



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 12

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1981-1833.093, 1989-0466.015, 1990-0317.004 & 2021-0269.001)

Commissioner Pikolycky moves and Commissioner Buzby-Cope 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:

1981-1833.093	
Applicant:	Stockton University
Municipality:	Galloway Township
Management Area:	Pinelands Regional Growth Area Pinelands Rural Development Area
Date of Report:	April 14, 2025
Proposed Development:	Construction of a new elevated potable water storage tank;
1989-0466.015	
Applicant:	NJDEP, Office of Resource Development
Municipality:	Dennis Township
Management Area:	Pinelands Forest Area
Date of Report:	April 14, 2025
Proposed Development:	Demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot restroom building;
1990-0317.004	
Applicant:	Medford Township
Municipality:	Medford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	April 14, 2025
Proposed Development:	Demolition of a 1,200 square foot public works building, 50 years old or older; and
2021-0269.001	
Applicant:	Gloucester Co. Engineering Department
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area Pinelands Rural Development Area
Date of Report:	April 17, 2025
Proposed Development:	Improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-of-way .

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 1981-1833.093, 1989-0466.015, 1990-0317.004 & 2021-0269.001 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*				
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: May 9, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
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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

April 14, 2025

Charles West (via email)
Stockton University
Office of Facilities Planning and Construction
101 Vera King Farris Drive
Galloway NJ 08205

Re: Application # 1981-1833.093
Block 875.04, Lot 1.01
Galloway Township

Dear Mr. West:

The Commission staff has completed its review of this application for the construction of a new elevated potable water storage tank. 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 May 9, 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, Galloway Township Planning Board (via email)
Galloway Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Rick Ricciardi, PP (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

Charles West (via email)
Stockton University
Office of Facilities Planning and Construction
101 Vera King Farris Drive
Galloway NJ 08205

Application No.: 1981-1833.093
Block 875.04, Lot 1.01
Galloway Township

This application proposes the construction of a new elevated potable water storage tank located on the above referenced 1,586 acre parcel in Galloway Township.

The proposed 24 foot high 300,000 gallon elevated potable water storage tank will replace an existing 300,000 gallon elevated potable water storage tank. After construction of the proposed replacement water storage tank, the existing water storage tank will be removed.

The applicant has indicated that the existing water storage tank provides all potable water service to the University, including fire suppression capabilities.

On November 25, 2024, the applicant submitted a letter indicating that the existing water storage tank had a severely deteriorated roof that was in jeopardy of failing and that if the tank failed, the University could be forced to close until a source of potable water was found.

The Pinelands Comprehensive Management Plan (CMP) provides that if the Executive Director determines that immediate action is necessary to remedy or prevent a condition that is dangerous to life, health or safety, the Executive Director may, after consultation with the Pinelands Commission Chairperson, perform whatever action is minimally necessary to remedy or prevent danger to life, health, or safety. On December 6, 2024, the Executive Director issued a letter granting the University authorization to immediately initiate the construction of the proposed potable water storage tank based on the threat posed to public safety.

This application has been completed to obtain an after-the-fact Commission approval for the construction of the proposed potable water storage tank.

STANDARDS

The Commission staff reviewed the proposed development for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.2(a) and (b))

The parcel is located partially in a Pinelands Rural Development Area (approximately 603 acres) and partially in a Pinelands Regional Growth Area (approximately 983 acres). The proposed development will be located in the Pinelands Rural Development Area portion of the parcel. Institutional uses, including schools and accessory structures to a school, are a permitted land use in a Pinelands Rural Development Area.

In 2010, Stockton University recorded a conservation deed restriction on a large portion of its campus, including the location of the existing and proposed potable water storage tanks. That conservation deed restriction prohibited the construction of the proposed potable water storage tank in its currently proposed location. However, an amended conservation deed restriction was recorded on March 24, 2025. As a result, neither the existing nor the proposed water storage tank are located in the deed restricted area.

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

There are wetlands located on the parcel. The existing elevated potable water storage tank is located approximately 50 feet from wetlands. The proposed elevated potable water storage tank will be located approximately 100 feet from wetlands. The proposed elevated potable water storage tank will be located farther from the wetlands than the existing elevated potable water storage tank.

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

The proposed development will be located within maintained grass areas and within wooded areas. The proposed development will disturb approximately 0.29 acres 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. To stabilize disturbed areas, 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 CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct a stormwater 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 upon 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. Newspaper public notice was completed on March 6, 2025. The application was designated as complete on the Commission's website on March 7, 2025. The Commission's public comment period closed on April 11, 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 six sheets, prepared by Marathon Engineering & Environmental Services and dated as follows:

Sheets 1-3, 5 & 6 – May 10, 2023; revised to September 22, 2023
Sheet 4 – January 5, 2024; revised to February 9, 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. 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.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 May 2, 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

April 14, 2025

John Cecil, Assistant Commissioner (via email)
NJDEP, Office of Resource Development
Mail Code 501-04A
501 East State Street, P.O. Box 420
Trenton NJ 08625-0420

Re: Application # 1989-0466.015
Block 47, Lot 1
Dennis Township

Dear Mr. Cecil:

The Commission staff has completed its review of this application for the demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot restroom 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 May 9, 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, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
Cape May County Health Department (via email)
Wayne J. Ingram, PE (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

John Cecil, Assistant Commissioner (via email)
NJDEP, Office of Resource Development
Mail Code 501-04A
501 East State Street, P.O. Box 420
Trenton NJ 08625-0420

Application No.: 1989-0466.015
Block 47, Lot 1
Dennis Township

This application proposes the demolition of a 1,290 square foot restroom building, 50 years old or older, and the construction of a 1,380 square foot replacement restroom building located on the above referenced 53.8 acre parcel in Dennis Township.

The existing restroom building was constructed in 1973. The restroom building services the Meisle Campground located within Belleplain State Forest. The Belleplain State Forest is comprised of approximately 23,000 acres. The applicant has indicated that the existing restroom building is in need of replacement. The proposed restroom building will be located in the same approximate location as the existing restroom building that will be demolished.

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. 7:50-5.23)

The proposed development is located in a Pinelands Forest Area. The proposed development is an accessory use to an existing campground. Campgrounds are a permitted land use in a Pinelands Forest Area.

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

There are wetlands located on the parcel. The proposed development is located greater than 300 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.

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 demolition. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required for the proposed demolition.

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 March 28, 2025. The Commission’s public comment period closed on April 11, 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 eight sheets, prepared by French & Parrello Associates, all sheets dated February 26, 2025 and revised to March 12, 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. 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.



PHILIP D. MURPHY
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General Information: Info@pinelands.nj.gov
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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 May 2, 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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SUSAN R. GROGAN
Executive Director

April 14, 2025

Ronald Fowler, Jr. (via email)
Medford Township
49 Union Street, 2nd Floor
Medford NJ 08055

Re: Application # 1990-0317.004
Block 1901, Lot 12
Medford Township

Dear Mr. Fowler:

The Commission staff has completed its review of this application for the demolition of a 1,200 square foot public works building, 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 May 9, 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, 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)



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Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2025

Ronald Fowler, Jr. (via email)
Medford Township
49 Union Street, 2nd Floor
Medford NJ 08055

Application No.: 1990-0317.004
Block 1901, Lot 12
Medford Township

This application proposes the demolition of a 1,200 square foot public works building, 50 years old or older, located on the above referenced 1.96 acre parcel in Medford Township.

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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. An application to the Commission is required for the demolition of any structure 50 years old or older. The CMP permits the demolition of structures anywhere in the Pinelands Area.

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 demolition. Based upon the lack of potential for significant cultural resources, a cultural resource survey was not required for the proposed demolition.

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 March 11, 2025. The Commission’s public comment period closed on April 11, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any demolition debris may only occur at an appropriately licensed facility.
2. 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.

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.



PHILIP D. MURPHY
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PINELANDS COMMISSION **APPEAL PROCEDURE**

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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.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

April 17, 2025

Barry Beckett, P.E. (via email)
Gloucester Co. Engineering Department
1200 N. Delsea Drive
Clayton NJ 08312

Re: Application # 2021-0269.001
Clayton Road, Clayton Avenue, Corkery Lane &
Franklinville-Williamstown Road
Block 12502, Lots 1 - 3
Monroe Township

Dear Mr. Beckett:

The Commission staff has completed its review of this application for improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-of-way. 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 May 9, 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, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Secretary, Gloucester County Planning Board (via email)



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LAURA E. MATOS
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Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

April 17, 2025

Barry Beckett, P.E. (via email)
Gloucester Co. Engineering Department
1200 N. Delsea Drive
Clayton NJ 08312

Application No.: 2021-0269.001
Clayton Road, Clayton Avenue, Corkery Lane &
Franklinville-Williamstown Road
Block 12502, Lots 1 - 3
Monroe Township

This application proposes improvements to the Clayton Road, Clayton Avenue, Franklinville-Williamstown Road and Corkery Lane rights-of-way and an intersection created by the four concerned rights-of-way in Monroe Township.

A 1,700 linear foot portion of Clayton Road is currently paved to a width of 27 feet and will be paved to a width of 32 feet. A 550 linear foot portion of Clayton Avenue is currently paved to a width of 37 feet and will be paved to a width of 40 feet. A 450 linear foot portion of Corkery Lane is currently paved to a width of 41.2 feet and will be reduced to a paved width of 40.7 feet. A 2,400 linear foot portion of Franklinville-Williamstown Road is currently paved to a width of 25 feet and will be paved to a width between 28 to 39 feet.

The application also proposes improvements to an intersection created by the four concerned rights-of-way. The proposed intersection improvements include a 100 foot long, 26 foot wide paved ramp from Clayton Road onto Franklinville-Williamstown Road. The ramp will be located on Block 12502, Lot 1.

This application includes the construction of 3,810 linear feet of a four foot wide concrete sidewalk and 4,406 linear feet of a ten foot wide asphalt pedestrian and bike path located within the above referenced rights-of-way and on 17.93 acre Block 12502, Lots 1 - 3.

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. 7:50-5.26(b)10 & 5.28(a))

The proposed development is located in a Pinelands Rural Development Area and a Pinelands Regional Growth Area. The proposed development (public service infrastructure) is a permitted use in a Pinelands Rural Development Area and a Pinelands Regional Growth Area.

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

The proposed development will be located within existing paved areas, maintained grassed areas and road shoulders and a forested area. The proposed development will disturb approximately 1.7 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.

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 to construct six stormwater infiltration basins.

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

A cultural resource survey was completed for the proposed development. The cultural resource survey determined that the project area does not contain significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on May 12, 2024. Notice to required land owners within 200 feet of Block 12502, Lots 1 - 3 was completed on May 15, 2024. The application was designated as complete on the Commission's website on March 28, 2025. The Commission's public comment period closed on April 11, 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 47 sheets, prepared by Bryson & Yates Consulting Engineers, LLC and dated as follows:

 Sheets 1, 2, 4-16, 20-39, 45 & 47 – October 1, 2020; revised to January 16, 2025
 Sheets 3 & 17-19 – October 1, 2020; revised to March 19, 2025
 Sheets 40 & 41 – January 16, 2025
 Sheets 42-44 & 46 – July 10, 2024; revised to January 16, 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. 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.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 May 5, 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.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 13

TITLE: Approving With Conditions an Application for Public Development (Application Number 1981-2437.019)

Commissioner Irick moves and Commissioner Mauriello 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:

1981-2437.019
Applicant: Atlantic County Vocational Technical School District
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: April 15, 2025
Proposed Development: Construction/installation of an artificial turf athletic field.

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 1981-2437.019 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 columns of headers (AYE, NAY, NP, A/R*) and 4 rows of member names (Asselta, Avery, Buzby-Cope, Holroyd, Irick, Lettman, Lohbauer, Mauriello, Meade, Pikolycky, Rittler Sanchez, Signor, Wallner, Matos). Votes are marked with X.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: May 9, 2025

Signatures of Susan R. Grogan (Executive Director) and Laura E. Matos (Chair)



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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

April 15, 2025

Nicholas Brown, Business Administrator (via email)
Atlantic County Vocational Technical School District
5080 Atlantic Avenue
Mays Landing NJ 08330

Re: Application # 1981-2437.019
Block 994, Lot 47
Hamilton Township

Dear Mr. Brown:

The Commission staff has completed its review of this application for construction/installation of an artificial turf athletic field. 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 May 9, 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, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Robert Gregoria (via email)
Heidi Yeh (via email)



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General Information: Info@pinelands.nj.gov
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PUBLIC DEVELOPMENT APPLICATION REPORT

April 15, 2025

Nicholas Brown, Business Administrator (via email)
Atlantic County Vocational Technical School District
5080 Atlantic Avenue
Mays Landing NJ 08330

Application No.: 1981-2437.019
Block 994, Lot 47
Hamilton Township

This application proposes construction/installation of an artificial turf athletic field located on the above referenced 53.17 acre parcel in Hamilton Township. The Atlantic County Institute of Technology is located on the parcel.

The proposed development also includes the construction of spectator bleachers, an eight lane running track, and associated track and field facilities.

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

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

The proposed development will be located within maintained grass areas, over existing impervious surfaces and within wooded areas. The proposed development will disturb approximately 1.5 acres 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. To stabilize disturbed areas, 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)

There are known Red-headed woodpecker sightings in the general vicinity of the parcel. The applicant performed a threatened and endangered (T&E) species survey for Red-headed woodpecker within the 1.5 acre wooded area that will be disturbed by the proposed development. The results of the T&E species survey were negative for Red-headed woodpecker. A condition has been included in this Report prohibiting any additional tree clearing on the parcel unless a T&E species survey for Red-headed woodpecker is completed demonstrating consistency of any proposed tree clearing on the parcel with the T&E animal species protection standard.

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

The proposed development will be serviced by public sanitary sewer.

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 to construct a subsurface stormwater infiltration system beneath the proposed artificial turf athletic field and to modify an existing stormwater infiltration basin.

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

The Commission staff reviewed available information to determine whether any significant cultural resources exist on the parcel. Based upon the lack of potential for significant cultural resources, 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 18, 2024. Newspaper public notice was completed on June 20, 2024. The application was designated as complete on the Commission's website on March 28, 2025. The Commission's public comment period closed on April 11, 2025. The Commission received one verbal comment at its April 11, 2025 meeting regarding this application.

Public commenter: The commenter expressed concern that the proposed artificial turf athletic field contains contaminants, including heavy metals, that result in negative health effects and that the Pinelands Commission should prohibit the installation of artificial turf fields in the Pinelands Area.

Staff response: The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. The regulations contained in the CMP address land use and development within the Pinelands Area, but do not extend to or address the composition of construction materials for projects such as roads, buildings or athletic fields. Absent adoption of an amendment to the regulations contained in the CMP, the Commission does not have the regulatory authority to prohibit the use of any construction material that is not otherwise prohibited by the State of New Jersey or the United States or

require that an applicant demonstrate there are no better or feasible alternatives to use of a particular construction material.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 23 sheets, prepared by Suburban Consulting Engineers, Inc., all sheets dated June 14, 2024 and revised to November 18, 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. No additional tree clearing shall occur on the parcel unless the applicant completes a regional T&E species survey for Red-headed woodpecker demonstrating that any additional clearing of trees on the parcel will not have an irreversible adverse impact on habitats that are critical to the survival of any local population of Red-headed woodpecker. Dangerous and hazardous trees may be removed from the parcel without such a survey.

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.



PHILIP D. MURPHY
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