

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE NEW JERSEY PINELANDS COMMISSION  
AND  
RICHARD STOCKTON COLLEGE OF NEW JERSEY**

**I. PURPOSE**

This Memorandum of Agreement (MOA) between Richard Stockton College of New Jersey (hereinafter Stockton) and the New Jersey Pinelands Commission (hereinafter referred to as the "Commission") is intended to establish the procedures for the review of development activities undertaken by Stockton on the 1560 acre of state-owned college campus in Galloway Township, within the Pinelands Area. In accordance with N.J.A.C. 7:50-4.52(c), the Commission "may enter into inter-governmental memoranda of agreement with any agency of the federal, state or local government which authorize such agency to carry out specified development activities without securing individual development approval from the Commission" under the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1 et seq.).

**II. MUTUAL AGREEMENTS**

A. The Commission and Stockton agree that Stockton may proceed with the following activities without filing a formal application with the Commission or without submitting notice of the activity to the Commission, provided that the activity does not require a statewide general permit authorization or individual freshwater wetlands permit authorization under the Freshwater Wetlands Protection Act or any other permit required by the Department of Environmental Protection (DEP) for development in wetlands:

- 1) the resurfacing of a right-of-way, access road or driveway constructed of an impervious material which will not result in an increase in the width of the existing impervious surface;
- 2) the installation of scientific monitoring and research equipment such as weather and temperature monitoring equipment, water quality monitoring equipment and other similar scientific devices;



- 3) installation of lighting and electrical ~~utilities~~ along existing walkways, pathways, roadways and parking lots;
- 4) the maintenance of the surface of existing parking areas which does not result in an expansion of the parking area and which does not result in a change in the composition of the parking surface;
- 5) the replacement and installation of directional signs, facility identification signs parking lot directory signs, ADA signs and traffic signs;
- 6) the installation of fencing provided that no more than 1500 square feet of clearing will occur.

B. The Commission and the Stockton agree that:

- 1) the following development activities will not require the filing of a formal application for the approval of the Commission pursuant to the Pinelands Comprehensive Management Plan provided that the activity does not require a statewide general permit authorization or individual freshwater wetlands permit authorization under the Freshwater Wetlands Protection Act or any other permit required by the DEP for development in wetlands:
  - a. the development of a trail or pathway in existing cleared areas provided that the width does not exceed 4 feet;
  - b. clearing of areas along roads and at the edges of existing recreational fields provided that the clearing does not exceed 5000 square feet;
  - c. the installation or construction of equipment storage sheds and maintenance sheds provide the area of disturbance does not exceed 1,500 square feet;
  - d. the installation of satellite dishes and antennas provided that the area of disturbance does not exceed 1,500 square feet and the antennas are located within the portion of the site that is a Pinelands Regional Growth Area;
  - e) the repair, renovation or rehabilitation of existing culverts, stormwater inlets and stormwater piping;



- f) the installation of an underground storage tank or an above ground storage tank which does not result in the disturbance of greater than 1500 square feet.
- 2) Stockton shall notify the Commission 15 days in advance of the undertaking of those activities defined in (B.1.) by providing the Commission with the following:
  - a) a narrative description of the proposed activity;
  - b) a copy of a U.S.G.S. quadrangle and campus map on which the location of the activity has been indicated.
- 3) Within 15 days of the receipt of the notice provided for in (B.2), the Commission will notify Stockton if the proposed activity is consistent with the terms of this MOA and the Pinelands Comprehensive Management Plan (CMP). If the Commission fails to notify Stockton of its determination within the prescribed time frame, Stockton may proceed with the activity as proposed.
- 4) If it is determined by the Pinelands Commission that any portion of a proposed activity submitted pursuant to (B.1.) is found to be inconsistent with the requirements of the Comprehensive Management Plan, Stockton agrees that the project will be modified until the Commission staff determines that the proposed development is consistent with the standards of the Pinelands Comprehensive Management Plan. No development shall occur until the Commission staff determines the development is consistent. If Stockton disagrees with a determination of inconsistency by the Commission, it may submit a formal application pursuant to paragraph (D).

C. The Commission and Stockton agree that:

- 1) the following development activities will not require the filing of a formal application for the approval of the Commission:
  - a) any type of activity identified in II.A or II.B which requires a statewide general per-

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- mit authorization or individual freshwater wetlands permit authorization under the Freshwater Wetlands Protection Act or any other permit required by the DEP;
- b) the development of new sidewalks, trails and pathways involving clearing;
  - c) expansion of existing gravel or paved roads;
  - d) the installation of an underground or above ground storage tank which results in greater than 1500 square feet but less than 5000 square feet of disturbance.
- 2) for all proposed projects defined in (C.1), Stockton shall submit the following information to the Commission at least forty-five (45) days prior to the commencement of any of these activities:
- a) a narrative description of the proposed activity;
  - b) a copy of a U.S.G.S. quadrangle and a campus map on which the location of the proposed development has been indicated;
  - c) a copy of the plans for the project;
  - d) an analysis of whether the project will impact on any cultural resources or Pinelands threatened or endangered species.
- 3) Within thirty (30) days of receipt of the information submitted pursuant to (C.2.), the Commission staff will provide comments regarding the consistency of the proposal with the requirements of the Pinelands Comprehensive Management Plan. If the Commission fails to notify Stockton of its determination within the prescribed time frame, Stockton may proceed with the activity as proposed.
- 4) If it is determined by the Pinelands Commission that any portion of a proposed activity submitted pursuant to (C.1.) is inconsistent with the requirements of the Comprehensive Management Plan, Stockton agrees that the project will be modified until the Commission staff determines that the proposed development is consistent with the standards of the Pinelands Comprehensive Management Plan. No development shall occur until the Commission staff determines the development is consistent. If the Stockton disagrees with a determination of inconsistency by the Commission, it

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may submit a formal application pursuant to paragraph (D).

D. Stockton understands that:

- 1) any activity not identified in (II.A.1, II.B.1 or II.C.1) will require an application to the Commission; and
- 2) in accordance with N.J.A.C. 7:50-4.52(b), the proposed development may not occur until an application has been completed and the Commission has approved the project.

E. The Commission and the Stockton agree to meet at least annually to discuss this MOA, the status of specific projects and other issues of mutual concern.

III. EFFECTIVE DATE OF AGREEMENT AND DURATION

A. This Memorandum of Agreement shall take effect upon approval by the authorized representative of both parties and subsequent to the Governor's review for a period of ten (10) days.

B. This agreement shall remain in effect until otherwise amended by both parties or terminated by either party upon sixty (60) days written notice.

IV. SIGNATURES

[Signature]  
NJ Pinelands Commission

C. Tantillo, Jr. V.P.  
~~Stockton State College~~  
Richard Stockton College  
of New Jersey

Attest: [Signature]

Attest: [Signature]

Date: 1/30/96

Date: 12/1/95

Approved as to form by:

[Signature]  
Deputy Attorney General  
State of New Jersey

Date: 1/26/96

11/27/95