

# Regulatory Programs



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# What We Do ...

- Regulate development in the Pinelands
- Most development in the Pinelands Area requires an application to the Commission
- Development must be consistent with the Pinelands Comprehensive Management Plan (CMP)

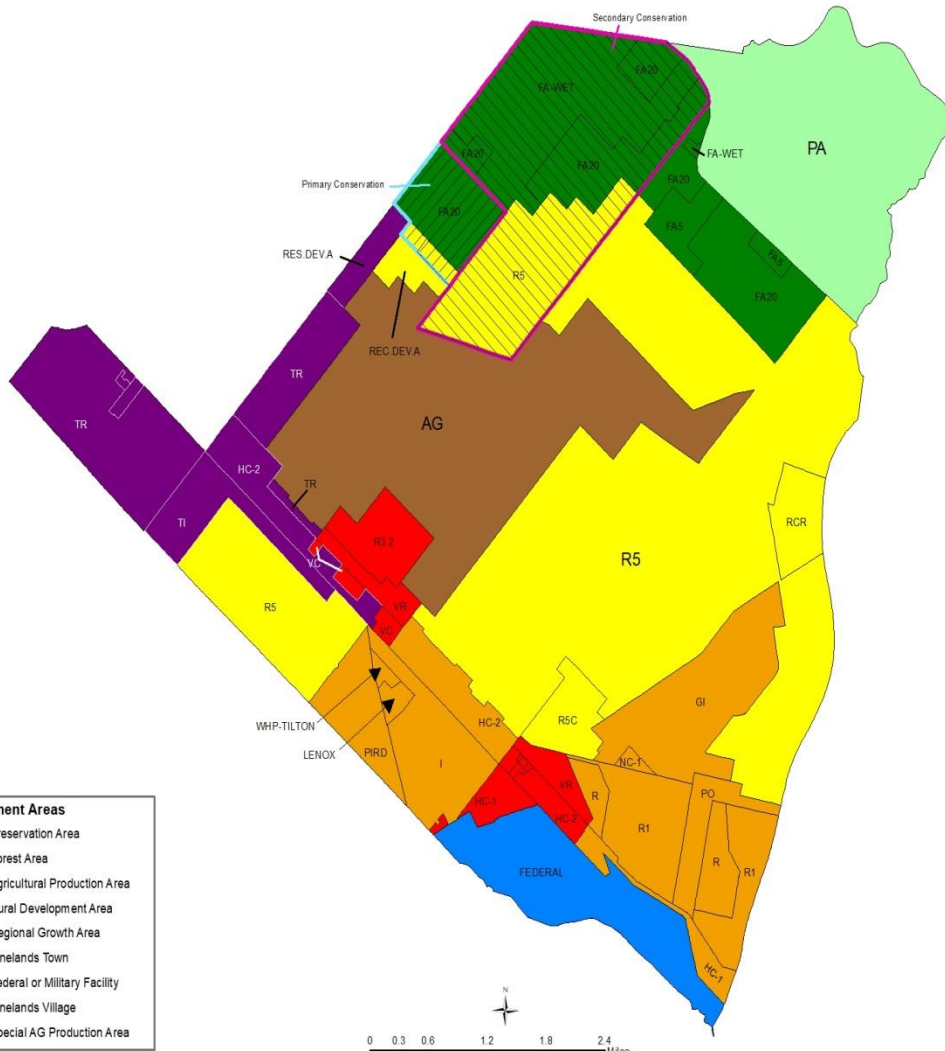
# Exceptions



- The improvement, expansion, construction or reconstruction of any structure accessory to a single family dwelling
- Clearing less than 1,500 square feet of land
- Change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by sewer and no additional development is proposed
- The improvement, expansion, construction or reconstruction of any structure used exclusively for agricultural or horticultural purposes



