

Pinelands Training Session



Stockton University's Kramer Hall/Zoom
May 15, 2024



Introduction and Welcome

Susan R. Grogan,
Executive Director
Pinelands Commission



Development Exceptions

Presented by
Ernest Deman, Supervising Environmental Specialist



Development Applications

What requires
an application
to the
Commission?



Most land development requires application

Including:

- Construction of residential or nonresidential uses
- Subdivision of land
- Forestry activities
- Resource extraction
- Road widening

Development Exemptions

What does not
require an
application
to the Commission?

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.1) lists 23 “development” activities that do not require the completion of an application with the Commission.

Development Exemptions



Common exemptions:

- The improvement, expansion, or reconstruction within five years of destruction or demolition, of any single family dwelling unit
- The improvement, expansion, construction or reconstruction of any structure accessory to a single family dwelling
- The improvement, expansion, construction or reconstruction of any structure used exclusively for agricultural purposes

Development Exemptions

Other exemptions:

- The installation of an accessory solar energy facility on any existing structure or impervious surface
- The change of use of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by public sewers and no additional development is proposed
- The demolition of any structure less than 50 years old
- The establishment of a home occupation within an existing dwelling unit or a structure accessory to a dwelling unit provided that no additional development is proposed



Development Exemptions

Are there any other activities that do not require application?

- The Commission does not require an application for the repair, replacement or maintenance of an existing structure. For example, the replacement of a section of a broken water main or an outdoor refrigeration unit for a commercial building
- Any change within a structure that does not meet the definition of a change of use would not require an application to the Commission. For example, the conversion of a donut shop to a pizzeria

Development Exemptions

What else do
we need to
know?

- While certain development activities do not require an application to the Commission, these development activities must still meet the environmental standards of the municipal land use ordinance and the Pinelands Comprehensive Management Plan. For example, the construction of a barn accessory to an existing single family dwelling must be located outside of wetlands and the required buffer to wetlands.
- There is a \$250 fee for the Commission to issue an “exemption” letter when that information is “readily” available in the municipal land use ordinance.

Development Exemptions

Common misunderstandings:

- A reconstructed dwelling must be located within the footprint of the prior dwelling.
- The change of use of a building used exclusively for agricultural purposes to seasonal farm employee housing is exempt from application to the Commission.
- The construction of an addition to an existing dwelling for an in-law suite is exempt from application to the Commission.

Development Exceptions

Time for a quiz!



Development Application Process



Presented by
Ken Carter, Supervising Environmental Specialist



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 from existing grade 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 onsite septic wastewater treatment 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. Wastewater flows are assigned using guidance from the NJDEP (N.J.A.C. 7:9A)

Stormwater Management

As of January 2022, amendments to the CMP require that the following development address stormwater management standards:

- Major Development
- Minor Residential Development (1-4 dwelling units)
- More than 1,000 square feet of Regulated Motor Vehicle Surfaces (RMVS)



Private Development Application Process

Step #1: Pre-application meeting (optional)

- Request in writing to appinfo@pinelands.nj.gov
- No fee
- Meeting scheduled within 15 days of request
- Commission staff and applicant
- In-person, remote (Teams/Zoom), telephone
- General information/guidance provided
- Pre-application checklist following meeting

Private Development Application Process

Step #2: Information Submitted to Commission



Step #3: Commission staff response
(within 30 days)

If additional information requested in Step #3,
Go back to Step #2.

Private Development Application Process

Step #4: Certificate of Filing (CF)

- Denotes completion of application
- Not an approval or permit
- Utilized to obtain approvals or permits from other agencies
- Almost always transferable (exception: cultural housing)
- Do not expire
- Municipal ordinance requires CF to deem application to municipality is complete
- CFs can be issued if development is inconsistent with CMP



Philip D. Murphy
Governor

Tahesha L. Way
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Laura E. Matos
Chair

Susan R. Grogan
Executive Director

CERTIFICATE OF FILING

Application #: 1234-1234.001

Applicant: Pinelands Development Company

Municipality: Pinelands Township

Block 1234, Lot 1234

Regional Growth Area, RCD Zoning District: 40 acres

Proposed Development

Installation of 9 miles of interconnection underground utility cables

Plan(s) Subject of Certificate of Filing

Pinelands Commission Permitting Plan, consisting of 50 sheets, prepared by Engineers Unlimited, LLC and dated as follows:

Sheets 1 & 2 (dated 1/25/2024)

April 20, 2024

for **Charles M. Horner, P.P.**
Director of Regulatory Programs

Date

BACKGROUND

Existing conditions:

- ♦ Commercial building and rights-of-way.

Relevant Information:

- ♦ There are wetlands located within 300 feet of the proposed development. The proposed development will result in the disturbance of 350 square feet of wetlands.

