



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 20

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 2004-0057.002)

Commissioner Irick moves and Commissioner Lohbauer 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:

2004-0057.002

Applicant:	Ocean County Parks & Recreation
Municipality:	Manchester Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	September 20, 2024
Proposed Development:	Construction of a recreational facility, including athletic fields and a trail system.

WHEREAS, tree clearing, grading and filling occurred in association with the demolition of a building foundation on Block 71, Lot 6.01 without application to, and approval by, the Pinelands Commission: and

WHEREAS, undertaking this development prior to application to, and approval by, the Pinelands Commission constitutes a violation of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, completion of this application with the Pinelands Commission for the development of a recreational facility on the parcel will address the violation; and

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 Pinelands 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 Pinelands 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 2004-0057.002 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: October 11, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



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

September 20, 2024

Mary Jane Bavais, Director (via email)
Ocean County Parks & Recreation
1198 Bandon Road
Toms River NJ 08753

Re: Application # 2004-0057.002
Block 71, Lots 1.01, 6.01 & 7
Block 71.02, Lot 159.02
Block 71.13, Lot 1
Block 72, Lots 1 & 3 - 6
Manchester Township

Dear Ms. Bavais:

The Commission staff has completed its review of this application for construction of a recreational facility, including athletic fields and a trail system. 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 October 11, 2024 meeting.

Tree clearing, grading and filling occurred in association with the demolition of a building foundation on Block 71, Lot 6.01. This development occurred without application to the Commission. This development constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan. The area to be developed for the proposed recreational facility includes the area on the parcel where the concerned clearing, grading and filling occurred. This application addresses the violation.

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

Encls (2): Appeal Procedure
 5/23/24 Public Comment

- c: Secretary, Manchester Township Planning Board (via email)
- Manchester Township Construction Code Official (via email)
- Manchester Township Environmental Commission (via email)
- Secretary, Ocean County Planning Board (via email)
- Ocean County Health Department (via email)
- Ed Confair (via email)
- Megan Schmidt (via email)
- Catherine Brunson (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

September 20, 2024

Mary Jane Bavais, Director (via email)
Ocean County Parks & Recreation
1198 Bandon Road
Toms River NJ 08753

Application No.: 2004-0057.002
Block 71, Lots 1.01, 6.01 & 7
Block 71.02, Lot 159.02
Block 71.13, Lot 1
Block 72, Lots 1 & 3 - 6
Manchester Township

This application proposes construction of a recreational facility, including athletic fields and a trail system on the above referenced 262.5 acre parcel in Manchester Township.

The recreational facility will be located on approximately 29.34 acres of the 262.5 acre parcel. The recreational facility will contain basketball courts, pickle ball courts, a soccer field, a baseball field, a playground, an 8,500 square foot maintenance building, a 3,920 square foot barn, 23,440 linear feet of six foot wide trails and four paved parking areas. The four proposed paved parking areas contain a total of 255 parking spaces.

Tree clearing, grading and filling occurred in association with the demolition of a building foundation on Block 71, Lot 6.01. This development occurred without application to the Commission. This development constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP). The area to be developed for the proposed recreational facility includes the area on the parcel where the concerned clearing, grading and filling occurred. This application addresses the violation.

STANDARDS

The Commission staff has 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. 7:50-5.28)

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

Wetlands Standards (N.J.A.C. 7:50-6.7 and 6.11)

There are wetlands located on the above referenced parcel. The CMP prohibits most development in wetlands. No development is proposed in wetlands.

The CMP also requires a buffer (transition area) of up to 300 feet to wetlands. All proposed development, other than a 6,440 linear foot portion of the proposed 23,440 linear foot trail system, will be located at least 300 feet from wetlands. At its closest point, the proposed 6,440 linear foot portion of the trail will be located approximately 15 feet from wetlands.

The CMP (N.J.A.C. 7:50-6.11) permits low intensity uses, such as hiking, in the required buffer to wetlands provided the proposed development does not involve any structures and it will not result in a significant adverse impact on the wetlands as set forth in the CMP (N.J.A.C. 7:50-6.7). The applicant proposes to remove forest understory to construct the portion of the trail located within 300 feet of wetlands. This portion of the trail will be six feet in width and is proposed as a non-surfaced earthen trail. No tree greater than eight inches in diameter at breast height will be removed for the proposed earthen trail. Based upon the criteria contained in the CMP (N.J.A.C. 7:50-6.7), it has been demonstrated that the proposed six foot wide earthen trail will not result in a significant adverse impact on wetlands.