# Galloway Township



**Management Areas**

<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span>	1-Preservation Area
<span style="display:inline-block; width:10px; height:10px; background-color:#55a868;"></span>	2-Forest Area
<span style="display:inline-block; width:10px; height:10px; background-color:#c4a31d;"></span>	3-Agricultural Production Area
<span style="display:inline-block; width:10px; height:10px; background-color:#fff2cc;"></span>	4-Rural Development Area
<span style="display:inline-block; width:10px; height:10px; background-color:#f4b084;"></span>	5-Regional Growth Area
<span style="display:inline-block; width:10px; height:10px; background-color:#9932cc;"></span>	6-Pineland Town
<span style="display:inline-block; width:10px; height:10px; background-color:#4472c4;"></span>	7-Federal or Military Facility
<span style="display:inline-block; width:10px; height:10px; background-color:#e74c3c;"></span>	8-Pineland Village
<span style="display:inline-block; width:10px; height:10px; background-color:#90ee90;"></span>	9-Special AG Production Area



Map Generated July 2010

# New Jersey Pinelands

## Comprehensive Management Plan



### LAND USE LEGISLATION

#### Chapter 175

### Municipality

In

### Pinelands

GENERAL  
CODE  
PUBLISHERS

72 Hinckley Road  
Rochester, New York 14624

April 2000

# **Application Review Standards**

# Wetlands & Wetland Buffers

- Most development prohibited in wetlands and wetland buffers.
- Up to a 300 foot buffer to wetlands
- Certain linear development activities, such as roads, are permitted in wetlands and/or wetland buffers provided certain conditions are met





# Threatened & Endangered Species

- No development may be carried out unless it is designed to avoid irreversible adverse impacts on a population of a protected plant or on habitat that is critical to the survival of a population of a protected animal



# Groundwater Quality/Septic System Standards

- Five foot depth to seasonal high water table to utilize a septic system
- 3.2 acres required for a dwelling served by a conventional septic system
- 1.0 acre required for a dwelling served by an alternate design septic system
- For nonresidential development, parcel has to be of sufficient size to meet the groundwater quality standards based on wastewater flows from the proposed use



# Stormwater Management

- Applicants are required to address the stormwater management standards when proposing major development
- Must be designed to reduce stormwater runoff rate
- Must hold and infiltrate a volume of stormwater runoff from a typical 10 year storm
- Must be located in suitable soils to ensure proper functioning and protection of groundwater quality



# Private Development Application Process

Info submitted to the Commission



Commission staff issues Certificate of Filing



Applicant provides municipal/county approvals to Commission



Provided development is consistent with the CMP, the Commission issues a letter that allows the approval to take effect

# Public Development Application Process

Information submitted to the Commission



Upon submittal of a “complete” application, the application is scheduled for public comment at next monthly Commission meeting



After that Commission meeting, the staff issues a report containing recommendation on application



Commission reviews and take action on the application at its next monthly meeting