CONDITIONS

1. Prior to Commission issuance of a letter advising that any municipal or county approvals or permits can take effect, information must be provided to the Commission demonstrating that the proposed utility lines cannot be relocated outside of wetlands (N.J.A.C. 7:50-6.13).
2. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect, and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect

Private Development Application Process: LRO

Alternative Permitting Program (Local Review Officer)

- Alternative permitting process in municipal ordinance
- Currently 15 municipalities have active LROs
- For parcels that conform to municipal zoning requirements (no Commission Waiver of Strict Compliance)
- Applicant submits municipal development application to directly to LRO

Private Development Application Process: LRO

Response from LRO

- Upon completion of application, Preliminary Zoning Permit (PZP) submitted to Commission staff to co-sign
- PZP denotes completion of application (equivalent to Certificate of Filing)
- Not an approval or permit
- Utilized to obtain approvals or permits
- Expire within 2 years of issuance
- Municipal ordinance requires PZP to determine application to municipality is complete

**BASS RIVER TOWNSHIP
PRELIMINARY ZONING PERMIT
AND
PINELANDS COMMISSION CERTIFICATION**
Pinelands Application No. 2022-0195.001
Issued on 1/5/2024 Expires on 1/5/2026

The development of **BLOCK 57, LOT 39** consisting of approximately **7.9 acres** has been found to be consistent with Title 17 of the Development Regulations of Bass River Township, County of Burlington, State of New Jersey and the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-1.1 et seq., subject to the conditions set forth below.

CONDITIONS

1. This permit is not valid unless accompanied by the plan prepared by **Nelke, Constantine & Associates**, dated **7/10/2023 and last revised 02/26/2024**.
2. The following type of sewer service or sewage disposal shall be acceptable:
 Public Sewer Standard sewage disposal system Other:
3. All development shall be located on the property as specified on the accompanying plan.
4. Conformance with the area, yard and bulk requirements of Title 17 Development Regulations of the Township of Bass River which are in effect as of the date this permit is issued shall be re-verified as a prerequisite to the issuance of a construction permit.
5. All development, clearing and land disturbance shall be located at least 300 feet from wetlands
6. The septic system shall be located where the seasonal high water table is at least five feet below the natural ground surface
7. The proposed dwelling must meet the stormwater management requirements of the municipal land use ordinance and the Pinelands Comprehensive Management Plan. These requirements include that the proposed underground infiltration trench must retain and infiltrate on the parcel the runoff generated from the total roof area of the proposed dwelling by a 10-year, 24-hour storm. A minimum separation of at least two feet is required between the elevation of the lowest point of the proposed underground infiltration trench and the seasonal high water table. The proposed underground infiltration trench must be sited in soils with a permeability rate between one and 20 inches per hour.

NOTICE TO PERMITTING AND APPROVAL AGENCIES

1. This permit shall be accepted in lieu of a Pinelands Certificate of Filing until the expiration date shown above.
2. Permits and approvals should adhere to the accompanying plan and above conditions to ensure that those permits and approvals are consistent with Title 17 of the Development Regulations of the Code of Bass River Township and the Pinelands Comprehensive Management Plan within 5 days of its issuance. The Pinelands Commission shall thereafter determine whether that permit or approval can take effect.

TOWNSHIP OF BASS RIVER


Signature

Frank J. Little, Jr. PE, PP, CME
Twp Engineer and Zoning Officer
Name

PINELANDS COMMISSION


Signature

Timothy Capella
Name

Private Development Application Process

Step #5: Permits and Approvals

- Applicant seeks municipal, county or state approvals
- Local Agency Approval Submission Checklist
- Applicant must submit local (municipal and county) approvals/permits to Commission for review within five days of receipt

Private Development Application Process

Step #5: Permits and Approvals (cont.)

Commission issues 1 of 3 responses to permit/approval:

Letter #1: Additional Info Needed to Review Permit or Approval
(Resolutions, Approved Plans, Reports, etc.)

Letter #2: Permit or Approval Raises Issues with CMP
(Public Hearing Scheduled)

Letter #3: Permit or Approval Can Take Effect

Private Development Application Process

Streamlined Email (Fax) Permit Process

- Utilized by many municipalities and County health departments
- Currently notices of pending permits emailed to Commission (Examples are septic permits, zoning permits and construction permits)
- Commission staff responds to agency by email whether to issue permit:
 - **Issue Permit:** Applicant must submit issued permit to Commission
 - OR**
 - **Do Not Issue Permit:** Commission staff issues letter to applicant indicating that permit raises issues with CMP

Private Development Application Process



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

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

Pinelands Commission Response to Permit to be Issued

Date: 4/18/2024

Pinelands Application Number: 1990-0788.108

Applicant: K Sarama, LLC

Municipality: Barnegat Township

Block: 92.36

Lot: 17

Type of Permit: Construction Permit

Proposed Development Subject of Permit: Single family dwelling

Commission Response to Permit:

OK TO ISSUE PERMIT

Conditions: None

From: Kenneth S. Carter *KSC*
Environmental Specialist 1

Private Development Application Process

Info submitted to the Commission



Commission staff issues Certificate of Filing



Applicant provides municipal/county approvals/permits
to Commission



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

Public Development Application Process

Same application process and review standards as private development except:

- “Public Notice”, both in the newspaper and by letter to property owners within 200 feet required for major development
- When application deemed complete, it is placed on Pinelands Commission meeting agenda for public comment

Public Development Application Process

- The application is voted on by the 15 Pinelands Commissioners at the next Pinelands Commission meeting
- Following Commission approval, development may occur once any other approvals/permits are obtained
- Other approvals/permits do not need to be submitted to Commission

Public Development Application Process

Information submitted to the Commission



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

Development Application Process

Time for a quiz!



Violations



Presented by
April Field, Chief Permit Administrator



Types of Violations

- **Development without application**
 - Expansion of Commercial Use
 - Paving of a stone/dirt parking lot
 - Establishment of dwelling unit
- **Vegetation clearing**
 - Nonresidential: Greater than 1,500 square feet
 - Residential: Beyond necessary for dwelling or accessory use (pool, shed, etc.)
- **Wetlands or wetland buffers**
 - Filling
 - Clearing



Not Violations of the CMP

- Upland vegetation clearing (No wetlands/buffers)
 - Nonresidential: Less than 1,500 square feet
 - Residential: Necessary for permitted dwelling or accessory use (pool, shed, tennis court)
- Re-paving of existing paved parking lot (provided no expansion occurs)
- Parking of commercial vehicle in residential neighborhood

Note: Certain activities may be a violation of the municipal ordinance but not the CMP

Violations



- Most Pinelands regulations are also contained in the municipal land use ordinances
- Typically, a violation of the CMP is also a violation of the municipal land use ordinance

Violations

Who has
primary
enforcement
authority?

Municipalities

- The Pinelands Commission does not have direct enforcement authority
- Pinelands regulations are implemented through municipal ordinances

How to report a Violation?

Public should submit a report in writing to:

- Municipal zoning or code enforcement officials
- Copy the Commission(appinfo@pinelands.nj.gov)

Report should include:

- Location (Municipality, Block and Lot)
- Description of Violation
 - Description of Activities
 - Approximate Size
 - Location on property
- Photographs, if available

Investigating Violations

- If a municipality receives a report, the municipality should investigate, confirm and issue a violation letter to the property owner and copy the Commission
- If the Commission receives a report, Commission staff will coordinate investigation with municipality, confirm and issue a violation letter to property owner and copy municipality
- Commission staff will provide support to municipal staff through:
 - Site Inspections
 - Commission Violation Letters
 - Expert witness testimony at Municipal Court

Resolving a Violation

Completion
of a
Pinelands
development
application

OR

Restoration
to
previous
conditions

Restoration Plans

Acceptable Plans include:

- Hand drawn sketch/plan
- Development to be removed
- Location and dimensions of area(s) to be restored
- Type, quantity and size of native Pinelands plants to be replanted
- Schedule of removal and restoration, including completion date

Violations

Time for a quiz!



Time for a 10-minute Break!

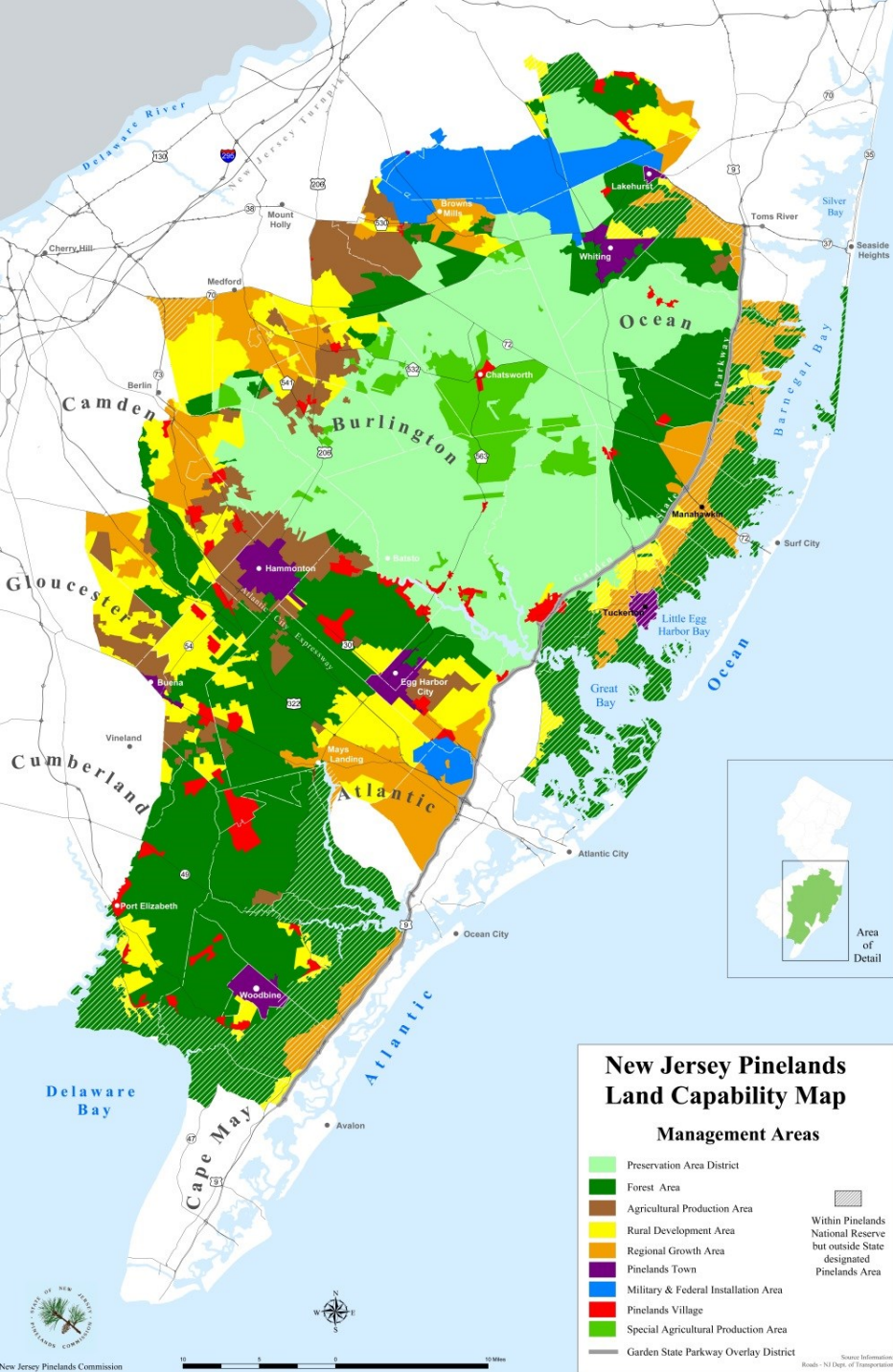


Zoning



Presented by
Charles M. Horner, PP, Director of Regulatory Programs





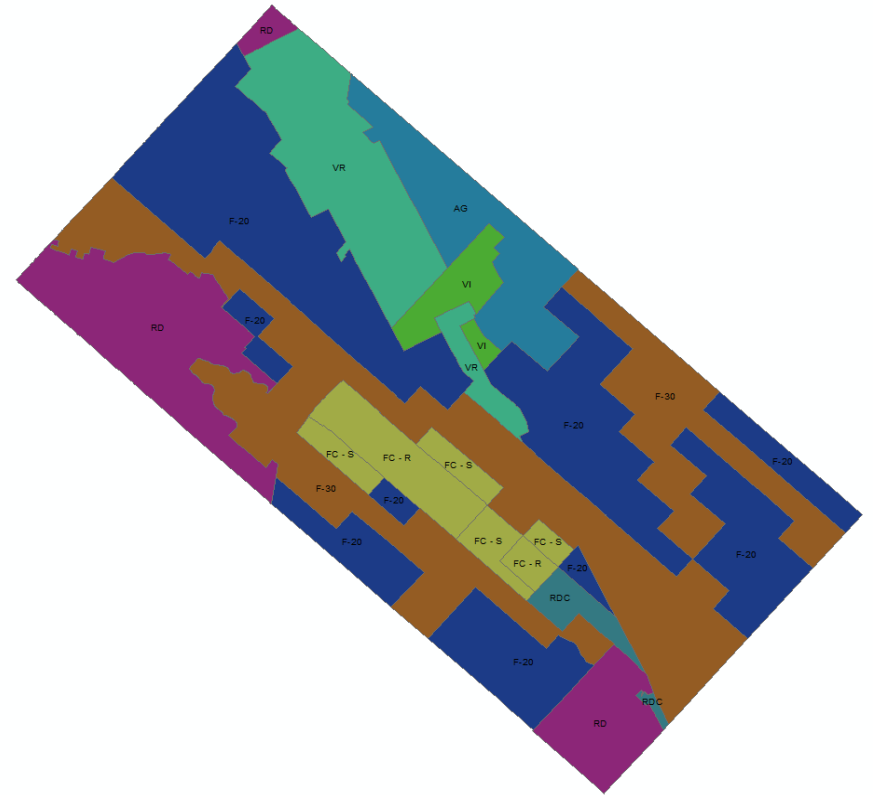
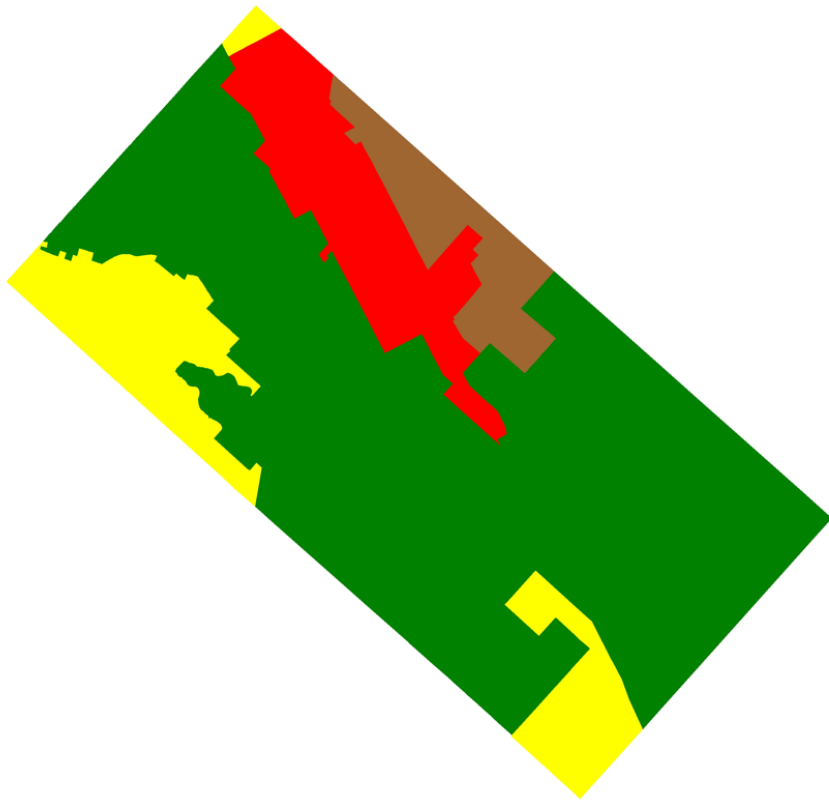
Pinelands Management Areas

Zoning

Pinelands Management Areas

Vs.

Municipal Zoning Districts



Zoning: Conformance

The CMP requires Commission review and approval of all municipal master plan and land use ordinances and amendments before they take effect.



Zoning: Permitted Uses

Uses permitted in the Management Area, but not permitted in the Zoning District.

- Example: Resource extraction (sand mining) is permitted in a Regional Growth Area, but municipalities typically do not permit it in residential zoning districts.

Zoning: Permitted Uses

A municipal use variance typically does not resolve permitted use issues if the use is not permitted in the Management Area

- Example: Convenience store in Pinelands Preservation Area District

A municipal use variance normally does resolve permitted use issues if the use is permitted in the Management Area but not permitted in municipal zoning district

Zoning: Minimum Lot Size

- Residential Density Transfer Program
 - Rural Development and Forest Areas
 - Municipal land use ordinances provide for acquiring/deed restricting non-contiguous land typically in the same zoning district
- Clustering
 - Two or more proposed dwellings in the Rural Development or Forest Area must be clustered on one acre lots
 - To preserve open space, municipal land use ordinances require clustering when two or more dwellings are proposed

Zoning

If the proposed use is not permitted in the Management Area or the municipal zoning district:

What do I
advise
applicants?

Answer:

Proposed use is not permitted

Zoning

If the proposed use does not meet the minimum lot size requirement:

What do I
advise
applicants?

Answer:

Contact the
Commission Regulatory
Programs staff

Zoning

“Grandfather Provision”

What it is not:

It is not a provision that allows for development of any lot owned prior to the Commission’s regulations (1981).

What it is:

Allows for development of one house on an existing lot of at least one acre provided:

- the lot was owned since 1979, and
- the house will be for the owner since 1979 or a member of their immediate family

(Other conditions and must still meet environmental standards (e.g. Wetlands and DSWT for septic).

Zoning

“Cultural Provision”

What it is:

Allows for development of one house on a proposed lot of at least 3.2 acres provided:

- the parcel was owned since 1979,
- the house will be for the owner since 1979 or a member of their immediate family, and
- the person to occupy the house has resided in the Pinelands for at least five years and that person, or one or more members of that person’s immediate family, has lived in the Pinelands for a total of at least 20 different years.

Rezoning

- Applicants must discuss any rezoning requests with municipality
- If a municipality is interested in proposing a zoning change, the municipality (not the property owner, redeveloper or applicant) should contact the Commission's Land Use Programs staff.

Rezoning

Protection of previous approvals from zoning changes

- Prior municipal Planning and Zoning Board Major Site Plan and Major Subdivision Approvals only provide protection from zoning changes in accordance with the provisions of the New Jersey Municipal Land Use Law.
 - Preliminary Approval: Three years, two one-year extensions
 - Final Approval: Two years, three one-year extensions

What happens once the protection offered by the New Jersey Municipal Land Use Law expires?



Pinelands Development Credit Program

Presented by
Gina Berg, Director of Land Use Programs

May 15, 2024

The PDC Program -- Briefly

PDCs are development rights that are allocated by the Pinelands Commission to properties in sending areas that can be transferred to increase the amount of residential development permitted on other properties in receiving areas.

PDC severance preserves land in sending areas

PDC redemption transfers the right to build in the receiving areas

PDCs can be bought and sold in 1/4 (or 1 right) increments.

Pinelands Land Capability Map

SENDING AREAS:

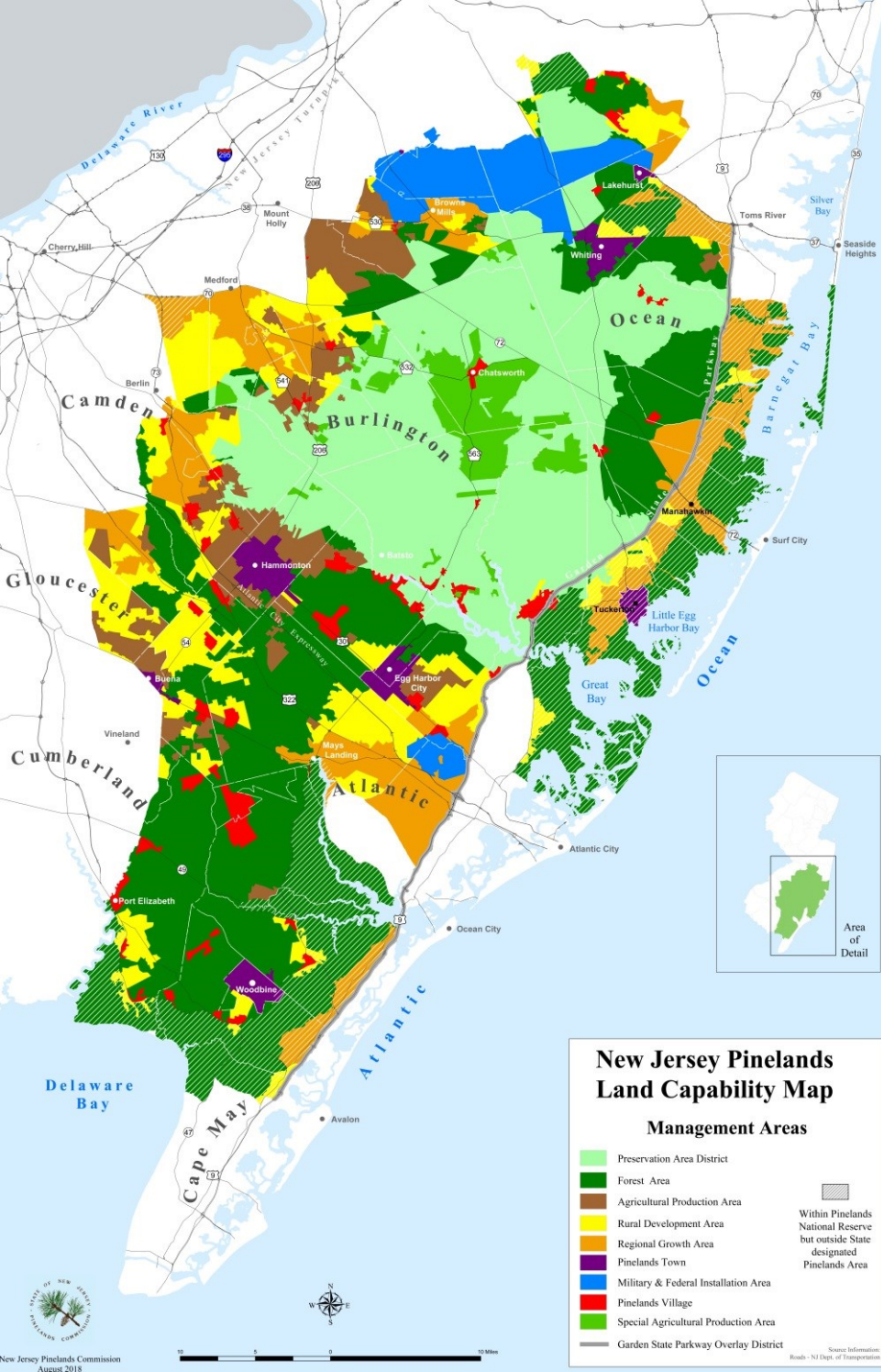
Preservation Area District

Special Agricultural Production Area

Agricultural Production Area

RECEIVING AREA:

Regional Growth Area





Sending Areas – PAD, APA, SAPA

Conservation or agricultural easements are placed on the sending properties when the PDCs are severed

Receiving Areas

24 Regional Growth Areas (76,000 acres)

municipal zoning plans
allow for bonus
residential densities via
use of PDCs or require a
minimum % of PDC use

Other Uses of PDCs

- undersized lots
- development that
requires a waiver
(deviations) from
environmental standards



PDC Allocation

Property owner in a sending area applies to the Pinelands Commission for a Letter of Interpretation (LOI)