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

The proposed development will be located in forested areas. The proposed development will result in the disturbance of 29.34 acres of forest. The proposed forest 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 plant grasses suitable for an athletic field. The applicant proposes to utilize a seed mixture which meets the recommendation for the remaining portions of the proposed development.

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

The proposed development on the 262.5 acre parcel will be serviced by one onsite septic system. Based on the acreage of the parcel and the anticipated number of people that will be utilizing the recreational facility, the applicant has demonstrated that the proposed development will meet the groundwater quality (septic dilution) standard of two parts per million nitrogen at the boundary of the parcel.

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

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

Air Quality Standards (N.J.A.C. 7:50-6.94)

The CMP requires that all nonresidential development in a Pinelands Regional Growth Area proposing more than 100 parking spaces must demonstrate consistency with New Jersey Department of Environmental Protection ambient air quality standards (N.J.A.C. 7:27 et. seq.) for carbon monoxide at sensitive receptors. The applicant has submitted information demonstrating that the proposed

development is consistent with the air quality standards contained in the CMP.

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

Threatened and endangered (T&E) animal species surveys were performed for Barred owl, Northern pine snake, Timber rattlesnake, Corn snake and Pine Barrens treefrog. T&E plant species surveys were performed for Sickle-leaved golden aster, Little ladies' tresses and Pine Barrens gentian.

During the survey, Barred owls were heard calling on the parcel on several occasions. The applicant identified critical habitat for Barred owl within a portion of a wetland area located on the parcel. No other T&E animal or plant species were identified on the parcel. No development, including any portion of the proposed trail system, will be located within the wetland area identified as critical habitat for Barred owl.

The CMP requires that development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of T&E animal species. The applicant has demonstrated that the proposed development has been designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local population of Barred owl.

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. Notice to required land owners within 200 feet of the above referenced parcel was completed on May 16, 2024. Newspaper public notice was completed on May 18, 2024. The application was designated as complete on the Commission's website on August 22, 2024. The Commission's public comment period closed on September 13, 2024. The Commission received one written public comment (enclosed) on May 23, 2024 regarding this application.

Comment: The commenter suggested that a traffic study be performed on nearby roads and intersections due to the high number of traffic accidents and vehicle traffic in the area. By separate email dated September 19, 2024, the commenter confirmed that the public comment was offered on behalf of the Environmental Office at Joint Base McGuire-Dix-Lakehurst.

Staff Response: The Commission appreciates and understands Joint Base McGuire-Dix-Lakehurst's interest and concern with the proposed development. The Commission does not have the regulatory authority to address potential traffic impacts of proposed development. The commenter may wish to discuss the traffic concerns with an appropriate Ocean County representative.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 47 sheets, prepared by Engineering & Land Planning Assoc., Inc., all sheets dated April 2, 2021 and revised to August 27, 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.
6. All proposed development, other than the 6,440 linear foot portion of the proposed earthen trail system, shall be located at least 300 feet from wetlands.

CONCLUSION

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

From: BRUNSON, CATHERINE E CIV USAF AMC 787 CES/CEIEA
(catherine.brunson@us.af.mil)
Received: 5/23/2024 3:34:47 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC: Main, Francine A CIV USN NAVAIRWARCENACDIV (USA)
(francine.a.main.civ@us.navy.mil)
Subject: [EXTERNAL] RE Pinelands Application No. 2004-0057.002
Attachments: None

Good afternoon,

Thank you for the notice of the proposed construction of a new public park on Ocean County Route 571 in Manchester Township. We would like to suggest that a traffic study be done on the nearby roads and intersections. We believe that there have been a high number of traffic accidents in this area, and that an increase in the number of cars using the road might cause more issues. We suggest that new road signage or a new stoplight be considered.

Thank you.



