applicant will be

constructing five stormwater infiltration basins located along the 0.52 mile section of the project located within the Pinelands Area.

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

The Garden State Parkway is not listed on the State or National Register of Historic Places (NRHP). However, the New Jersey State Historic Preservation Office previously designated a Garden State Parkway Historic District as eligible for listing on the NRHP. According to the cultural resources surveys conducted for this application, no significant historic resources or historic resources contributing to the NRHP eligible Garden State Parkway Historic District will be impacted by that portion of the proposed development located within the Pinelands Area.

Since the proposed development will not have an adverse effect on any significant historic resources or contributing historic resources to the NRHP eligible Garden State Parkway Historic District, no Certificate of Appropriateness is required for this application.

PUBLIC COMMENT

The applicant has provided the requisite public notice. Newspaper public notice was completed on May 22, 2023. The application was designated as complete on the Commission's website on January 3, 2025. The Commission's public comment period closed on February 14, 2025. The Commission received one public comment regarding this application.

Public Commenter: The commenter requested that the Commission rigidly apply the CMP wetlands protection and stormwater management regulations to the proposed development. In particular, the commenter advocated for the green infrastructure requirements of the CMP stormwater management regulations.

Staff Response: The Commission appreciates the commenter's interest in protecting the Pinelands Area. For the reasons discussed above in this Report, the proposed development meets the CMP wetlands protection regulations. The proposed development also meets the CMP stormwater management regulations. Three of the proposed stormwater infiltration basins are small scale infiltration basins that qualify as "green infrastructure" stormwater management measures.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 24 sheets, prepared by Greenman-Pedersen, Inc. and dated (SIC) as follows:

Sheet 1 – November 11, 2024

Sheets 2, 3, 6, 9, 10, 16-18 & 21-23 – November 2024

Sheets 4 & 5 – November 2024; revised to September 9, 2024

Sheets 7 & 8 – November 2024; revised to August 15, 2024

Sheet 11 – November 2024; revised to August 27, 2024

Sheet 12 – November 2024; revised to October 31, 2024

Sheet 13 – November 2024; revised to August 28, 2024

Sheets 14, 15, 19, 20 & 24 – November 2024; revised to November 4, 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.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. 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.



State of New Jersey

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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
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 March 11, 2025 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.

From: Deman, Ernest [PINELANDS] (Ernest.Deman@pinelands.nj.gov)
Received: 2/14/2025 12:25:07 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: FW: re Comments.
Attachments: None

From: Stephen Elliott <Stephen@pinelandsalliance.org>
Sent: Friday, February 14, 2025 12:16 PM
To: Noble, Jessica [PINELANDS] <Jessica.Noble@pinelands.nj.gov>
Cc: Deman, Ernest [PINELANDS] <Ernest.Deman@pinelands.nj.gov>
Subject: [EXTERNAL] RE: re Comments.

Good Afternoon Jessica,

Of course, please find them below.

We [Pinelands Preservation Alliance] were able to briefly review the documents and seek an expert opinion on this proposal [Application No. 1997-0257.021]. While we acknowledge that the applicant has overdesigned their stormwater management, consisting mostly of retention basins with manufactured treatment devices, this does not negate the permanent impacts to wetlands transition areas. We, of course, advocate for green infrastructure (and BMPs in accordance with current regulations) in all cases unless absolutely infeasible. We hope the commission will apply wetlands and stormwater regulations rigidly.

Please let me know if there is anything else I can help with.

Respectfully,

Stephen Elliott

Director of Watershed Programs
Pinelands Preservation Alliance & Association of NJ Environmental Commissions
17 Pemberton Road
Southampton, NJ 08088
(609)-859-8860 x 127
www.PinelandsAlliance.org
[ANIEC – Local Environment Matters](#)

From: Noble, Jessica [PINELANDS] <Jessica.Noble@pinelands.nj.gov>
Sent: Friday, February 14, 2025 11:39 AM
To: Stephen Elliott <Stephen@pinelandsalliance.org>
Cc: Deman, Ernest [PINELANDS] <Ernest.Deman@pinelands.nj.gov>
Subject: re Comments.

Hi Stephen,

Can you please provide the written comment related to the public development application that you commented on at today's Commission meeting. Ernie Deman is requesting them as well and I have copied him here.

Thank you.

Jessica Noble
Executive Assistant
Pinelands Commission
15 Springfield Rd.
P.O. Box 359
New Lisbon, NJ 08064
ph: 609-894-7300 x119
Fax: 609-894-7338
email: Jessica.Noble@pinelands.nj.gov
www.nj.gov/pinelands/



**New Jersey
Pinelands Commission**

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

February 20, 2025

Kenneth Hayek (via email)
NJ Department of Environmental Protection
P.O. Box 420, Mail Code 401-041
Trenton NJ 08625

Re: Application # 2000-0637.006
Block 52.01, Lot 6.01
Washington Township

Dear Mr. Hayek:

The Commission staff has completed its review of this application for construction of a paved driveway and vehicle storage area at an existing State of New Jersey office 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 March 14, 2025 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, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Kelley O'Such, PE (via email)



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

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

PUBLIC DEVELOPMENT APPLICATION REPORT

February 20, 2025

Kenneth Hayek (via email)
NJ Department of Environmental Protection
P.O. Box 420, Mail Code 401-041
Trenton NJ 08625

Application No.: 2000-0637.006
Block 52.01, Lot 6.01
Washington Township

This application proposes the construction of a paved driveway and a 14,650 square foot concrete vehicle storage area at an existing State of New Jersey office building located on the above referenced 15.9 acre parcel in Washington Township.