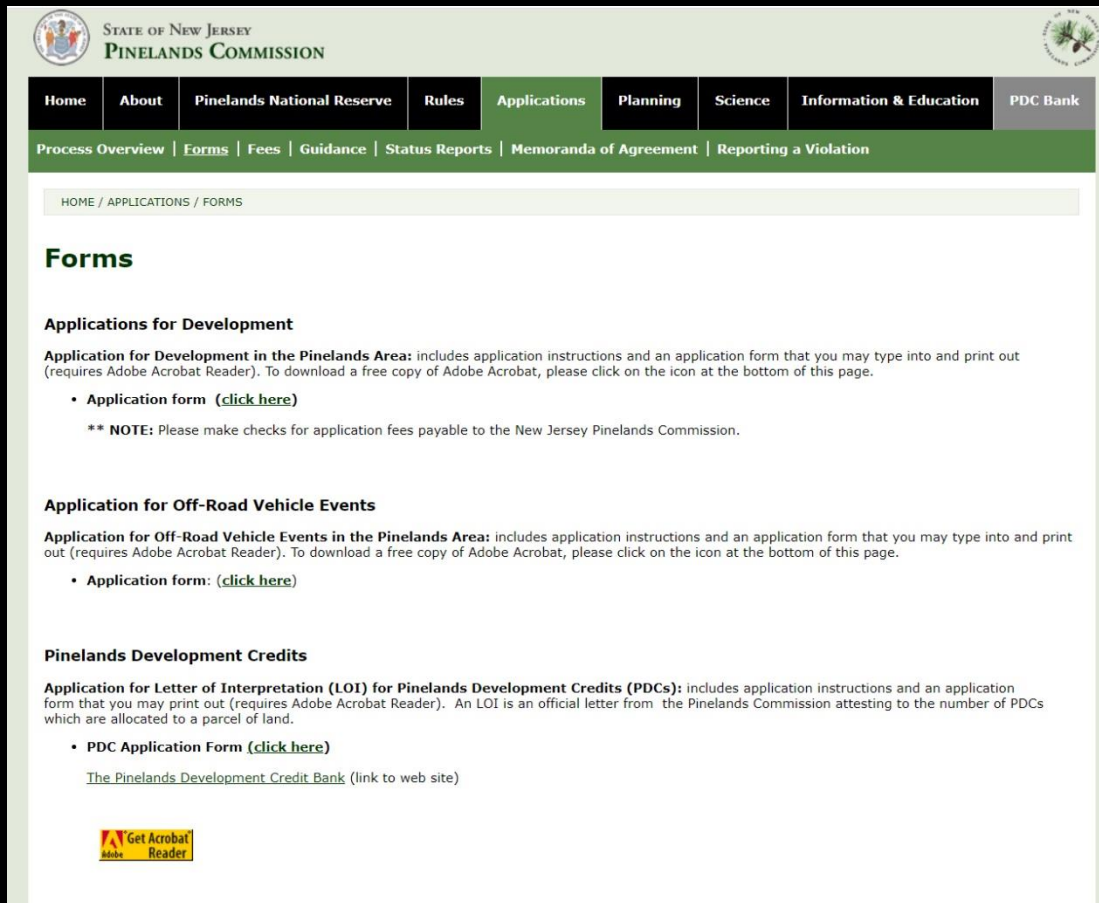


# Violations

- Most regulations contained in the CMP are also contained in the municipal land use ordinance
- Typically, a violation of the CMP is a violation of the municipal land use ordinance
- Types of violations may include clearing of wetlands or undertaking development prior to completing an application with the Commission
- Certain violations activities, such as parking a commercial vehicle in a residential area, may be a violation of the municipal ordinance, but not a violation of the CMP

# Helpful Tools

# Application Forms



STATE OF NEW JERSEY  
PINELANDS COMMISSION

Home | About | Pinelands National Reserve | Rules | Applications | Planning | Science | Information & Education | PDC Bank

Process Overview | Forms | Fees | Guidance | Status Reports | Memoranda of Agreement | Reporting a Violation

HOME / APPLICATIONS / FORMS

## Forms

### Applications for Development

**Application for Development in the Pinelands Area:** includes application instructions and an application form that you may type into and print out (requires Adobe Acrobat Reader). To download a free copy of Adobe Acrobat, please click on the icon at the bottom of this page.

- **Application form** ([click here](#))

**\*\* NOTE:** Please make checks for application fees payable to the New Jersey Pinelands Commission.

### Application for Off-Road Vehicle Events

**Application for Off-Road Vehicle Events in the Pinelands Area:** includes application instructions and an application form that you may type into and print out (requires Adobe Acrobat Reader). To download a free copy of Adobe Acrobat, please click on the icon at the bottom of this page.


- **Application form:** ([click here](#))

### Pinelands Development Credits

**Application for Letter of Interpretation (LOI) for Pinelands Development Credits (PDCs):** includes application instructions and an application form that you may print out (requires Adobe Acrobat Reader). An LOI is an official letter from the Pinelands Commission attesting to the number of PDCs which are allocated to a parcel of land.

- **PDC Application Form** ([click here](#))

[The Pinelands Development Credit Bank](#) (link to web site)



- Application forms for development, off-road vehicle events and for Letters of Interpretation for Pinelands Development Credits can be downloaded on the Commission's website
- Information can be typed into each of the .pdf forms, then sent to the Commission

<https://www.nj.gov/pinelands/appli/forms/>



# Guidelines & Tools

- The Guidelines & Tools webpage contains application forms, guidelines for cultural resource surveys, a document that details application exemptions, a local agency approval checklist, a document that lists the deadlines for submitting public development and waiver applications in order to be heard at a Commission meeting on a given date, sample affidavits, deeds and public notices, and many other helpful documents and tools

The screenshot shows the website for the State of New Jersey Pinelands Commission. The header includes the state seal and the text 'STATE OF NEW JERSEY PINELANDS COMMISSION'. A navigation menu contains links for Home, About, Pinelands National Reserve, Rules, Applications, Planning, Science, and Information & Education. Below this is a secondary menu with links for Process Overview, Forms, Fees, Guidance, Status Reports, Memoranda of Agreement, and Reporting a Violation. The main content area is titled 'Guidelines & Tools' and lists various resources: Applications Forms, Cultural Resources, Forestry, Procedural Guidance, Sample Affidavits, Deeds & Public Notices, Septic Systems, Stormwater Management, Threatened & Endangered Species, and Wetlands. A paragraph explains that the commission offers checklists and tools to help applicants and provides contact information for an Environmental Specialist. A 'Top' link is present. Below is a section for 'Applications Forms' containing a table with three rows of application forms.

Description	Updated	Format
<b>Application for a Letter of Interpretation for Pinelands Development Credits</b> <i>Use this application form when you are applying to determine how many Pinelands Development Credits may be allocated to your property.</i>	2018	<a href="#">.pdf</a>
<b>Application for Development in the Pinelands Area</b> <i>Use this application form when you are applying for development (including a subdivision with no proposed site improvements) in the Pinelands Area.</i>	2019	<a href="#">.pdf</a>
<b>Application for Organized Off-Road Vehicle Event in the Pinelands Area</b> <i>Use this application form when you are applying for an organized off-road vehicle event (for example, an enduro or Jeep Jamboree) in the Pinelands Area.</i>	2018	<a href="#">.pdf</a>

<https://www.nj.gov/pinelands/appli/tools/>

# Fee Calculator

The screenshot shows the Pinelands Commission website's Fee Calculator page. At the top, there is a navigation menu with tabs for Home, About, Pinelands National Reserve, Rules, Applications (selected), Planning, Science, and Information & Education. Below the navigation is a breadcrumb trail: HOME / APPLICATIONS / FEES / FEE CALCULATOR. The main heading is "Fee Calculator".

Instructions: "Please select the type of development that you are proposing. Based on your selection you will be asked to enter specific information related to your proposal (e.g. units, construction cost, etc.). The application fee will be calculated for you. It is recommended that you print the calculation and include it with your application submission."

Additional instructions: "The fee calculator is for your convenience. If accurate information is entered it should calculate the correct application review fee. This calculation is for informational purposes only and is subject to review."

Question: "Please answer these preliminary questions: Is this proposal a private or public development?" with radio buttons for public and private.

Question: "Are you a qualified tax-exempt religious association or corporation or a qualified non-profit organization?" with radio buttons for yes and no.

Note: "If you are proposing a development that is comprised of 2 or more types of development (residential with commercial) the application review fee is the total of the two fees for each specific type of development."

Section: "All fees minimum of \$250"

- Residential
- Subdivision only
- Off-road vehicle event
- Forestry application (initial or renewal) involving 10 or more acres
- Golf course
- Linear development
- Resource extraction
- Change of use with no additional development (not served by public sanitary sewer)
- Commercial, Institutional or Industrial Development
- Solar Energy Facilities

Buttons: Calculate, Reset

- The Pinelands Commission requires fees for reviewing development applications
- The Commission's website contains a Fee Calculator that applicants can use to determine their fee
- Applicants are encouraged to print the calculation and include it with their application submission

[https://www.nj.gov/pinelands/appli/fees/fee\\_calculator.shtml](https://www.nj.gov/pinelands/appli/fees/fee_calculator.shtml)

# Application Status Info

Home About Pinelands National Reserve Rules Applications Planning Science Information & Education

Process Overview | Forms | Fees | Guidance | **Status Reports** | Memoranda of Agreement | Reporting a Violation

HOME / APPLICATIONS / STATUS REPORTS

## Status Reports

The links below provide information about development applications that are currently being processed by the Pinelands Commission. The information is intended to help the public follow the general progress of applications in which they are interested.

The Commission strives to provide the most accurate and up-to-date information about applications. Please note the scheduled update time for each report to better understand the best time to check for updates. Any changes made to the application status after the scheduled update time will not be reflected in the status report until the next scheduled update.

[Active Public Development Applications](#)

[Active Waivers of Strict Compliance Applications](#)

[Development Applications \(PDF\)](#)

To receive e-mailed notice when public development and waiver of strict compliance applications are complete and ready for public review and comment, please e-mail your full name to [info@pinelands.nj.gov](mailto:info@pinelands.nj.gov) with the subject line "Request for Notice of Completed Public and Waiver Applications."

### Public Procedure & Comments

The New Jersey Pinelands Commission greatly values the public's input because it leads to better, more informed decision-making. The Commission has established a public comment process that provides the public with opportunities to comment on public development applications, which go before the Commission for approval.

Under this process:

The public can follow the progress of active public development and waiver of strict compliance applications on the Commission's Status Reports webpage.

The Commission updates two reports on this webpage, including [Active Public Development Applications](#) and [Active Waiver of Strict Compliance Applications](#), each day to alert the public when public development and waiver of strict compliance applications are complete and when the public comment period will close. When an application is complete and ready for public comment, it is highlighted in red lettering on the report. Here's an example:

**Application#1999-9999.999 -- Pine Barrens County Authority**  
Received on: 4/11/2011  
Project: Storm drainage improvements on Pine Barrens Boulevard  
Municipality: Pinelands Township  
Block: 999, Lot: 99.99  
This application is complete and the final opportunity for oral public comment will occur at the 8/12/2016 Commission meeting. Written comments will be accepted until 5 p.m. that day or the close of the meeting, whichever is later.

When an application is complete and the public comment period has elapsed, it is highlight in blue. Here's an example:

**Application#1998-9999.999 -- Pine Barrens County Authority**  
Received on: 8/4/2016  
Project: Construction of a 150 foot high communications facility (tower)  
Municipality: Pinelands Township  
Block: 998, Lot 99  
The public comment period for this application was closed on 7/14/2017. The application will be acted on at the 8/11/2017 Commission meeting.

When a public development or waiver application is deemed complete at least 10 days before the next scheduled Commission meeting, the Commission will accept comments on the application during that meeting. It will accept written comments on the application until 5 p.m. on the day of that meeting.

Following the meeting, the Commission's Executive Director will prepare and issue a report that summarizes and includes responses to public comments, as well as a recommendation for approval or denial of the application. The Commission will then vote on the application during its next meeting.

The documents below further clarify the process that is followed for public development and waiver of strict compliance applications.

[Public Development and Waiver Submission Deadlines](#) - This document identifies the dates by which steps in the application process must be completed for the Commission to vote on an application at a given monthly meeting.