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

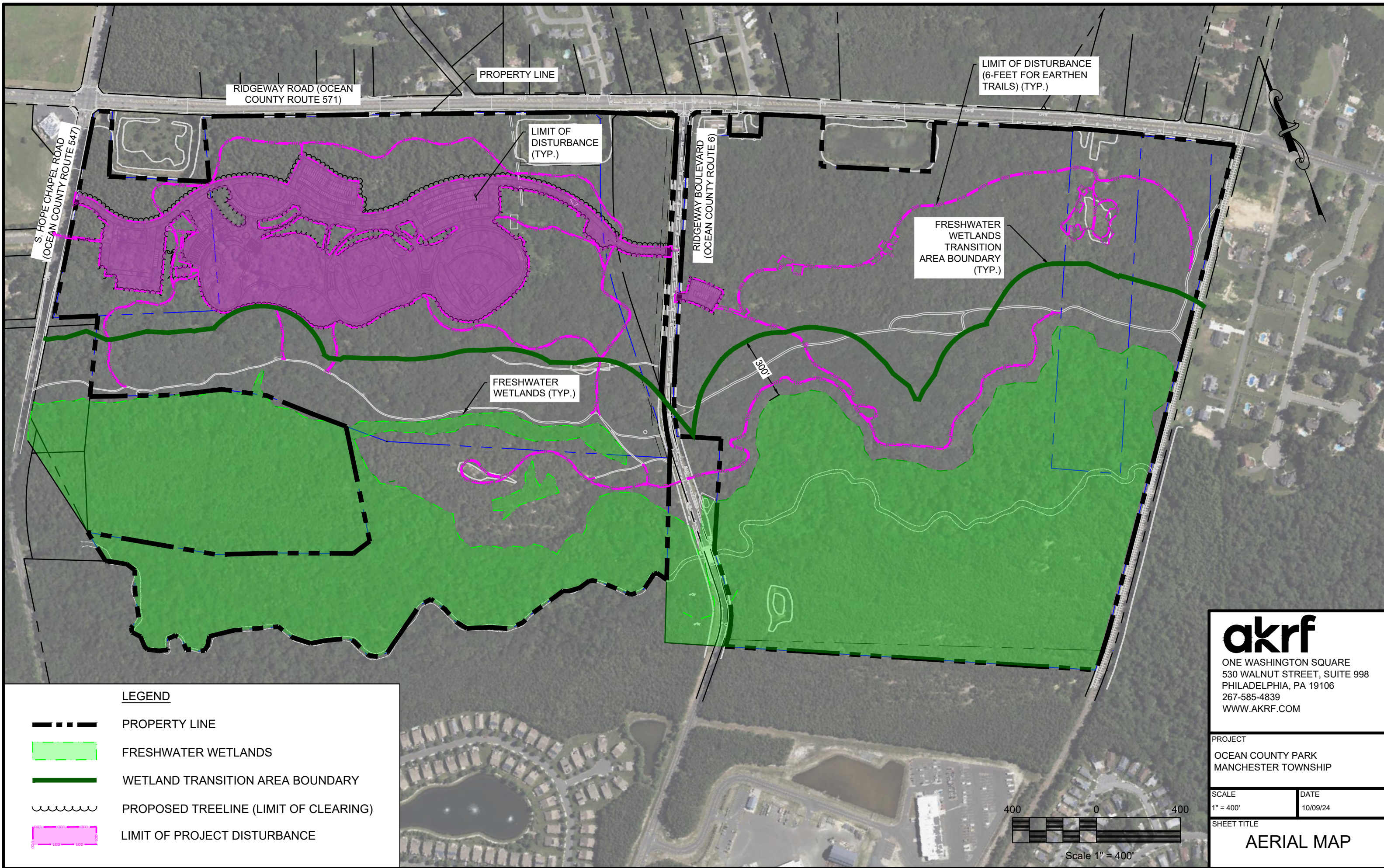
PINELANDS COMMISSION **APPEAL PROCEDURE**

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 October 7, 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.

L:\2020\0220012 (03) - Ocean County Park\CAD\Figures\PineLands Hearing Maps\PineLands MAPS.dwg, AERIAL MAP, mschmidt



RIDGEWAY ROAD (OCEAN COUNTY ROUTE 571)

PROPERTY LINE

S. HOPE CHAPEL ROAD (OCEAN COUNTY ROUTE 547)

LIMIT OF DISTURBANCE (TYP.)

RIDGEWAY BOULEVARD (OCEAN COUNTY ROUTE 6)





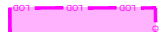
LIMIT OF DISTURBANCE (6- FEET FOR EARTHEN TRAILS) (TYP.)

FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

FRESHWATER WETLANDS (TYP.)

300'

LEGEND

-  PROPERTY LINE
-  FRESHWATER WETLANDS
-  WETLAND TRANSITION AREA BOUNDARY
-  PROPOSED TREELINE (LIMIT OF CLEARING)
-  LIMIT OF PROJECT DISTURBANCE

akrf

ONE WASHINGTON SQUARE
530 WALNUT STREET, SUITE 998
PHILADELPHIA, PA 19106
267-585-4839
WWW.AKRF.COM

PROJECT
OCEAN COUNTY PARK
MANCHESTER TOWNSHIP

SCALE
1" = 400'

DATE
10/09/24

SHEET TITLE
AERIAL MAP

400 0 400








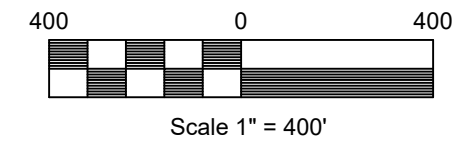
Scale 1" = 400'

L:\2020\0220012 (03) - Ocean County Park\CAD\Figures\PineLands Hearing Maps\PINELANDS MAPS.dwg, SHEET 1_OVERALL.mschmidt



LEGEND

-  PROPERTY LINE
-  FRESHWATER WETLANDS
-  WETLAND TRANSITION AREA BOUNDARY
-  PROPOSED TREELINE (LIMIT OF CLEARING)
-  AREA WITH POTENTIAL LIGHTING OVERFLOW



akrf
 ONE WASHINGTON SQUARE
 530 WALNUT STREET, SUITE 998
 PHILADELPHIA, PA 19106
 267-585-4839
 WWW.AKRF.COM

PROJECT
 OCEAN COUNTY PARK
 MANCHESTER TOWNSHIP

SCALE
 1" = 400'

DATE
 10/09/24

SHEET TITLE
SITE MAP WITH LIGHTING



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 21

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 2010-0008.007)

Commissioner Irick moves and Commissioner Lohbauer 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:

2010-0008.007

Applicant: Egg Harbor City
Municipality: Egg Harbor City
Management Area: Pinelands Town
Date of Report: September 19, 2024
Proposed Development: Construction of a 12,200 square foot public park.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 2010-0008.007 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: October 11, 2024

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

September 19, 2024

Lisa Jiampetti, Mayor (via email)
500 London Ave.
Egg Harbor City NJ 08215

Re: Application # 2010-0008.007
Block 206, Lots 19 & 20
Egg Harbor City

Dear Mayor Jiampetti:

The Commission staff has completed its review of this application for construction of a 12,200 square foot public park. 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 October 11, 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, 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, CFM (via email)
Meg Steeb, City Clerk (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

September 19, 2024

Mayor Lisa Jiampetti (via email)
500 London Ave.
Egg Harbor City NJ 08215

Application No.: 2010-0008.007
Block 206, Lots 19 & 20
Egg Harbor City

This application is for the construction of a 12,200 square foot public park located on the above referenced 0.28 acre parcel in the City of Egg Harbor.

The parcel is located on Philadelphia Avenue, the main street in Egg Harbor City. Existing development along this portion of Philadelphia Avenue is composed of attached mixed use commercial and residential buildings. In 2009, a fire destroyed two buildings located on the above referenced parcel. The destruction of the buildings created an open parcel located between two existing buildings. The parcel has remained vacant since the fire. The proposed park will contain a raised event stage, a picnic patio and an event lawn.

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 Town of Egg Harbor City. The proposed development is a permitted land use in a Pinelands Town Management Area.

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

The proposed development will be located within a disturbed area comprised of bare ground. The proposed soil disturbance is limited to that which will accommodate the proposed development.

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

The parcel is subject of ongoing New Jersey Department of Environmental Protection (NJDEP) environmental remediation due to contamination associated with a discharge that occurred at a former dry-cleaners operation (App. #2020-0189.001). The applicant has provided a letter from the NJDEP, Bureau of Site Management indicating that the proposed development will not affect any ongoing remediation provided that the two existing monitoring wells located on the parcel will remain undisturbed. The proposed development will not disturb the existing monitoring wells.

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

A cultural resource survey was completed for the proposed development as part of a prior application (App. # 2010-0008.001). The survey determined that no significant cultural resources exist within the project area.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on July 9, 2024. Newspaper public notice was completed on July 17, 2024. The application was designated as complete on the Commission's website on August 29, 2024. The Commission's public comment period closed on September 13, 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 one sheet, prepared by Remington & Vernick Engineers, dated March 27, 2024 and last revised July 1, 2024.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
4. The two existing monitoring wells shall not be disturbed without prior authorization from the NJDEP.

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

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

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 October 7, 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.