The Commission previously approved a change in the use of an existing 24,720 square foot public school building to an office for the New Jersey State Park Police and the New Jersey Department of Environmental Protection, Bureau of Marine Water Monitoring (App. Nos. 2000-0637.004 & .005).

The existing State office building fronts on Green Bank Road. Lovers Lane is an existing municipal roadway located behind the parcel. This application proposes the development of a 350 foot long by 25 foot wide paved driveway that will provide access to Lovers Lane. This application also proposes an approximately 300 square foot concrete pad for a vehicle fueling station. The proposed vehicle fueling station will be located immediately adjacent to the proposed 14,650 square foot concrete vehicle storage area.

The submitted plan depicts the location of a proposed replacement onsite septic system. The proposed replacement onsite septic system was previously approved by the Commission in App. No. 2000-0637.005.

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. 7:50-5.27)

The parcel is located in the Pinelands Village of Green Bank. Offices are a permitted use in a Pinelands

Village. The proposed development is permitted as an accessory use to the existing office.

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

The proposed development will be located within maintained grassed areas and a forested area. The proposed development will disturb approximately 0.91 acres of forested lands. 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. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

The applicant performed a threatened and endangered (T&E) species survey for Northern pine snake. The results of the T&E species survey were negative for Northern pine snake on or in the vicinity of the proposed development.

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 CMP stormwater management standards. To meet the stormwater management standards, the application proposes a stormwater infiltration basin. To manage stormwater runoff from the proposed vehicle fueling station, the application proposes to provide additional treatment through an oil/water separator device and a native meadow vegetation filter strip prior to directing stormwater runoff to the infiltration basin.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based on the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

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 December 3, 2024. Newspaper public notice was completed on December 7, 2024. The application was designated as complete on the Commission's website on January 17, 2025. The Commission's public comment period closed on February 14, 2025. 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 ten sheets, prepared by E&LP Associates, Inc., all sheets dated August 20, 2024 and revised to November 8, 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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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
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 March 10, 2025 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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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

February 20, 2025

Meg Steeb, Municipal Clerk (via email)
Egg Harbor City
500 London Avenue
Egg Harbor City NJ 08215

Re: Application # 2006-0247.002
Block 709, Lots 1, 5.01, 5.02 & 14
Egg Harbor City

Dear Ms. Steeb:

The Commission staff has completed its review of this application for a three lot re-subdivision and no further development. 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 March 14, 2025 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, Egg Harbor City Planning Board (via email)
Egg Harbor City Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Ryan McGowan, PE, PP, CME (via email)



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PUBLIC DEVELOPMENT APPLICATION REPORT

February 20, 2025

Meg Steeb, Municipal Clerk (via email)
Egg Harbor City
500 London Avenue
Egg Harbor City NJ 08215

Application No.: 2006-0247.002
Block 709, Lots 1, 5.01, 5.02 & 14
Egg Harbor City

This application proposes a three lot re-subdivision and no further development of the above referenced 2.07 acre parcel in Egg Harbor City. The parcel is vacant and owned by Egg Harbor City.

The applicant has indicated that the proposed re-subdivision is to create three lots which conform to the minimum lot size requirement of the Commission certified (approved) Egg Harbor City land use ordinance.

STANDARDS

The Commission staff has reviewed the proposed re-subdivision 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 Egg Harbor City. The parcel is located in the City's R-11 zoning district. The proposed lots conform to the 11,250 square foot minimum lot area requirement for single family dwellings serviced by public sanitary sewer in the City's R-11 zoning district. The proposed re-subdivision is permitted in a Pinelands Town Management Area.

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

There are wetlands located on and within 300 feet of the parcel. Any future development of the proposed lots must maintain a buffer of up to 300 feet to those wetlands.

PUBLIC COMMENT

The CMP defines the proposed re-subdivision resulting in three lots and no further 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 January 13, 2025. The Commission's public comment period closed on February 14, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed re-subdivision shall adhere to the plan, consisting of one sheet, prepared by Remington & Vernick Engineers, dated November 1, 2021 and revised February 14, 2023.
2. The applicant shall obtain any other necessary permits and approvals for the re-subdivision.
3. This application is for the proposed three lot re-subdivision only. Any other proposed development of the above-referenced parcel requires completion of an application with the Pinelands Commission and shall be governed by Egg Harbor City's certified land use ordinance and the CMP.

CONCLUSION

As the proposed re-subdivision 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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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. PC4-25- 08

TITLE: To Approve the Pinelands Commission’s 2024 Annual Report

Commissioner Pikolyky moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, in September 2006, then Governor Corzine issued Executive Order #37; and

WHEREAS, Executive Order #37 called for the preparation and approval of a comprehensive report concerning the operations of each State authority; and

WHEREAS, the report shall set forth the significant actions of the Commission; and

WHEREAS, because the report is to be done on an annual basis and it includes much of the same information as the Commission's Annual Report, which is required by the Pinelands Protection Act, the two reports have been combined every year since 2007 as a cost savings measure to eliminate waste and promote efficiency as called for in Executive Order #37; and

WHEREAS, pursuant to N.J.S.A. 13:18A-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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the attached 2024 Annual Report be approved, submitted to the Governor's Authorities Unit and posted on the Commission's website.

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				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner			X	
Holroyd			X		Meade			X		Matos	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: March 14, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair