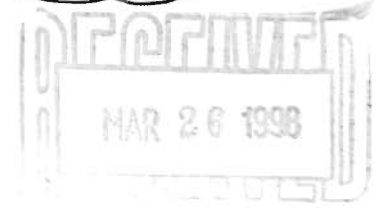


Prepared by:


Anthony J. Pagano
Assistant County Counsel



**MEMORANDUM OF AGREEMENT
BETWEEN
THE NEW JERSEY PINELANDS COMMISSION
AND
THE COUNTY OF ATLANTIC**

I. PURPOSE

This Memorandum of Agreement (MOA) between the County of Atlantic (hereinafter "County") and the New Jersey Pinelands Commission (hereinafter "Commission") is intended to facilitate the review of projects undertaken by the County in the "Atlantic County Park at Lake Lenape" located in the Township of Hamilton. The agreement is also intended to address the proposed development of the Atlantic County Park at Lake Lenape.

In accordance with N.J.A.C. 7:50-4.52(c)2, the Commission "may enter into intergovernmental memoranda of agreement with any agency of the Federal, State or local government which authorize such agency to carry out specified development activities that may not be fully consistent with the provisions of N.J.A.C. 7:50-5 and 6, provided such agency demonstrates and the Commission finds that variation from the standards of this Plan is accompanied by measures that will, at a minimum, afford an equivalent level of protection of the resources of the Pinelands than would be provided through strict application of the standards" of the Pinelands Comprehensive Management Plan (CMP). In accordance with N.J.A.C. 7:50-4.52(c)1, the Commission may also "enter into intergovernmental 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 provided the specified development activities are consistent with the provisions of N.J.A.C. 7:50-5 and 6."

II. AGREEMENTS

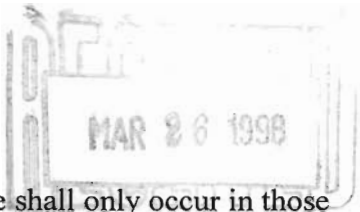
A. The County and the Commission agree that:

1. The Atlantic County Park at Lake Lenape consists of approximately 1,898 acres. It is located on Block 587, Lots 3,25,38 and 55 and Block 588, Lots 3 and 29.1 as shown upon the Official Tax Map of Hamilton Township. The property is illustrated on the site location map, titled "Western Lakeshore Development Area - Lake Lenape", prepared by Chris R. Rehmann, PE, LS dated July 29, 1991 and last revised October 10, 1997, annexed herewith as

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Exhibit A. It is also shown on the Survey and Topographical Map, prepared by Lewis Conley, PLS of Van Note-Harvey Associates, dated January 24, 1997 and consisting of eleven sheets and annexed herewith as Exhibit B.

2. The development of a portion of the park, specifically the Western Lakeshore Area referred to in II.C.1., is not fully consistent with the following provisions of the CMP:
 - a. N.J.A.C. 7:50-5.23(b)12 prohibiting centralized wastewater treatment and collection facilities in Forest Areas of the Pinelands unless a public health problem has been identified;
 - b. N.J.A.C. 7:50-6.14 prohibiting development within 300 feet of a wetland unless it has been demonstrated that the development will not result in a significant adverse impact on the wetland if it maintains a buffer of less than 300 feet.
 3. The development of the Western Lakeshore Area, listed in Section II.C.2.r. will be serviced by public sewers. The development will maintain at least a 50 foot buffer to Lake Lenape and those wetlands located in the Western Lakeshore Area identified as Wetlands A,C,D,E, F and G shown on Exhibit A. A 300 foot buffer will be maintained to Wetland B as shown on Exhibit A. The following linear improvements may occur within 300 feet of wetlands in accordance with N.J.A.C. 7:50-6.13: the installation of sewer and water lines, the paving of the existing cleared dirt road located along the west side of the Western Lakeshore Area, the installation of a six foot wide bituminous bikepath leading from Old Harding Highway to the proposed first aid/restroom/boathouse building and terraced beach area. The following water dependent uses may be constructed on and within 50 feet of Lake Lenape but not within 300 feet of Wetland B provided that the requirements of N.J.A.C. 7:50-6.12 are met: the terraced beach area, the docks, the boat ramps, and the piers for canoes, boats and fishing.
 4. The total development permitted under this agreement will be less than that if the Atlantic County Park at Lake Lenape is developed in accordance with a strict interpretation of the CMP if the County executes the deed restriction described in II.D. and the deed declaration described in II.C.2.r.iii. As a result of this, the Commission finds that an equivalent level of protection to the resources of the Pinelands will be provided by this agreement despite the variation from the CMP referred to in II.A.2.
- B. Except for the 50 foot buffer to wetlands authorized in II.A.3., the County agrees that all development conducted on lands within the Atlantic County Park at Lake Lenape shall adhere to the provisions of the Pinelands Comprehensive Management Plan.

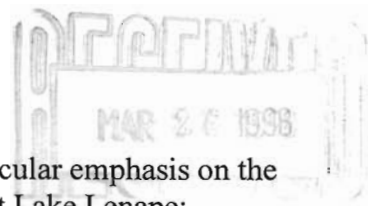


C. The County and the Commission agree that:

1. Development of the Atlantic County Park at Lake Lenape shall only occur in those areas that are listed below and that are shown on Exhibit A and Exhibit B:
 - a. The Western Lakeshore Area consisting of approximately 35 acres;
 - b. An existing group camping area consisting of approximately 29 acres;
 - c. An existing camping area and canoe launch area consisting of approximately 12 acres; and,
 - d. Existing and proposed trails.

Development in these areas shall be limited to the improvements identified on Exhibit A and Exhibit B.

2. Improvements to the Western Lakeshore Area shall be limited to the following:
 - a. A 90 feet by 250 feet terraced beach area;
 - b. A playground area adjacent to the terraced beach area;
 - c. A 4,000 square foot first aid/restroom/boathouse building;
 - d. Installation of a picnic area and gazebo in the vicinity of the first aid/restroom/boathouse building;
 - e. Installation of a six foot wide bituminous bikepath from Old Harding Highway to the first aid/restroom/boathouse building and terraced beach area;
 - f. A tot lot area in the vicinity of the terraced beach area;
 - g. A 40 space gravel parking area in the vicinity of the first aid/restroom/boathouse building and the terraced beach area surrounded by a paved driveway and a boat trailer gravel parking area;
 - h. A 40 feet by 20 feet partially submerged rippled concrete boat ramp and a 120 feet L-shaped dock varying in width from six (6) feet to eight (8) feet adjacent to the first aid/restroom/boathouse building;
 - i. Six (6) cabins;
 - j. Eleven (11) campsites;
 - k. A rest room/shower building which shall have an area of no greater than 800 square feet to serve the cabin and camping area;
 - l. A 30 space gravel parking lot in the vicinity of the rest room/shower house for the cabin and camping area;
 - m. A gazebo and dock in the vicinity of the six cabins and eleven campsites;
 - n. An "Interpretive Center" with an area no greater than 3500 square feet, and including the following elements:
 - i. the Interpretive Center shall be constructed and maintained primarily as an educational facility;
 - ii. the Interpretive Center shall be designed and operated to provide the general public with opportunities to study and appreciate the ecology



and the history of the Pinelands Area with particular emphasis on the region surrounding the Atlantic County Park at Lake Lenape;

- iii. The goal of the Interpretive Center will be to educate visitors on the proper use of the Pinelands, to cultivate an appreciation of the Pinelands, and to foster a greater understanding of the need to protect the Pinelands;
 - iv. The Interpretive Center shall not be used as a general administrative office for the County Park system.
-
- o. A canoe and wood boat pier, adjacent to the Interpretive Center site;
 - p. A fishing dock adjacent to the Interpretive Center site;
 - q. Installation of a 24' wide bituminous park drive, along the existing cleared dirt road located along the west side of the Western Lakeshore Area, from Old Harding Highway and terminating at the interpretive center site;
 - r. Sanitary Sewer for the Interpretive Center, the first aid/restroom/boathouse building and the restroom/shower house associated with the six (6) cabins and eleven (11) campsites referred to in II.C.2. constructed and maintained in the following manner:
 - i. a four (4") inch force main or an eight (8") inch gravity sewer system shall be connected with an existing sewer main located on County Route 606, also known as Old Harding Highway as indicated by Exhibit A.
 - ii. the sanitary sewer line shall be dedicated only for the use and benefit of the Interpretive Center, the first aid/restroom/boathouse building and the rest room/shower building for the six (6) cabins and eleven (11) campsites;
 - iii. within 180 days of the effective date of this agreement, the County shall provide documentation demonstrating that a declaration has been filed with the Atlantic County Clerk restricting the sewer line and Interpretive Center to the limited and specific purposes set forth in this agreement.
-
- D. Within 180 days of the effective date of this agreement, the County shall provide documentation demonstrating that a deed restriction has been placed on those portions of the Park not listed in II.C. 1., which consist of approximately 1822 acres, thereby permanently preserving them in their present, natural state. The deed restriction shall state that this area shall not be the subject of further development activities except as may be necessary to preserve or protect the health and safety of the general public, such as fire break construction.
-
- E. The Commission and the County agree that the following activities which are normally associated with routine maintenance of property or forested areas shall not require the review or approval of the Commission provided they do 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 New Jersey Department of Environmental Protection for development in wetlands;

1. the regular mowing of lawn or grassed areas, or the reseeding of such areas in a manner which is consistent with the requirements of the Pinelands Comprehensive Management Plan;
2. the planting or replanting of flowers for decorative purposes in existing cleared areas within the Western Lakeshore Area;
3. selective trimmings and removal of dead or diseased limbs or trees as necessary to protect the health and safety of the public or to minimize potential fire hazards;
4. activities which are normally associated with the maintenance of structures illustrated on Exhibit A. Such activities may include re-roofing, siding, gutter installation or replacements, tent platform replacements, and installation of doors, windows;
5. fire hazard mitigation activities undertaken by the State or by the County in concert with the State;
6. the installation of split rail fencing provided no more than 1,500 square feet of land is to be cleared;
7. installation of directional and information signage or lighting for safety or security reasons;
8. use of temporary sanitary facilities for special park events provided;
 - a. the facilities are removed within thirty (30) days;
 - b. the facilities are located within designated developed areas of the Park; and
 - c. the facilities are self-contained units, designed to prevent accidental spillage or leakage.

F. The Commission and the County agree that:

1. The following activities will not require the filing of a formal application for the approval of the Commission provided they do 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 New Jersey Department of Environmental Protection for development in wetlands;
 - a. the resurfacing or maintenance of the roads, trails pathways, parking areas and other areas designed for automotive or pedestrian movement shown on Exhibit A and Exhibit B, provided there is no increase in the area of existing impervious surface, there will be no additional clearing and there will be no change in the surface

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- composition;
 - b. Activities normally associated with the maintenance of drainage ditches as defined as a linear excavation below the natural ground surface that is designed and maintained to convey storm water runoff.
 - c. The replacement or substantial repair, in-type and in-kind, of storm water drainage improvements, bulkheads, docks, landing areas or beach areas, provided that:
 - i. the area of disturbance associated with the project will not exceed 2000 square feet;
 - ii. the type of materials, appearance and means of construction are the same as the structure which is being improved;
 - iii. the construction will be confined to conform with the location and alignment of the structure or improvements which are being repaired or replaced, to the greatest extent which may be practical.
2. The County Director of Parks, or his designee, shall notify the Commission 15 days in advance of the undertaking of the activities defined in II.F.1. which shall consist of the following:
- a. a narrative description of the proposed activity;
 - b. a copy of a U.S.G.S. quadrangle on which the location of the activity has been indicated or a site sketch which illustrates the relationship of the proposed activity to the Exhibit A.
 - c. A copy of any building or construction plans associated with the project.
3. Within 15 days of the Commission's receipt of the notice and information provided for in II.F.2., the Commission will notify the County if the proposed activity is consistent with the terms of this Agreement.
4. If the Commission notifies the County that the proposed activity does not meet the criteria established in II.F. or that it is inconsistent with the provisions of this agreement or the Pinelands Comprehensive Management Plan, the County agrees to either modify the proposal so that it is consistent or to file an application for the development. The County understands that no development may occur until formal approval from the Commission has been obtained.
- G. The Commission and the County agree that:
- 1. The following general classes of development will not require the filing of a formal application for the approval of the Commission:

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- a. the replacement-in-type of any bridge which involves less than 5000 square feet of disturbance;
 - b. the installation of storm water infiltration inlets and pipes for the infiltration of runoff from existing roadway pavement, provided that the results of soil borings are submitted with an estimation of the elevation of the seasonal high water table.
 - c. the extension of existing storm water drainage systems along existing roadways provided that:
 - i. no new discharges to wetlands or wetland buffers are proposed; and,
 - ii. the proposed storm water drainage systems will provide adequate infiltration volume to accomodate at least one and one-quarter (1 1/4") inches of runoff from the paved surfaces draining to the system.
 - d. the expansion or improvement of any street, road or pathway which is designated upon the attached Survey and Topographic Map, Exhibit B as currently "unused" or "underdeveloped," which results in the clearing of less than 1,500 feet over any five year period.
 - e. any activity which is defined in II.F. or II.G. which requires a statewide general permit authorization or individual freshwater wetlands permit under the Freshwater Wetlands Protection Act or any other permit required by the New Jersey Department of Environmental Protection for development in wetlands;
 - f. improvements to the structures identified in Exhibit A and Exhibit B to ensure that public facilities comply with "Barrier Free" requirement.
2. for all proposed projects defined in G.1., the County 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 on which the location of the proposed development has been indicated or a site sketch which illustrates the relationship of the proposed activity to the Exhibit A.
 - c. a copy of the building or construction plans associated with the project.
3. Within thirty (30) days of the Commission's receipt of the notice and information provided for in II.G.2., the Commission will notify the County if the proposed activity is consistent with the terms of this Agreement.
4. If the Commission notified the County that the proposed activity does not meet the criteria established in II.G.1. or that it is inconsistent with the

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provisions of this agreement or the Comprehensive Management Plan, the county agrees to either modify the proposal so that is is consistent or to file an application for the development. The County understands that no development may occur until formal approval from the Commission has been obtained.

H. The County and the Commission agree that:

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

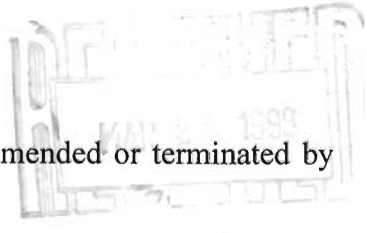
I. The County and the Commission agree that:

- 1. The County shall revise the Atlantic County Water Quality Management Plan and the Atlantic County Master Plan to reflect the proposed sewer service to this site.
- 2. The revised Atlantic County Water Quality Management Plan and Atlantic County Master Plan shall be submitted in the following manner for the review and approval of the Pinelands Commission:
 - a. A draft of the proposed amendment to the Atlantic County Water Quality Management Plan to extend sewer service to the Western Lakeshore Area for the development referred to in II.C.2., shall be submitted within 30 days of the execution of this agreement.
 - b. The adopted amendment to the Atlantic County Master Plan shall be submitted for certification by the Pinelands Commission within 2 years of the execution of this agreement.

J. The Commission and the County agree to meet annually, and more often if warranted, to discuss development, operations and maintenance activities at the Park.

III. EFFECTIVE DATE AND DURATION

A. This 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 or terminated by either party upon sixty (60) days written notice.

IV. SIGNATURES

Thomas D'Amore 1/28/98
Executive Director Date
NJ Pinelands Commission

Richard E. Squires 3/4/98
County Executive, Atlantic County Date
Richard E. Squires

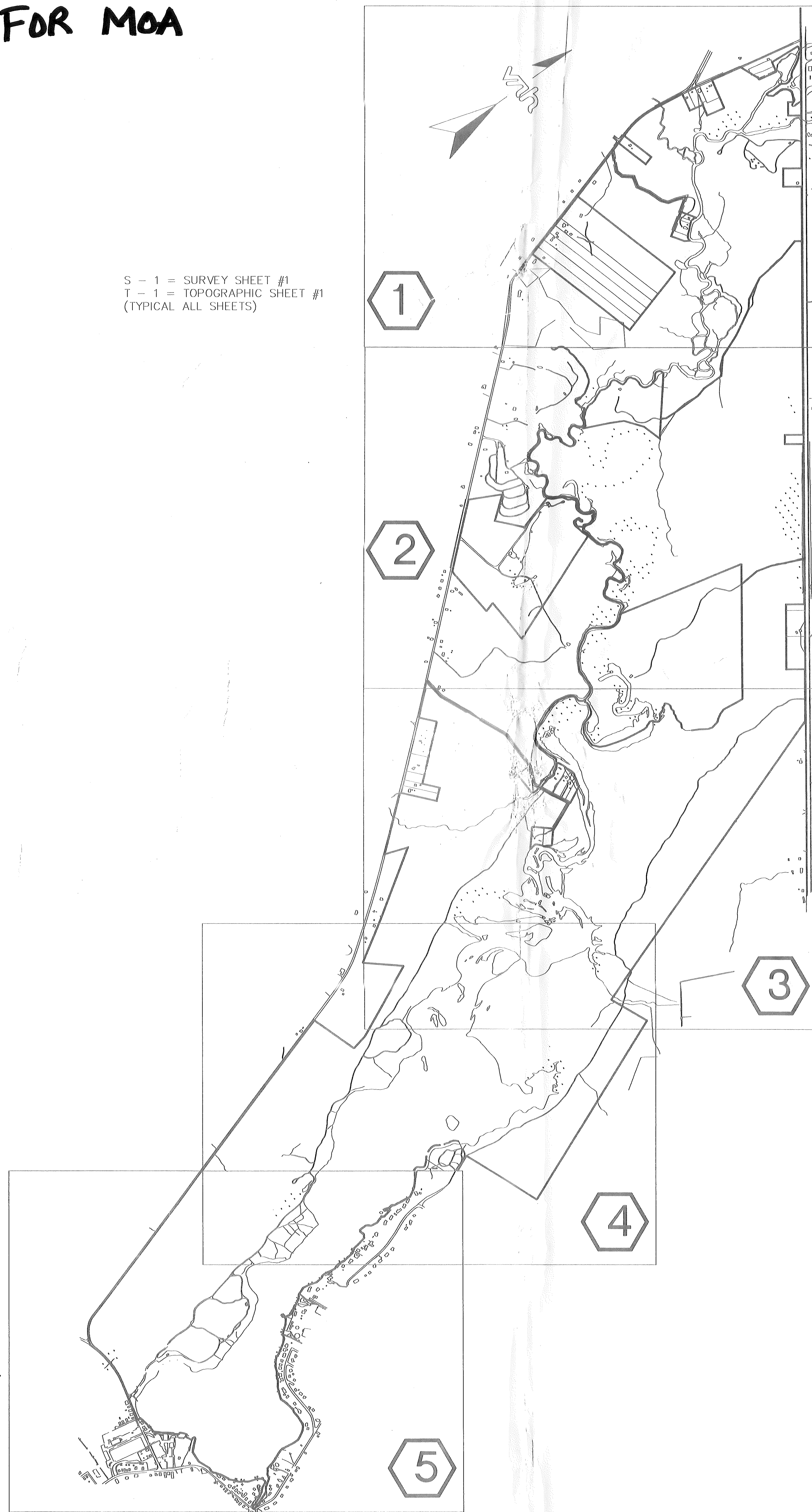
Approved as to form by:
Valerie W. Hughes 1/21/98
Deputy Attorney General Date
State of New Jersey

January 14, 1998

Approved as to form by:
Paul J. Gallagher 3/3/98
Paul J. Gallagher, Atlantic County, County Counsel Date

TOPOGRAPHY FOR MOA

S - 1 = SURVEY SHEET #1
T - 1 = TOPOGRAPHIC SHEET #1
(TYPICAL ALL SHEETS)



LOCATION MAP AND SHEET KEY

LEGEND

PAVED ROAD	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
DRIVE	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
UNPAVED ROAD	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
SHOULDER	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
TREE OUTLINE	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
DENSE VEGETATION OUTLINE	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
BRUSH OUTLINE	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
TRAIL	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
WATER LINE	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
DITCH	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
STONE WALL	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
WALL	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
FRM. DWL.	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
MAS. DWL.	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP
MON. #23	INDEX CONTOUR	INDEX CONTOUR DEPRESSION	INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR DEPRESSION	HEADWALL	SINGLE TREE	SWAMP	CATCH BASIN	MANHOLE	SURVEY INFORMATION	DEED INFORMATION	ROBERT CATALANO IRON PIN AND IDENTIFYING MARKER	VAN NOTE-HARVEY ASSOCIATES IRON PIN AND IDENTIFYING MARKER	DEED BOOK / PAGE	NOT INCLUDED IN SURVEY	AREA OF CLOUDED TITLE OR QUESTIONABLE OWNERSHIP

PLAN REFERENCES

"LOCATION MAP OF MAYS LANDING-DACOSTA ROAD AS MONUMENTED FOR ATLANTIC COUNTY, N.J." PLOTTED FROM FIELD NOTES DATED 1932.
 "MAP SHOWING RELOCATION OF MAYS LANDING-DACOSTA ROAD IN THE VICINITY OF WEYMOUTH, HAMILTON TOWNSHIP, ATLANTIC COUNTY, N.J." DATED AUGUST 1931.
 "LOCATION MAP OF MAYS LANDING-DOWNSTOWN ROAD AS MONUMENTED FOR ATLANTIC COUNTY, N.J." PLOTTED FROM FIELD NOTES DATED 1924.
 "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP ROUTE U.S.222 (1953) SECTION 1, WEYMOUTH TO ROUTE 50, SHOWING EXISTING RIGHT-OF-WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF HAMILTON, COUNTY OF ATLANTIC" DATED APRIL 1959.

GENERAL NOTES

REFER TO TITLE REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED OCTOBER 5, 1987 POLICY #101-904224 FILE #G-418613-NJ AND REVISED COMMITMENT FILE #G-418613-E REVISED DATED SEPTEMBER 27, 1988.
 BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM (NORTH AMERICAN DATUM ADJUSTMENT OF 1929). THE CONTROL FOR THIS PROJECT WAS OBTAINED BY USING GLOBAL POSITIONING SATELLITES (GPS) OCCUPYING 17 DIFFERENT POINTS (MANY INTERVISIBLE) AND CONTROL STATION "MAY". ALL "DEED" BEARINGS SHOWN HEREON HAVE BEEN ROTATED TO CONFORM WITH THIS SYSTEM FOR CLARITY.
 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM ADJUSTMENT OF 1929.
 SUBJECT SITE DOES NOT LIE WITHIN TIDELANDS LIMIT LINES AS SHOWN ON NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAPS # "224-1980 MAYS LANDING" "224-1986 BAECKOCK CREEK" "224-1974 LAKE LENAPE SOUTH" "231-1974 LAKE LENAPE" "231-1980 LAKE LENAPE-EAST" "231-1968 MARE RUN" "238-1968 EMMELVILLE" "238-1974 BIG DITCH"
 THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF ACCURACY AND GENERAL SPECIFICATIONS FOR HORIZONTAL CONTROL, THIRD ORDER, CLASS I, TRAVERSE, AS SPECIFIED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION, FEDERAL GEODETIC CONTROL COMMITTEE, WITH THE EXCEPTION OF GLOBAL POSITIONING SATELLITES (GPS) WHICH WAS USED AND IS NOT PROVIDED FOR IN THE ABOVE REFERENCED TECHNICAL SPECIFICATION.

THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED PHOTOGRAMMETRICALLY BY PROMAPS AT A COMPILATION SCALE OF 1"=200', TO REFLECT CONDITIONS AS OF 4/07/95. AT THE COMPILATION SCALE, THE FEATURES AND CONTOURS MEET NATIONAL MAP STANDARD ACCURACIES. USE OF THIS DOCUMENT IN EXCESS OF THIS SCALE, OR PERCEIVED ACCURACY GREATER THAN 1/2 THE CONTOUR INTERVAL MAY PRODUCE MISINFORMATION.

THE ELEVATION OF LAKE LENAPE IS CONTROLLED BY THE HAMILTON TOWNSHIP PUBLIC WORKS DEPARTMENT VIA MANUAL SLUICE GATES. OBSERVATIONS MADE BY THIS SURVEYOR, AND CONFIRMED BY RECORDS MAINTAINED AT THE OFFICE OF HAMILTON TOWNSHIP PUBLIC WORKS, CONFIRM FLUCTUATIONS OF THE LAKE ELEVATION. THIS EFFECTS THE EXACT LOCATION OF THE SHORE LINE FROM TIME TO TIME. THE SHORE LINE INDICATED ON THIS SURVEY IS BASED ON A LAKE ELEVATION OF 12.1' (THE LAKE ELEVATION AT THE TIME OF THE PHOTOGRAMMETRY).

AREA TABLE SUMMARY

TOTAL AREA TRACT #1	1,847.19 ACRES
MINUS EXCEPTION #1	2.08 ACRES
MINUS EXCEPTION #2	5.18 ACRES
MINUS EXCEPTION #3	2.46 ACRES
MINUS EXCEPTION #4	18.80 ACRES
NET AREA TRACT #1	1,818.67 ACRES
TRACT #2	72.35 ACRES
TRACT #3	7.80 ACRES

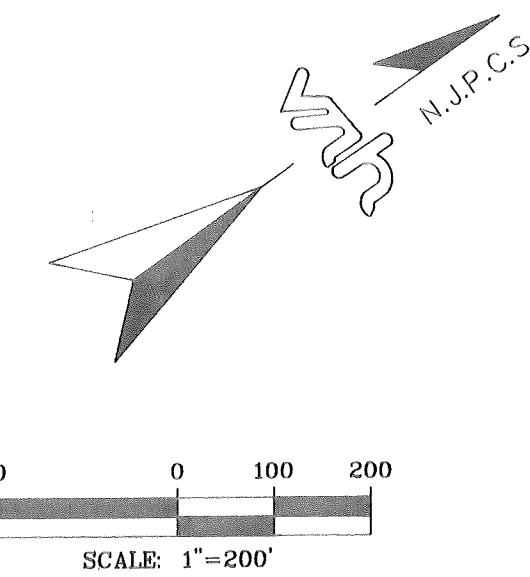
TAX MAP REFERENCE

BLOCK 587 LOTS 3, 25, 38, & 55
 BLOCK 588 LOTS 3, 29, 10
 TOWNSHIP OF HAMILTON
 SHEET NOS. 19 & 28

DEED REFERENCE

BLOCK	LOT NUMBER	DEED BOOK	PAGE	CURRENT OWNERS
587	PORTION OF LOT 5	1484	151	NEW JERSEY NATURAL LANDS TRUST
		1999	80	WEYMOUTH UNITED METH CHURCH
		2861	155	POVERNICK, PAULA AND PAUL CAYWOOD
		1883	495	NEVER REST GUN CLUB @ BIACI
	5190	099	STELMAN, R & E & ROSEMARIE (L/E)	
	2695	192	PIERCE, KENNETH AND MARY ELIZ	
	3985	85	CRAMMER, VICTOR K & JOANN	
	1910	413		
	3706	143	DELLINO, ANGELO N	
	12 & 13	106	DELLINO, ANGELO N JR	
	4953	218	CIAVANO, MATTHEW & ALICE FLORENCE	
	15, 01	346	STAVECKAS, EDWARD & LINDA	
	15, 01	1931	219	
	15, 02	1685	103	MESSNER, CHARLES
	17	3438	237	HANSEN, ROSE & MARGARET C
18	3097	251	J & M LAND CO	
19	714	110	SPARBE, ROBERT A	
20	1185	366	LODER, GERALD H. & HELEN S.	
21	3173	53	BUCKS REST GUN CLUB	
22	4689	207	MONTAGUE, CURTIS E & ESTELLE A	
23	3793	150	IRONSTONE, INC	
24	2953	493	MADREN, RICHARD ET AL	
25	1616	48	HORSEY, THERESA M	
25	4913	005	CITY OF ATLANTIC	
26	4885	146	CEPPERMAN, HARRIS & BJEERD HOEKSTRA	
27	3699	343	NATURAL LANDS TRUST, INC.	
28	2847	51	LISTSKE, BRIAN N & MELANIE D BRUND	
31, 01	1859	117	GALLI, JOSEPH M	
32	1401	520	GALLI, DAVID T	
33	3828	278	STAMBERG, R & A ETAL	
34	2127	29	PAGANO, RONALD & JO ANN	
35	2227	147		
36	5181	074	HORSEY, THERESA M	
36	5193	188	SCARPA, LAWRENCE	
37	2347	57	KLET, JOAN	
39	2805	157	TUNNEY, C, RICHARD III	
39	2813	135	LUCAS, ANNE	
40	3736	184	NEW JERSEY BIODESE OF GAMBEN	
41	1259	185	DEER, JOHN V. & PATRICIA A	
42	1363	332	DEER, JOHN V. & PATRICIA A	
43	1677	474	WOLF B SPORTS CLUB, C/O SCARPO	
44	1856	316	TROGNONE, SALVATORE & E NEWMAN	
45	1856	308	RAMBONE, MARTIN	
46	1856	312	PARENTI, JOSEPH & GLORIA	
47	1856	300	TOWNSHIP OF HAMILTON	
48	5762	232	GORD, ANTHONY J, JR & RALPH T.	
49	2313	251	JOHNSON, BALLARD	
50	2788	63	JOHNSON, LEIN & GLORIA	
51	3072	276	MCHEE, REGINALD & CHRIS	
52	5145	289	MCHEE, CHRISTINE & SOLEDAD GILLESPI	
53	1816	454	MOORE, DELILAH	
53	1748	84		
54	3618	287	BELLAVECCHIA, JOHN T & JEANNE M	
54	2169	471		
588	1, 01	3808	172	COENAKES C/O PALACE PIZZA
	2	1914	340	COENAKES C/O PALACE PIZZA
	3	1728	61	COED, NATHAN B & MELIA
	5	3795	78	DUNNE, JENNIE B
	5	5116	008	MANERA, JOHN & NANCY A & A J MANERA
	6	4225	181	TOWNSHIP OF HAMILTON
	7	4627	130	SCHMID, HARRY A
	8	4010	216	NATURAL LANDS TRUST, INC.
	9, 01	3969	183	CANSON, MARGARET E & SYLVIA TAYLOR
	9, 02	3719	117	ROTH & ROTH, P A AS TRUSTEE
	10 & 15	1697	5	RESORTS INTERNATIONAL OF N J
	29, 10			PLAYABELLA, JOHN & MARIE
	29, 11			ATLANTIC BLUEBERRY COMPANY
	30			GALLETTA, PAUL E & TONI ANNE
	40			TUNNEY, GUY A
51			TOWNSHIP OF HAMILTON	
52			CURRI, FRANK & LEIS	
53			MITCHELL, ERIC & ALMA	
54			BRASLET, DANIEL B & CAROLE J	
55			BRUSD, PETER I & TRIANA R	
56			HENNESSY, MICHAEL J & CATHERINE E	
57			FREEMAN, THOMAS E & ELAINE B	
58			TERARDI, ELIZABETH	
59			MCCARTHY, JAMES M & BETH R	
60			YODD, ROBERT B & CONSTANCE G	
61			NICKELS, JOSEPH A & JANE T	
62			ROGAN, CHRISTOPHER E, & SUSAN BYRD	
63			CLARK, JORIS WEDD, SANFORD J & NANCY A	
64			WEDD, SANFORD J & NANCY A	
65			HAYES, ADA BERTHNY	
66, 67			SUELI, ANNA BERTIS	
68			SUELI, ANNA BERTIS	
69			TUNNEY, GUY A	
70, 01			WINEY, CURTIS & BARBRA	
70, 02			DEER, HERMAN, JR & MARIA	
71			YOUNG, EDWARD W & WINIFRED	
72, 01			YOUNG, EDWARD W & WINIFRED, ET AL	
72, 02			FRANCESCO, SOPHIE J	
86	2187	365		
87	1914	179		
88	4523	171	KARRER, JAMES G 111 & DEBRAH M	
89	3857	164	BOYCE, HARRY V	
90	4929	67	SANDMAN, ROBERT & SUSAN	
91	2363	168	CIZZONE, FLORENCE	
92	2186	115	CACIA, NICHOLAS & RITA	
93	2864	253		
94	4980	81	GALLETTA, ALFRED E & MARLENE	
96 & 97	4980	81	MARTIN, RALPH V & JANICE L	
98	2662	37	BARRY, MARY R	
99-101	3691	214	BOYCE, ROBERT H JR & RIBERTA L	
102	3741	265	BOYCE, ROBERT H JR & RIBERTA L	
103	3741	265		
104	3794	282		
105	4179	453	SEIFFERD, JASON & BERTIS	
106-107	198	119	KARPINSKI, STEPHANIE	
108	1573	116	KARPINSKI, MATHEW A JR & STEPHANIE	
109	2177	489	KARPINSKI, MATHEW A JR & STEPHANIE	
110	2177	489		
111	2177	489	SUTLEY, GARY E AND DIANNA H	
112	2840	157	ADAMS, DONALD B & JEAN P	
113	4529	209	TOWNSHIP OF HAMILTON	
114	1665	21	YAROLY, VIRGINIA P	
121	3486	319	MANGITELL, REDIA	
122	3257	237	MAGUIR, GLEN & KATIE	
123	125	218	FORMISANO, JOHN J JR & ANITA	
124	4611	297	DIXON, PAMELA L & WILLIAM L JR	
125	2418	126	FELIX, BERNIS & SUPRI	
126	2872	346	WINTERBOTTOM, IVOR E & BETTY JANE	
127	2941	254	ANDON, GEORGE B & BERTIS M	
128	2426	194	LUBERTZ, PATRICIA	
129				
730	1	3218	317	LAPIN, JOSEPH & CECILIA
	2	1458	74	TOMASELLI, CAROL A Z J L GOLD
	3	2387	104	LIMBO, N, M, F & J. KANE
	4	4098	221	MERILL, BERTHNY & JOHN & EDNA WIMER
	5	1997	89	WHEATON, HE
	6	2000	96	
	7	4525	159	MCGLINNIS, SHANNE, ELLEN & WHITNEY
	8	3247	141	TOWNSHIP OF HAMILTON
	9	4945	231	TUNNEY, GUY A
	10	4772	252	JERSON, FRANK B & A WHITNEY
	11	1549	23	HERMANN, JAMIE
	12	2487	301	JERSON, CHARLES M & ANGELINA J
	13	2487	301	MANCUSO, JAMES A & SHARON LEE
	14	2280	228	ADRIANO, ELIZABETH M
	15	4577	154	MICHAEL, LEONARD (ELIZABETH L.E.)
16	3367	160	BRIGLAND, WALTER E & RUTH H	
17	1296	129	MEDONKA, CHARLES W	
18	2928	203		
19	3816	54	ROBERSON, MICHAEL ET AL	

I HEREBY DECLARE TO THE COUNTY OF ATLANTIC, THE STATE OF NEW JERSEY, GREEN TRUST MANAGEMENT, AND ON THEIR BEHALF TO COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCT



WATERLINE COURSE TABLE FOR CLOSURE

LOT 3 BLOCK 588

N 28 54 03 W	156.51
S 60 08 57 W	335.91
N 43 27 32 E	315.48
N 50 07 41 E	221.00
N 30 07 38 W	93.85
S 05 39 52 W	277.79
N 03 17 38 E	156.23
N 44 02 43 W	165.73
S 05 15 30 W	238.53
S 00 00 00 W	74.00
S 35 50 16 W	88.81
S 74 01 58 W	359.88
N 32 52 35 W	97.84
N 08 27 18 E	149.63
N 45 59 47 W	162.66
S 28 59 07 W	182.92
S 75 50 48 W	118.80
N 01 18 30 W	188.77
S 44 11 03 W	248.22
S 32 16 32 W	247.19
N 70 05 22 W	135.07
N 31 18 49 W	140.66
N 70 38 28 W	78.43
S 53 35 04 W	75.80
S 24 03 26 W	61.33
S 82 21 35 W	82.73
N 18 10 04 W	108.47
N 73 18 03 W	83.87
S 50 02 11 W	115.62
N 61 29 30 W	92.18
N 18 14 45 W	287.45
N 62 15 43 W	131.00
N 14 30 00 W	58.91
N 48 18 05 E	73.86
S 62 29 17 E	108.34
N 56 00 13 E	103.73
N 11 02 27 E	83.55
N 72 07 41 E	297.42
N 07 33 38 W	113.89
S 09 15 04 W	153.01
N 26 10 63 W	147.85
N 38 09 28 E	178.04
N 52 16 40 W	295.83

LOT 3 BLOCK 587

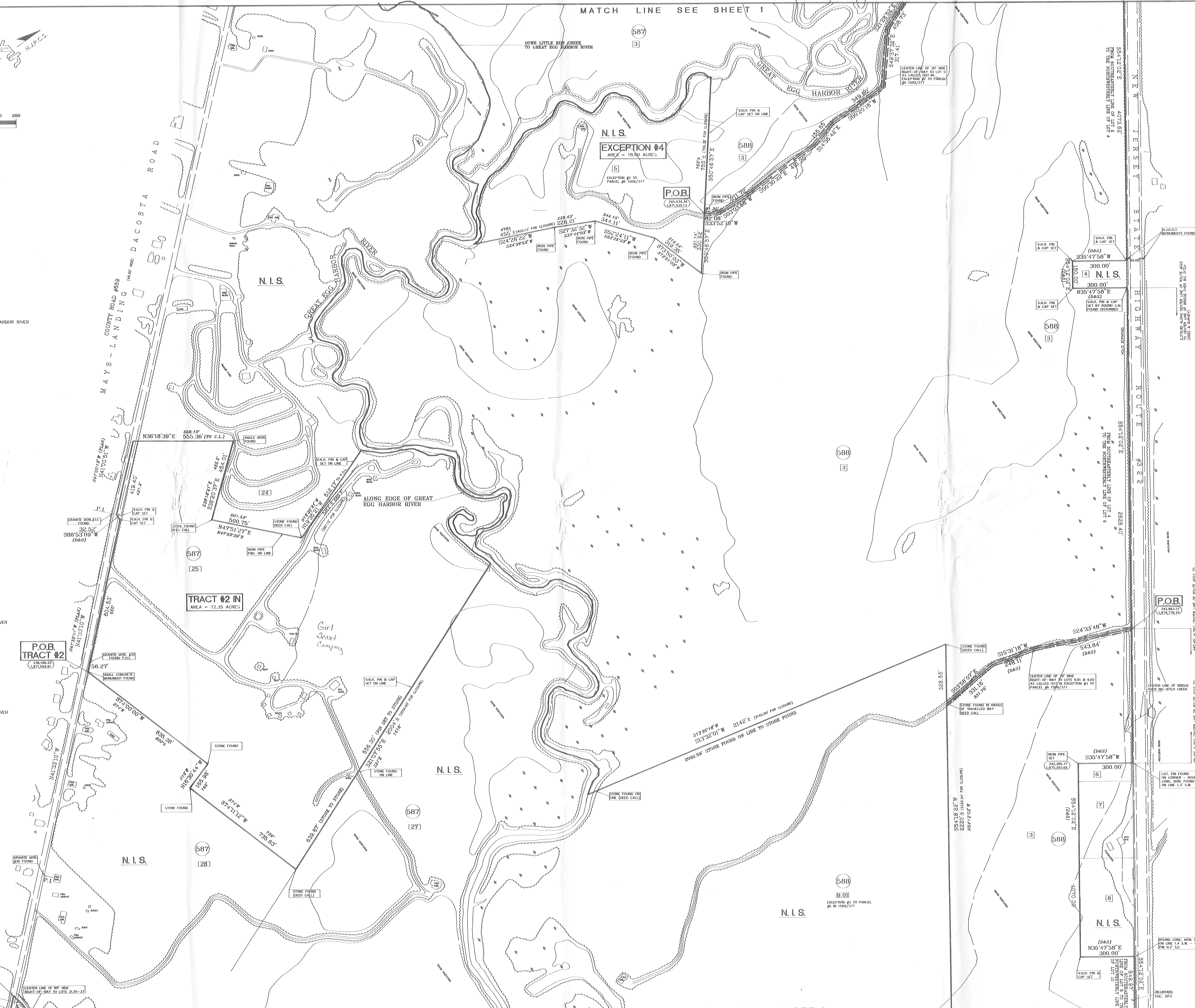
S 88 11 50 W	156.17
N 50 28 59 W	423.63
N 08 18 14 W	175.05
N 38 06 47 W	227.25
N 78 44 24 W	255.34
S 05 56 12 W	356.92
S 05 47 39 W	118.51
S 29 28 33 W	52.84
S 05 18 52 W	86.37
S 75 45 00 W	65.00
S 63 28 09 E	11.18

LOT 25 BLOCK 587 (TRACT #2 IN)

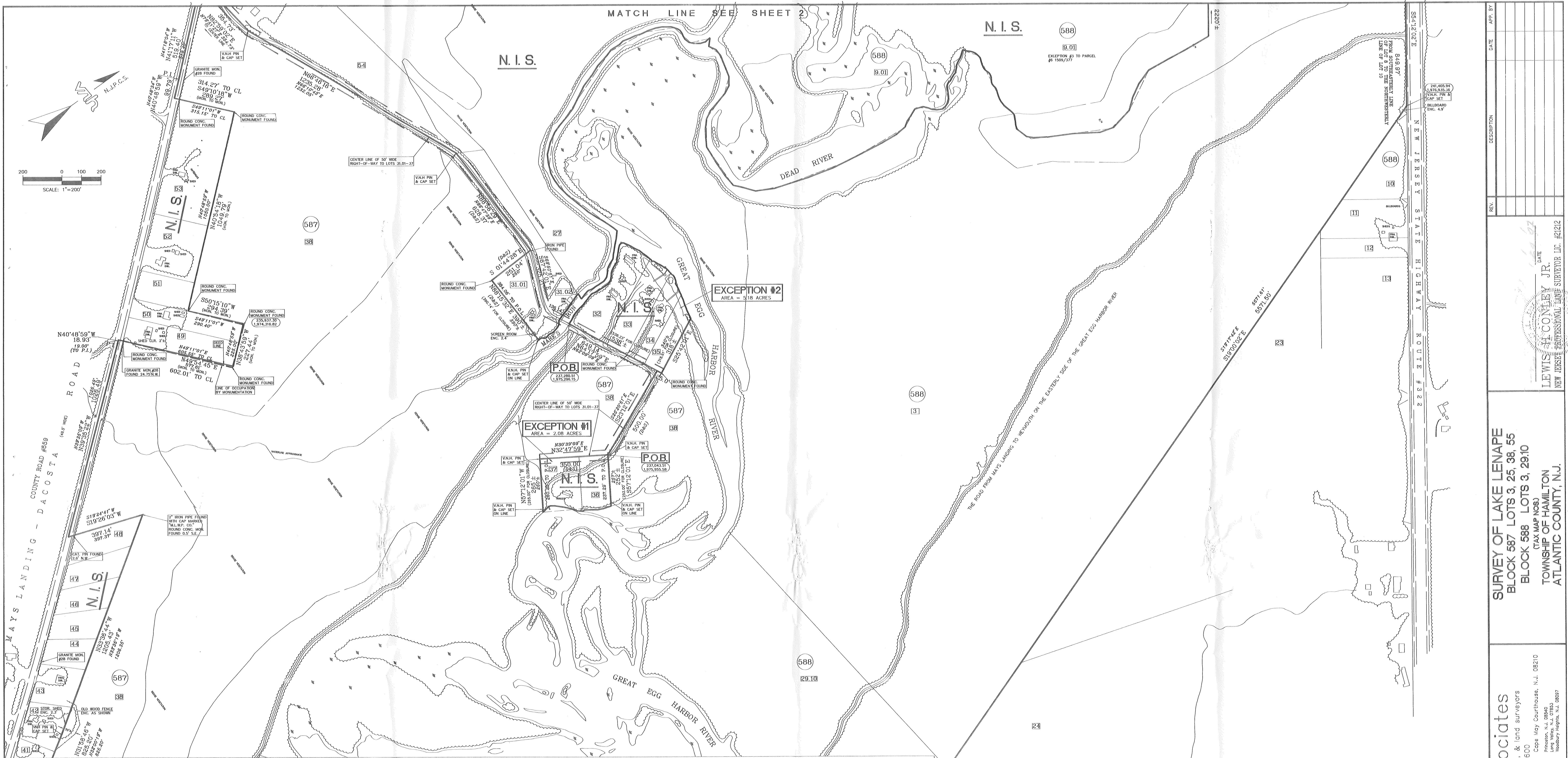
N 35 06 30 E	285.99
N 48 19 23 E	219.57
S 64 25 32 E	155.21
N 71 42 26 E	127.44
N 27 41 29 E	158.24
S 47 38 09 E	124.58
S 05 44 47 W	158.80
S 38 53 50 E	113.07
N 77 27 04 E	124.71

LOT 5 BLOCK 588 (EXCEPTION #4)

N 12 01 50 W	62.71
N 56 43 59 W	187.77
N 32 28 16 W	143.42
N 10 13 31 W	580.22
N 55 32 21 E	185.56
N 08 53 54 W	156.25
N 58 49 27 E	138.09
N 87 12 26 E	123.15
N 28 48 39 E	114.13
N 14 08 10 W	138.22
N 37 59 17 W	133.23
N 45 00 00 E	104.55



<p>van note-harvey associates consulting engineers, planners, & land surveyors 211 North High Street • Cape May Courthouse, N.J. 08210 (609) 465-2800 • Cape May Courthouse, N.J. 08210 778 East Mill Road • Little Ferry, N.J. 07643 982 Route 45, Ste. 101 • Hoboken Heights, N.J. 08027</p>	<p>LEWIS & CONLEY JR. NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC #2212</p>
<p>FILE NO. A2-92 ORDER NO. 03-21 FIELD BOOKS 1 & 2 DATE 3/17/87 DRAWN BY tlp FIELD 1 & 2 PAGE LL</p>	<p>SHEET NO. S - 2</p>



MATCH LINE SEE SHEET 4

WATERLINE COURSE TABLE FOR CLOSURE
LOT 3 BLOCK 587
LOT 3 BLOCK 588

MARE'S RUN	N 05 28 09 E	94.52	S 88 05 56 E	241.13
	N 21 11 04 W	224.15	N 49 30 18 E	117.03
	S 86 10 31 E	31.07	N 25 45 31 E	135.52
	N 03 15 37 W	158.26	N 15 33 28 E	365.39
MARE'S RUN	N 32 42 17 W	112.80	N 05 45 41 E	337.72
	N 45 16 46 W	144.98	N 24 38 30 W	119.92
	S 72 41 49 W	336.22	N 40 20 59 E	148.27
	N 84 28 12 W	154.73	N 38 02 49 W	58.41
	N 45 45 02 W	101.94	N 62 14 29 W	64.41
	N 18 41 55 W	518.71	N 28 12 19 W	203.12
	N 07 09 33 E	208.63	N 56 07 17 E	84.31
	N 27 56 14 E	140.41	S 80 02 58 E	289.35
GREAT EGG HARBOR RIVER & DEAD RIVER	N 78 23 43 E	114.34	N 74 10 51 E	62.36
	N 23 29 55 E	100.32	S 63 07 19 E	81.84
	S 45 58 16 E	41.73	N 69 00 26 E	92.11
	N 71 33 54 E	63.25	N 28 47 55 E	413.09
	S 77 02 19 E	129.29	N 09 35 56 W	137.83
	S 38 51 12 E	92.46	N 28 12 42 W	217.88
	S 17 51 22 E	158.54	N 06 07 37 E	358.38
	S 54 14 09 E	145.43		

WATERLINE COURSE TABLE FOR CLOSURE
LOTS 36 & 37 BLOCK 587
EXCEPTION #1

S 30 40 21 W	350.24
--------------	--------

WATERLINE COURSE TABLE FOR CLOSURE
LOTS 32-35 BLOCK 587
EXCEPTION #2

MARE'S RUN	N 16 54 00 W	109.69
	N 00 58 16 E	118.02
	N 38 01 08 W	209.44
	N 56 07 17 E	84.31
	N 67 21 52 E	280.82
GREAT EGG HARBOR RIVER	N 83 01 08 E	49.37
	S 75 17 41 E	228.45

MATCH LINE SEE SHEET 4

REV.	DESCRIPTION	DATE	APP. BY

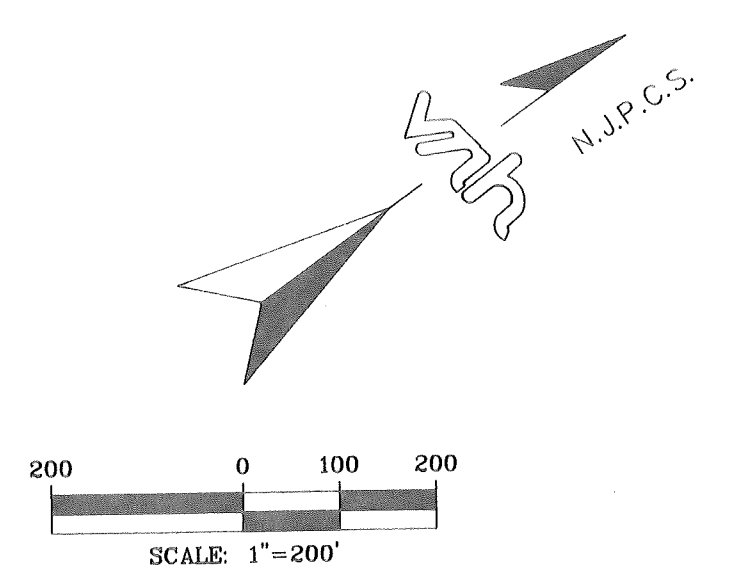
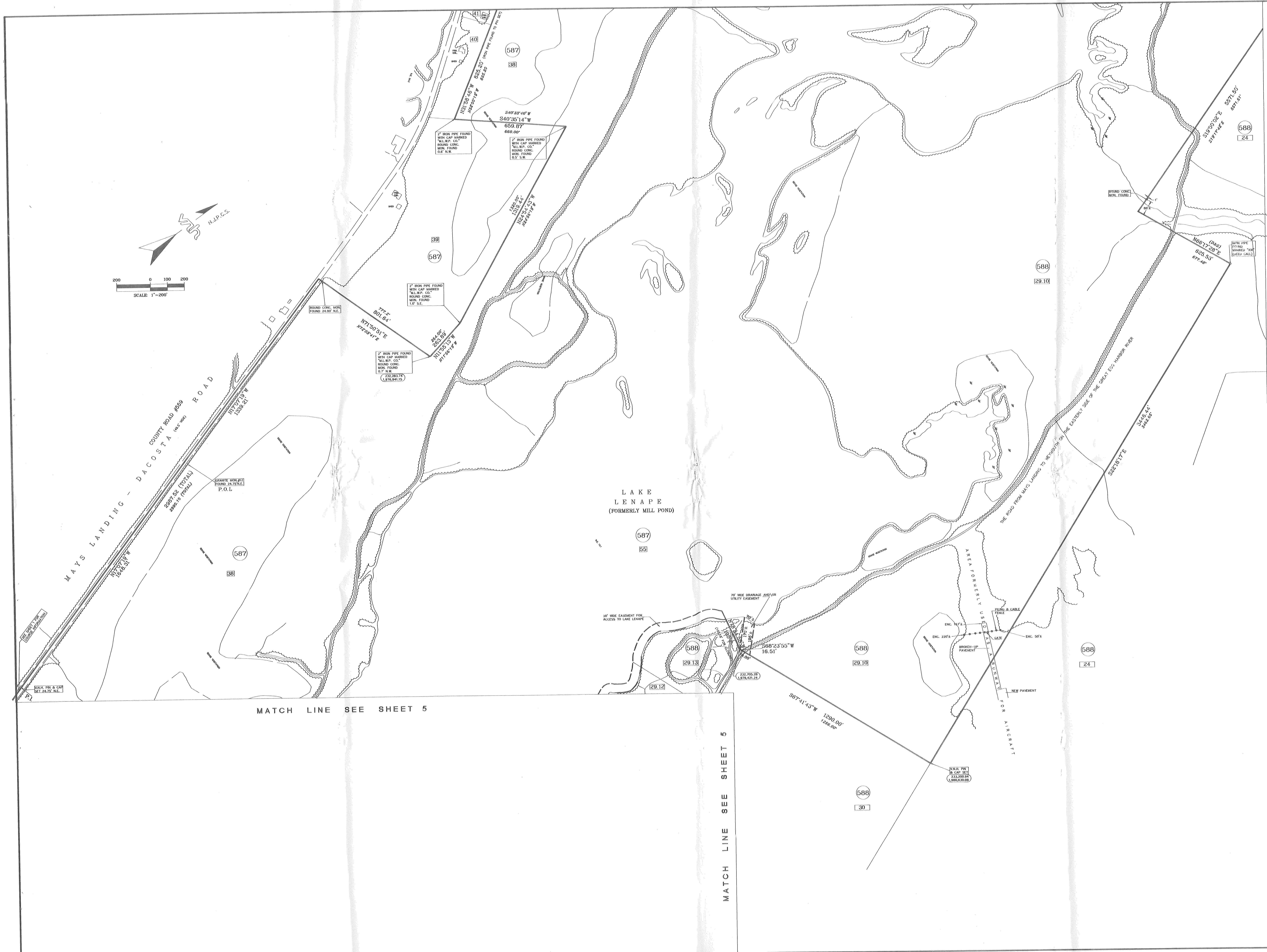
LEWIS H. COMLEY JR.
TAX MAP NOS.
PROFESSIONAL LAND SURVEYOR, L.C. #212

SURVEY OF LAKE LENAPE
BLOCK 587 LOTS 3, 25, 38, 55
BLOCK 588 LOTS 3, 29, 10
(TAX MAP NOS.)
TOWNSHIP OF HAMILTON
ATLANTIC COUNTY, N.J.

van note-harvey associates
consulting engineers, planners, & land surveyors
(609) 465-2600
211 North Main Street
Cape May Courthouse, N.J. 08210
Freehold, N.J. 08540
777 Atlantic Road
Long Wharf, N.J. 07833
992 Route 45, Ste. 101
Roxbury Heights, N.J. 08067

FILE NO.	AZ-92	DRAWN BY	tbp
ORDER NO.	03-21-	FIELD	BOKK 1 & 2
	31787-22	PAGE	LL

SHEET NO.
S - 3



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3

REV.	DESCRIPTION	DATE	APP. BY

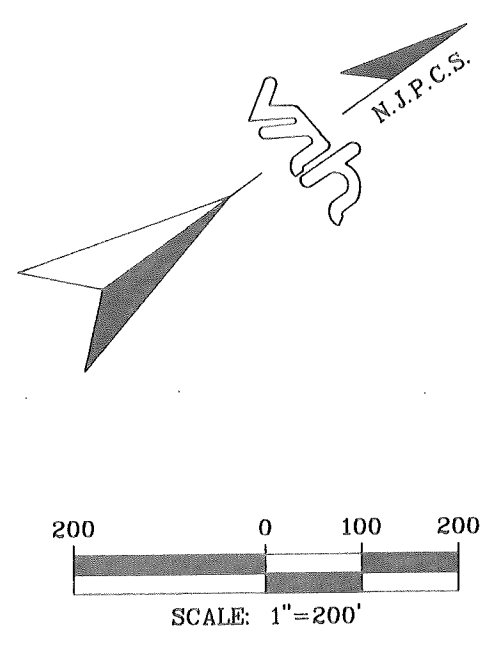
LEWIS H. CONLEY, JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR, LIC. #21212

SURVEY OF LAKE LENAPE
 BLOCK 587 LOTS 3, 25, 38, 55
 BLOCK 588 LOTS 3, 29.10
 (TAX MAP NOS.)
 TOWNSHIP OF HAMILTON
 ATLANTIC COUNTY, N.J.

van note-harvey associates
 consulting engineers, planners, & land surveyors
 (609) 465-2600
 211 North Main Street
 Princeton, N.J. 08540
 • Cops May Courthouse, N.J. 08210
 • Long View, N.J. 07832
 • 777 Alabaster Road
 • 942 North 45th St., 1st
 • Hoboken Heights, N.J. 07037

FILE NO. AZ-92
 ORDER NO. 03-21-31787-22
 DRAWN BY ttp
 FIELD BOOK 1 & 2
 PAGE 11

SHEET NO. S-4



RADIUS = 1432.69'
 ARC ANGLE = 34°28'27"
 ARC = f CURVE
 ARC LENGTH = 862.03'
 ARC LENGTH = 862'
 CHORD BEARING = S86°51'51"W
 CHORD LENGTH = 849.09'

RADIUS = 393.06' (D&S)
 ARC ANGLE = 45°22'00" (D&S)
 ARC LENGTH = 303.31'
 CHORD BEARING = N39°43'53"W
 CHORD LENGTH = 289.44'

EXCEPTION #1 TO PARCEL PLAT BOOK (LOT 1)
 1509 PAGE 388 ET SEQ
 IS 30'11"1/2" W
 EXCEPT FOR CLOSURE

EXCEPTION #2 TO PARCEL PLAT BOOK (LOT 2)
 1509 PAGE 388 ET SEQ
 IS 30'11"1/2" W
 EXCEPT FOR CLOSURE

EXCEPTION #3 TO PARCEL PLAT BOOK (LOT 3)
 1509 PAGE 388 ET SEQ
 IS 30'11"1/2" W
 EXCEPT FOR CLOSURE

EXCEPTION #4 TO PARCEL PLAT BOOK (LOT 4)
 1509 PAGE 388 ET SEQ
 IS 30'11"1/2" W
 EXCEPT FOR CLOSURE

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

REV.	DESCRIPTION	DATE	APP. BY

DATE
 L. LEWIS H. COATLEY, JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. #2212

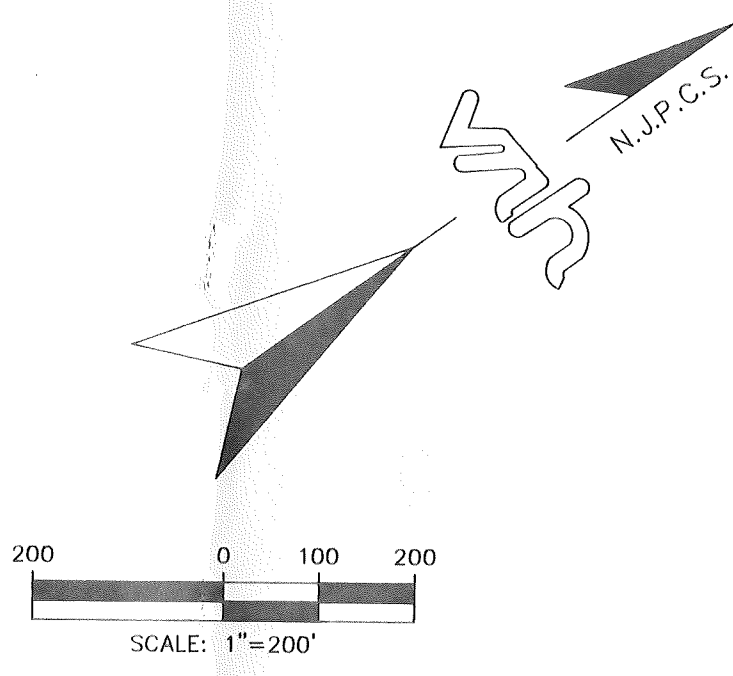
SURVEY OF LAKE LENAPE
 BLOCK 587 LOTS 3, 25, 38, 55
 BLOCK 588 LOTS 3, 29, 10
 (TAX MAP NOS.)
 TOWNSHIP OF HAMILTON
 ATLANTIC COUNTY, N.J.

van note-harvey associates
 consulting engineers, planners, & land surveyors
 (609) 485-2600
 211 North Main Street • Cape May Courthouse, N.J. 08210
 777 North Main Street • Long Beach, N.J. 07833
 28 East Mill Road • Haddonfield, N.J. 08033
 982 Route 45, Ste. 101 • Haddon Heights, N.J. 08037