Pinelands Commission issues LOI, indicating the number of PDCs allocated to a property

Allocations are based on CMP formula, with deductions for existing development and future homes

LOIs are valid for 5 years

LOIs are not transferable

PDC Severance

Property owner with valid LOI applies to the PDC Bank for a PDC Certificate

PDC Bank reviews deed and title search

PDC Bank files deed restriction with County

PDC Bank issues PDC Certificate, which can be sold or transferred (separate from the land), and notifies the municipality

Owner's contact information is posted on the PDC Bank's Seller's List on the website



State of New Jersey
Pinelands Development Credit Bank
 P.O. Box 359
 New Lisbon, NJ 08064 (609) 894-7300
 PDCBank@pinelands.nj.gov

No.
 Date Issued: 03/25/2024

Pinelands Development Credit Certificate

Pursuant to the Pinelands Development Credit Bank Act (N.J.S.A. 13:18A-30 et seq.)
 and the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1.1 et seq.)

This certifies: _____ hereby owns

_____ Pinelands Development Credits

A restriction on the Deed to Block(s) _____ Lot(s) _____

situated in the Municipality of _____

is recorded in Book _____ Page _____

at the County Clerk's Office.

 Owner's Signature

 Executive Director
 Pinelands Development Credit Bank

PDC Redemption

(Applicants' Use of PDCs)

Commission determines required number of PDCs during development application process

Applicant and a municipal official complete the redemption info (back of PDC Certificate) and submit PDC Certificates to the PDC Bank

PDC Bank issues “pending redemption” notice to the applicant, municipality, and Commission

Certificates are “officially redeemed” upon the Commission’s issuance of a letter allowing the municipal approval or permit to take effect

SALE, CONVEYANCE OR TRANSFER
OF
PINELANDS DEVELOPMENT CREDITS

Within ten (10) business days the person acquiring a PDC, or any interest therein, shall deliver to the PDC Bank this original Certificate, properly completed.

Upon receipt, new certificate(s) will be issued in the name of the person, or persons, who have secured an interest in the PDCs.

1. GRANTEE (BUYER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. GRANTOR (SELLER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

SIGNATURE: _____

3. NUMBER OF PDCs SOLD, CONVEYED OR
TRANSFERRED: _____

4. DATE OF TRANSACTION: _____

5. INTEREST SECURED *: _____

6. CONSIDERATION (SALES PRICE): \$ _____

7. ATTACH WRITTEN EVIDENCE OF THE
TRANSACTION.

(e.g. Contract of Sale, Bill of Sale)

* Percentage of Face Value of Certificate

PINELANDS DEVELOPMENT CREDITS
PLEGGED AS SECURITY

When PDCs are pledged as security for loans, the lending institution shall return this Certificate to the PDC Bank properly completed, within ten (10) business days.

Upon receipt, certificate(s) reflecting the encumbrance will be re-issued.

1. OWNER (BORROWER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. LENDING INSTITUTION

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

TITLE: _____

3. AMOUNT OF LOAN: _____

4. TERM OF LOAN: _____

5. DATE OF LOAN: _____

6. NUMBER OF PDCs PLEDGED AS COLLATERAL

7. ATTACH WRITTEN EVIDENCE OF THE
TRANSACTION.

NOTE: When PDCs are released as security, the PDC Bank will again re-issue a certificate upon notification by the owner and lender.

REDEMPTION
OF
PINELANDS DEVELOPMENT CREDITS

When PDCs are redeemed, the person redeeming the PDCs shall return this Certificate to the PDC Bank, properly completed, within ten (10) business days. Only the individual or corporation whose name appears on the front of this Certificate may redeem the PDCs.

1. OWNER (PERSON REDEEMING)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. PROPERTY ON WHICH PDCs WERE REDEEMED:

MUNICIPALITY: _____

BLOCK#: _____ LOT#: _____

(Use separate sheet of paper if necessary)

3. NUMBER OF PDCs REDEEMED: _____

4. PINELANDS COMMISSION APPLICATION NUMBER: _____

5. DATE OF MUNICIPAL APPROVAL: _____

6. MUNICIPAL REPRESENTATIVE:

NAME: _____

TITLE: _____

SIGNATURE: _____

PDC Program

Common misunderstandings:

- The Commission makes \$ from the sale of PDCs.
 - **Fact:** all proceeds go to the seller of the PDCs. Neither the Commission or the PDC Bank receive any \$.
- The PDC Bank buys and sells PDCs.
 - **Fact:** All sales occur on the private market. The PDC Bank merely processes sales transactions.
- PDCs can be allocated to any property in the Pinelands Area.
 - **Fact:** PDCs are allocated only to properties in designated sending areas.



Commission Website and Property Maps



Presented by
April Field, Chief Permit Administrator



Is the
property in
the
Pinelands
Area?

What is the
municipal
zoning
district?

What is the
application
fee?

Are there
wetlands
on the
property?