- The Application Status Reports webpage contains information about applications that are currently being processed by the Commission
- This includes active public development applications, active waivers of strict compliance and a summary report of private development applications

<https://www.nj.gov/pinelands/appli/status/>



# Interactive Map

**Pinelands Interactive Map** New Jersey Pinelands Commission

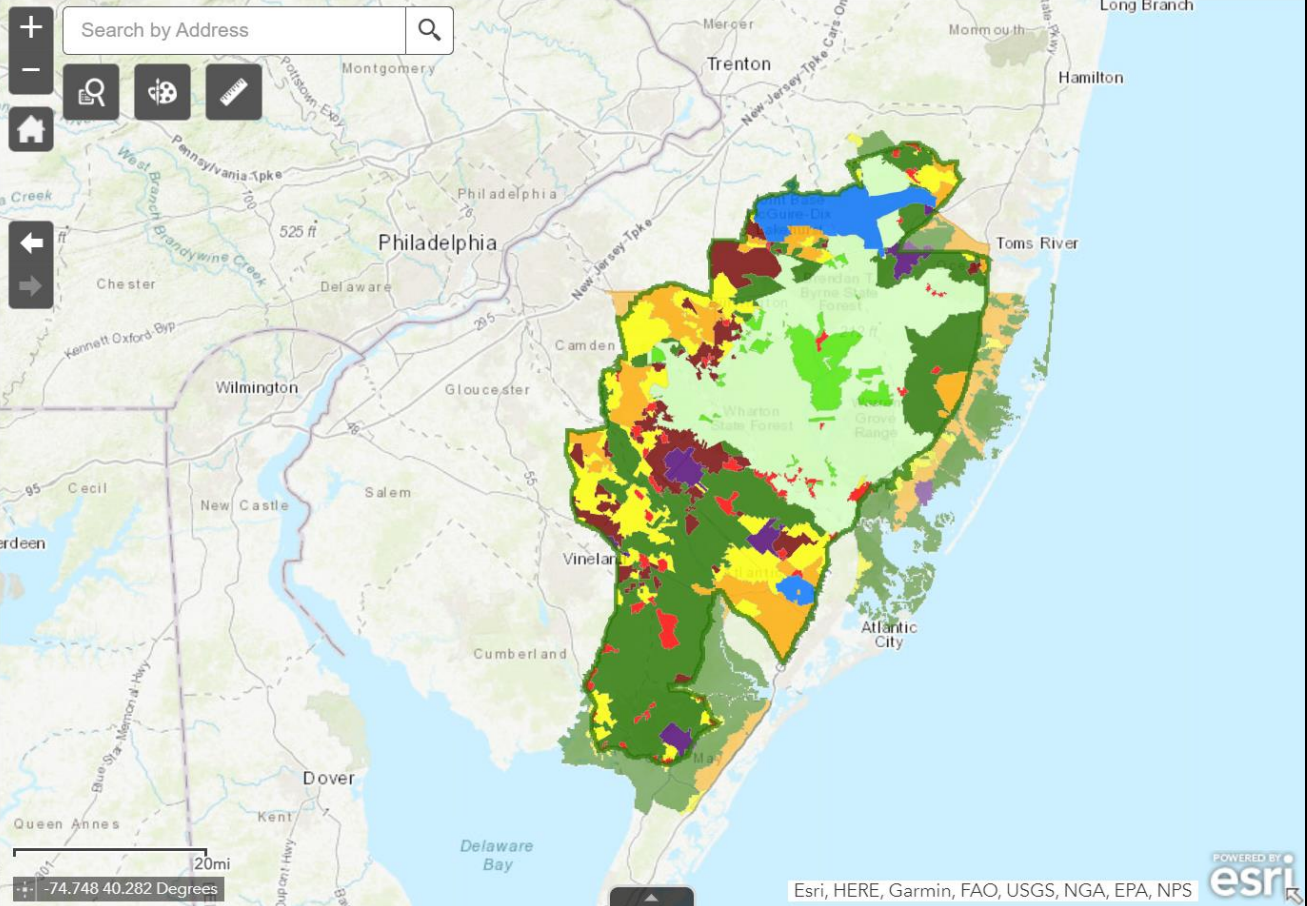
Search by Address

Map Navigation:

- Drag to pan
- Shift and drag to zoom in
- Mouse scroll forward to zoom in
- Mouse scroll backward to zoom in
- Click on the map to return information for all layers visible in the Layers List

You can search for a property by entering the address in the Search by Address tool:

or by selecting the block and lot in the Search by Block and Lot tool:



Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS **esri** POWERED BY

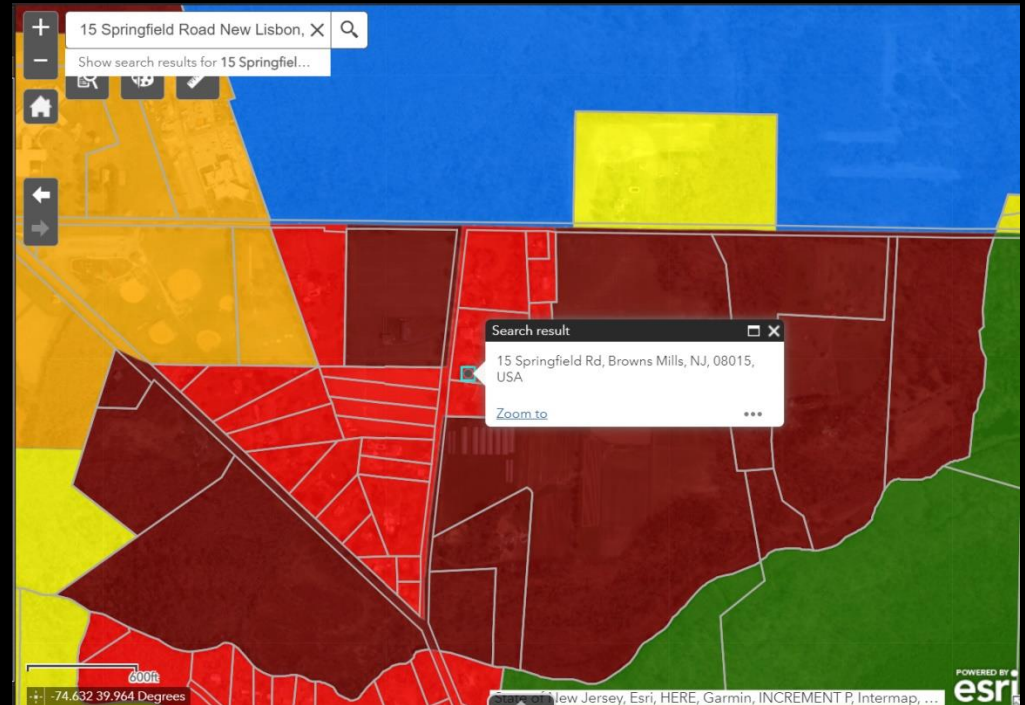
<https://www.nj.gov/pinelands/home/maps/interactivemap/>

# Interactive Map

Through this mapping tool, users can find a property by either address or block and lot and determine whether it is located in the state Pinelands Area, the Pinelands National Reserve or outside of both boundaries.

Additionally, this mapping tool can be used to identify the following information about a property:

- Pinelands Management Area
- Municipal Zoning District
- Property Ownership Data
- Approximate location of Pinelands wetlands
- Approximate 300 foot buffer to wetlands



<https://www.nj.gov/pinelands/home/maps/interactivemap/>

# Situations

- Homeowner proposes the installation of a pool for their dwelling.
- Dwelling was damaged by fire and the owner wishes to demolish and build a new dwelling.
- Your municipality proposes to repave an existing road.
- Existing commercial use plans to install solar panels on their parking lot.

Questions?