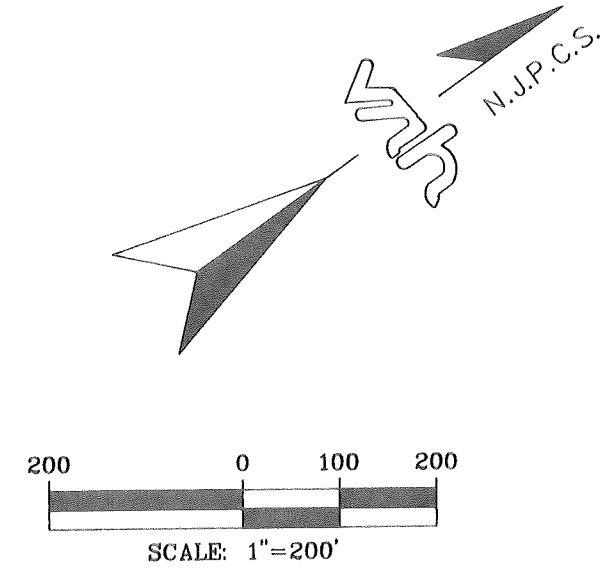
FILE NO. AZ-92
 ORDER NO. 03-21-
 31787-22

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 FIELD BROOK 1 & 2
 PAGE LL

SHEET NO.
 S - 5



<p>van note-harvey associates consulting engineers, planners, & land surveyors 211 North Main Street • (609) 465-2600 • Cape May Courthouse, N.J. 08210 Freehold, N.J. 08540 • 777 Alexander Road • Little Egg Harbor, N.J. 08040 59 East Mill Road • Little Egg Harbor, N.J. 08040 882 Route 48, Box 101 • Newbury Heights, N.J. 08057</p>		<p>DATE: _____ APP. BY: _____</p>
<p>FILE NO. AZ-92</p>	<p>DRAWN BY tbp</p>	<p>REV. _____</p>
<p>ORDER NO. 03-21-</p>	<p>FIELD BOOK 1 & 2</p>	<p>DESCRIPTION _____</p>
<p>31787-22</p>	<p>PAGE 11</p>	<p>DATE: _____</p>
<p>SHEET NO. T-1</p>		
<p>SURVEY OF LAKE LENAPE BLOCK 587 LOTS 3, 25, 38, 55 BLOCK 588 LOTS 3, 29, 10 (TAX MAP NOS.) TOWNSHIP OF HAMILTON ATLANTIC COUNTY, N.J.</p>		
<p>LEWIS H. CONLEY JR. NEW JERSEY PROFESSIONAL LAND SURVEYOR, L.C. #21212</p>		



REV.	DESCRIPTION	DATE	APP. BY

LEWIS E. CONLEY, JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. #2222

SURVEY OF LAKE LENAPE
BLOCK 587 LOTS 3, 25, 38, 55
BLOCK 588 LOTS 3, 29, 10
 (TAX MAP NOS.)
TOWNSHIP OF HAMILTON
ATLANTIC COUNTY, N.J.

van note-harvey associates
 consulting engineers, planners, & land surveyors
 (609) 465-2600
 211 North Main Street • Cape May Courthouse, N.J. 08210
 777 Alexander Road • Princeton, N.J. 08540
 888 Route 46, Ste. 201 • Morristown, N.J. 08857

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ORDER NO.	03-21-	FIELD	BOOK 1 & 2
	31787-22	PAGE	11

SHEET NO.
T - 2

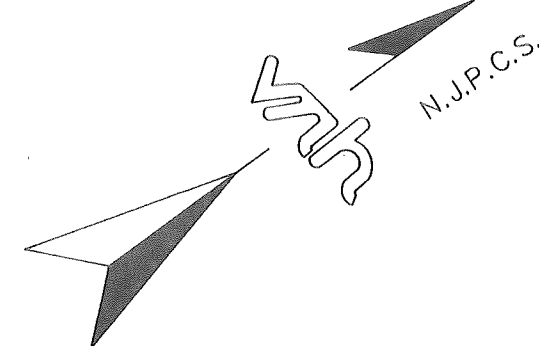
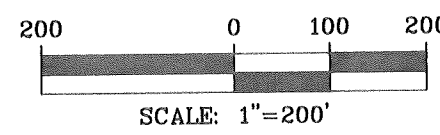
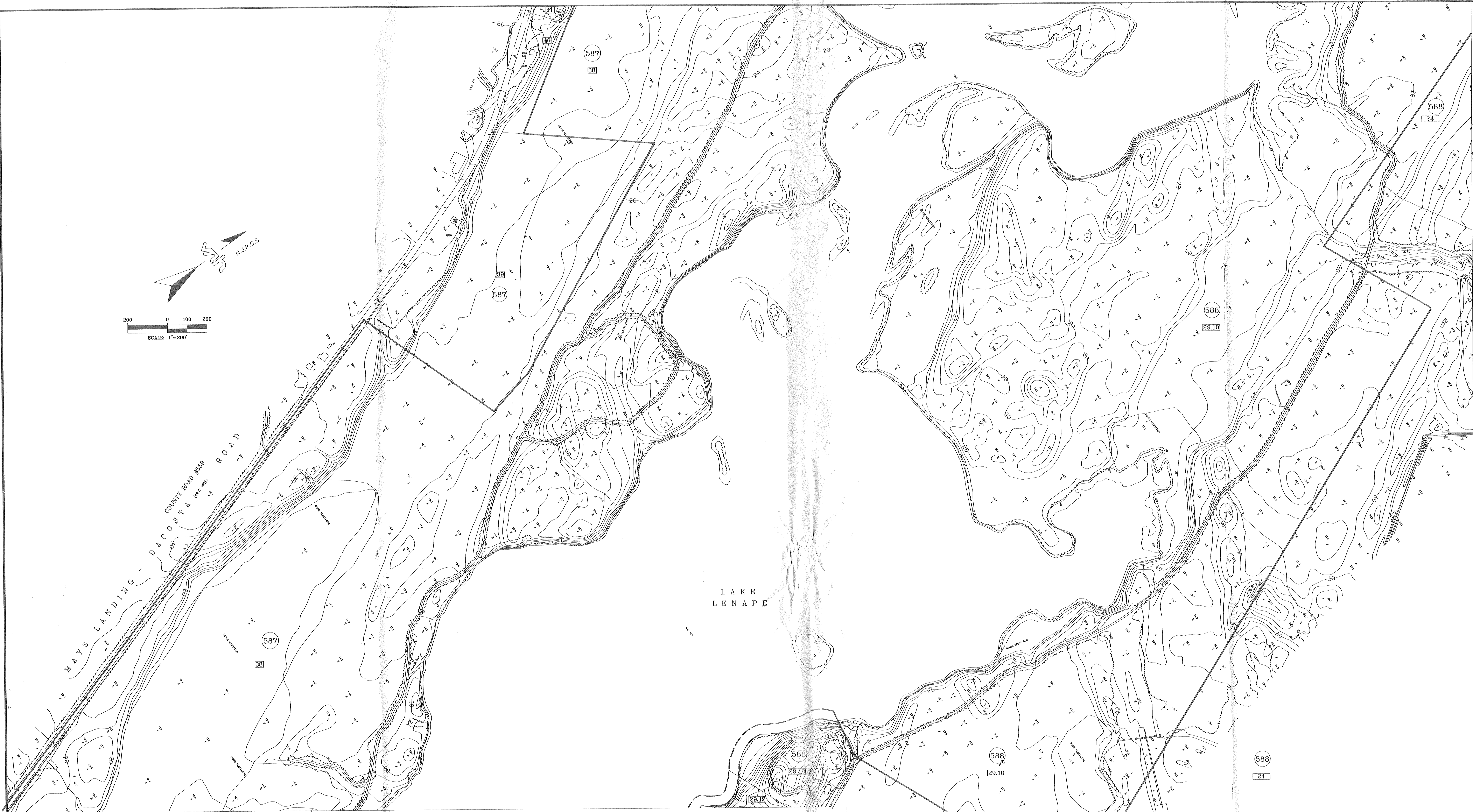


REV.	DESCRIPTION	DATE	APP. BY

SURVEY OF LAKE LENAPE BLOCK 587 LOTS 3, 25, 38, 55 BLOCK 588 LOTS 3, 29, 10 (TAX MAP NOS) TOWNSHIP OF HAMILTON ATLANTIC COUNTY, N.J.		LEWIS H. CONLEY, JR. DATE NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. #2212
--	--	--

van note-harvey associates consulting engineers, planners, & land surveyors (603) 465-2600 211 North High Street • Cape May Courthouse, N.J. 08210 777 Alexander Road • Princeton, N.J. 08540 832 Route 45, Ste. 101 • Woodbury Heights, N.J. 08097	FILE NO. AZ-92 ORDER NO. 03-21-1 31787-22	DRAWN BY tbp FIELD BOOK 1 & 2 PAGE 11
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SHEET NO. T - 3



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

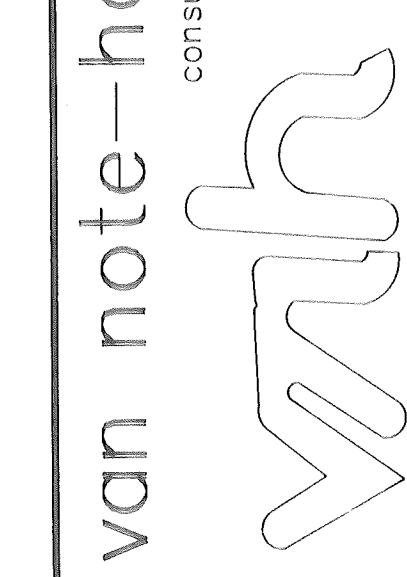
MATCH LINE SEE SHEET 3

REV.	DESCRIPTION	DATE	APP. BY

LEWIS H. CONLEY JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR I.C. #2222

SURVEY OF LAKE LENAPE
BLOCK 587 LOTS 3, 25, 38, 55
BLOCK 588 LOTS 3, 29, 10
 (TAX MAP NO. 6)
 TOWNSHIP OF HAMILTON
 ATLANTIC COUNTY, N.J.


van note-harvey associates
 consulting engineers, planners, & land surveyors
 (609) 465-2600
 211 North Main Street • Cape May Courthouse, N.J. 08210
 Princeton, N.J. 08540
 777 Alexander Road • Long Valley, N.J. 07832
 89 East Hill Road • Hackettstown, N.J. 08801
 882 Route 46, Box 10 • Rodersburg, Pa. 15287



FILE NO. AZ-92	DRAWN BY tbp
ORDER NO. 03-21- 31787-22	FIELD BOOK 1 & 2 PAGE 11

SHEET NO.
T-4

0059485


Prepared by: Anthony Arano, Esq.
Atlantic County Dept. of

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION is made on this 29th day of May 1998 by the County of Atlantic, a body corporate and politic of the State of New Jersey, with offices located at 1333 Atlantic Avenue, Atlantic City, New Jersey 08401 (hereinafter referred to as the "County") in favor of the State of New Jersey, Pinelands Commission, P.O. Box 7, New Lisbon, New Jersey 08064.