Property Lookup Map

The screenshot displays a web-based property lookup map. The interface includes a search bar, a results panel, and a map view. The search bar contains the text "15 springfield rd new lisbon nj". The results panel shows property information for "15 SPRINGFIELD RD" in Pemberton Township, Burlington County, NJ. The map view shows a red-outlined property lot with a "PV" zoning designation. A search result popup is visible on the map, displaying the address "15 Springfield Road, Browns Mills, NJ, 08015" and a "Zoom to" link.

Property Information
Pemberton Township
Block 846, Lot 1.01

Street Address: 15 SPRINGFIELD RD
City: Pemberton Township
County: Burlington
In Pinelands Area: Yes
Application to Pinelands Commission Required: Yes
Municipal Zoning: PV
Municipal Zoning Office Phone Number: 609-894-3340
Municipal Code Website: <https://ecode360.com/11301525>
Wetlands: No
Wetlands 300 Buffer: No

Approximate wetlands/buffer limits based on mapping. Field delineation required.

Wetlands and 300 foot Buffer

Search result: 15 Springfield Road, Browns Mills, NJ, 08015
[Zoom to](#)

Interactive Map

Pinelands Interactive Map

Map Layer List - Toggle layers on/off

Pinelands Base Layers

Layers

- Permanent Land Protection Restrictions ...
- Pinelands Lots with 2020 Tax Data(from the State of New Jersey) ...
- New Jersey Pinelands Area ...
- Pinelands National Reserve ...
- Approximate Pinelands Wetlands ...
- Approximate 300 Foot Wetlands Buffer ...
- Municipal Zoning ...
- Pinelands Management Areas ...
- 2020 Aerial Imagery ...

Municipal Zoning Layers

Layers

- Barnegat Township Zoning ...
- Bass River Twp Zoning ...
- Beachwood Borough Zoning ...
- Berkeley Township Zoning ...
- Berlin Borough Zoning ...
- Berlin Township Zoning ...
- Buena Borough Zoning ...

Search: 15 springfield rd nj lisbon nj

Show search results for 15 springfiel...

(1 of 2)

Pinelands Parcels:

Pemberton Township
Block 846, Lot 1.01

OWNER INFORMATION

Owner Name
Owner Address PO BOX 359
NEW LISBON, NJ
08064

PROPERTY INFORMATION

Street Address 15 SPRINGFIELD RD
City Pemberton Township
County Burlington
Block Number 846

[Zoom to](#) ...

Springfield Rd
Pinelands Commission
Pinelands Commission

Pinelands Property Maps

Property Lookup Map

- Municipal Zoning Officer Contact Info
- 'snapshot' of all relevant information on parcel in one location/panel
- More user friendly for non-GIS users
- Indicates if parcel located in Pinelands Area and if an application would be required

Interactive Map

- Search via Block & Lot or Address
- Help answer the question 'is my lot buildable?'
- Show the approximate location of wetlands and buffers
- Indicate Municipal Zoning (provide link to [ecode](#))
- 2020 aerial imagery
- Outlines Pinelands Management Areas

- 2015 aerial imagery
- Access to Map Tools
 - Print
 - Draw
 - Measure
- Permanently Protected Land (PLP) layer available
- Lists approximate acreage of parcel

Application Status Info

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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 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 development applications

Guidelines & Tools

This webpage contains helpful forms & guidance documents.

Forms that may be helpful to municipal officials include:

- [Development Application](#)
- [Application Exemptions](#)
- [Local Approval Checklist](#)
- [Public Development/Waiver Deadlines](#)
- Sample affidavits, deeds and public notices

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 titled 'Applications Forms' containing a table with three rows of application forms.

Description	Updated	Format
Application for a Letter of Interpretation for Pinelands Development Credits <i>Use this application form when you are applying to determine how many Pinelands Development Credits may be allocated to your property.</i>	2018	.pdf
Application for Development in the Pinelands Area <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	.pdf
Application for Organized Off-Road Vehicle Event in the Pinelands Area <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	.pdf

Fee Calculator

STATE OF NEW JERSEY
PINELANDS COMMISSION

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Fee Calculator

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 (# of units, construction cost, etc.). The application fee will be calculated for you. It is recommend that you print the calculation and include it with your application submission.

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.

Please answer these preliminary questions:

Is this proposal a private or public development?
 public
 private

Are you a qualified tax exempt religious association or corporation or a qualified non-profit organization?
 Yes
 No

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.

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

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

Online Submission

**Can I submit
my Pinelands
Application Online?**

Submit Application Forms & Supplemental Info (Plans, Reports) to:

appinfo@pinelands.nj.gov

Online Submission



**Can I submit my
application fee
online?**

Pay fees online with our Online Payment Portal at:

www.nj.gov/pinelands/appli/fees/

Website and Interactive Maps

Time for a quiz!



Questions?

Contact Regulatory Programs

Appinfo@pinelands.nj.gov

or

609-894-7300