BACKGROUND

WHEREAS, the New Jersey Pinelands Commission (hereinafter "Commission") is a public body, corporate and politic which was established to prepare and administer the Pinelands Comprehensive Management Plan to protect the resources of the Pinelands Area of the State of New Jersey; and

WHEREAS, the Atlantic County park at Lake Lenape is a public park which is owned by the County of Atlantic and which is located on Block 587, Lots 3, 25, 38 and 55 and Block 588, Lots 3 and 29.1 in the Township of Hamilton. The property consist of approximately 1898 acres and is located entirely in a Pinelands Forest Area; and

WHEREAS, Atlantic County proposes development at the Atlantic County Park at Lake Lenape that is not fully consistent with N.J.A.C. 7:50-5.23(b)12 that prohibits centralized wastewater treatment and collection facilities in Forest Area; and

WHEREAS, Atlantic County also proposes development that is not fully consistent with N.J.A.C. 7:50-6.14, which prohibits development within 300 feet of a wetland unless it has been demonstrated that the development will not result in a significant adverse impact on the wetland if it maintains a buffer of less than 300 feet; and,

WHEREAS, Atlantic County proposes to limit development at the Atlantic County Park at Lake Lenape to approximately 76 acres and along with this, to institute a deed restriction permanently preserving the remaining areas of the park and a deed declaration limiting use of a proposed sewer line to those uses specified in a formal memorandum of agreement, the approved form of which is attached as Exhibit A; and,

WHEREAS, N.J.A.C. 7:50-4.52(c)1 authorized the Commission to enter into intergovernmental memoranda of agreement with any local government which authorized such agency to carry out specified development activities without securing individual development approval from the Pinelands; and,

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NOW, THEREFORE, in consideration of the benefits accruing to the County and to the public, the County hereby acknowledges and declares that the County Park at Lake Lenape, identified as Block 587, Lots 3, 25, 38 and 55 and Block 588, Lots 3 and 29.1 in the Township of Hamilton, Atlantic County, New Jersey, is and shall remain subject to the restrictions and covenants set forth in that certain memorandum of understanding between the County and the New Jersey Pinelands Commission attached herewith as Exhibit A.

Without limitation upon any of the other obligations and conditions set forth in the memorandum of agreement attached as Exhibit A, the county specifically stipulates and declares that:

- a. the sewer line and interpretive center proposed as part of the development of the Western Lakeshore Area shall be limited to only those uses and purposes which are set forth in Exhibit A and sewer shall only be provided to those facilities in the Western Lakeshore Area specified in Exhibit A.
- b. those portions of the Park not listed in Section II.C.1 of the agreement Exhibit A shall not be subject of further development except as may be necessary to preserve or protect the health and safety of the general public (such as fire break construction). It is the intent of this declaration to affirm the County's agreement to preserve the said portions of the park in a natural and undeveloped state.

ADDITIONAL CONDITIONS

1. The County, covenants for itself, its successors and assigns in interest to the encumbered property, that it will maintain the park in accordance with the terms and conditions set forth in Exhibit A and in accordance with the requirements of the New Jersey Green Acres Program.
2. The covenants and restrictions set forth in this Declaration shall run with and bind the Encumbered Property and shall inure to the benefit of and may be enforceable by the State of New Jersey, Pinelands Commission, or its successor in interest.
3. Enforcement of these covenants and restrictions shall be by any appropriate proceeding in law or equity.
4. Should any covenant or restriction contained herein be cleared void, invalid, illegal or unenforceable for any reason by any court or competent jurisdiction, such judgment shall not affect the remaining provisions hereof which shall remain in full force and effect.

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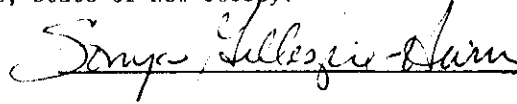
COUNTY OF ATLANTIC
SS:
STATE OF NEW JERSEY

I CERTIFY that on May 29, 1999 Helen Walsh
personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he/she is the County Administrator of the County of Atlantic; and
- (b) signed, sealed and delivered this Document as the authorized Act of the Board of Chosen Freeholders of the County of Atlantic for the purposes herein expressed;

Acknowledged By: 

STATE OF NEW JERSEY, COUNTY OF Atlantic BE IT
REMEMBERED, that on December 10, 1999, 1999, before me, the
subscriber, appeared who, I am satisfied, is/are the person(s) named
in and who executed the within instrument and thereupon he/she/they
signed, sealed and delivered the same as his/her/their act and deed,
for the uses and purposes therein expressed for and on behalf of the
County of Atlantic, State of New Jersey.

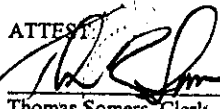


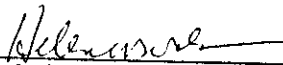
SONYA GILLESPIE-HARRIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 21, 2000

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IN WITNESS WHEREOF, this declaration has been signed and the corporate seal of the County of Atlantic has been ~~made~~ hereto and attested by its proper corporate officer on the day and year first above written.

ATTEST:


Thomas Somers, Clerk
Board of Chosen Freeholders


Richard E. Squires, County Executive/ by
Atlantic County
Helen Welch, Administrator
For *Richard E. Squires, County Executive*

APPROVED AS TO FORM


Paul G. Gallagher
County Counsel

STATE OF NEW JERSEY, COUNTY OF Atlantic BE IT REMEMBERED,
that on December 12, 1999 1999, before me, the subscriber, personally
appeared who, I am satisfied, is/are the person(s) named in and
who executed the within Instrument and thereupon he/she/they
signed, sealed and delivered the same as his/her/their act and
deed, for the uses and purposes therein expressed for and on behalf
of the County of Atlantic, State of New Jersey



SONYA GILLESPIE-HARRIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 21, 2000

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EXHIBIT A

MEMORANDUM OF AGREEMENT BETWEEN THE NEW JERSEY PINELANDS COMMISSION AND THE COUNTY OF ATLANTIC

I. PURPOSE

This Memorandum of Agreement (MOA) between the County of Atlantic (hereinafter "County") and the New Jersey Pinelands Commission (hereinafter "Commission") is intended to facilitate the review of projects undertaken by the County in the "Atlantic County Park at Lake Lenape" located in the Township of Hamilton. The agreement is also intended to address the proposed development of the Atlantic County Park at Lake Lenape.

In accordance with N.J.A.C. 7:50-4.52(c)2, the Commission "may enter into intergovernmental memoranda of agreement with any agency of the Federal, State or local government which authorize such agency to carry out specified development activities that may not be fully consistent with the provisions of N.J.A.C. 7:50-5 and 6, provided such agency demonstrates and the Commission finds that variation from the standards of this Plan is accompanied by measures that will, at a minimum, afford an equivalent level of protection of the resources of the Pinelands than would be provided through strict application of the standards" of the Pinelands Comprehensive Management Plan (CMP). In accordance with N.J.A.C. 7:50-4.52(c)1, the Commission may also "enter into intergovernmental 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 provided the specified development activities are consistent with the provisions of N.J.A.C.7:50-5 and 6."

II. AGREEMENTS

A. The County and the Commission agree that:

1. The Atlantic County Park at Lake Lenape consists of approximately 1,898 acres. It is located on Block 587, Lots 3,25,38 and 55 and Block 588, Lots 3 and 29.1 as shown upon the Official Tax Map of Hamilton Township. The property is illustrated on the site location map, titled "Western Lakeshore Development Area - Lake Lenape", prepared by Chris R. Rehmann, PE, LS dated July 29, 1991 and last revised October 10, 1997, annexed herewith as

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Exhibit A. It is also shown on the Survey and Topographical Map, prepared by Lewis Conley, PLS of Van Note-Harvey Associates, dated January 24, 1997 and consisting of eleven sheets and annexed herewith as Exhibit B.

2. The development of a portion of the park, specifically the Western Lakeshore Area referred to in II.C.1., is not fully consistent with the following provisions of the CMP:
 - a. N.J.A.C. 7:50-5.23(b)12 prohibiting centralized wastewater treatment and collection facilities in Forest Areas of the Pinelands unless a public health problem has been identified;
 - b. N.J.A.C. 7:50-6.14 prohibiting development within 300 feet of a wetland unless it has been demonstrated that the development will not result in a significant adverse impact on the wetland if it maintains a buffer of less than 300 feet.
 3. The development of the Western Lakeshore Area, listed in Section II.C.2.r. will be serviced by public sewers. The development will maintain at least a 50 foot buffer to Lake Lenape and those wetlands located in the Western Lakeshore Area identified as Wetlands A,C,D,E, F and G shown on Exhibit A. A 300 foot buffer will be maintained to Wetland B as shown on Exhibit A. The following linear improvements may occur within 300 feet of wetlands in accordance with N.J.A.C. 7:50-6.13: the installation of sewer and water lines, the paving of the existing cleared dirt road located along the west side of the Western Lakeshore Area, the installation of a six foot wide bituminous bikepath leading from Old Harding Highway to the proposed first aid/restroom/boathouse building and terraced beach area. The following water dependent uses may be constructed on and within 50 feet of Lake Lenape but not within 300 feet of Wetland B provided that the requirements of N.J.A.C. 7:50-6.12 are met: the terraced beach area, the docks, the boat ramps, and the piers for canoes, boats and fishing.
 4. The total development permitted under this agreement will be less than that if the Atlantic County Park at Lake Lenape is developed in accordance with a strict interpretation of the CMP if the County executes the deed restriction described in II.D. and the deed declaration described in II.C.2.r.iii. As a result of this, the Commission finds that an equivalent level of protection to the resources of the Pinelands will be provided by this agreement despite the variation from the CMP referred to in II.A.2.
- B. Except for the 50 foot buffer to wetlands authorized in II.A.3., the County agrees that all development conducted on lands within the Atlantic County Park at Lake Lenape shall adhere to the provisions of the Pinelands Comprehensive Management Plan.

C. The County and the Commission agree that:

1. Development of the Atlantic County Park at Lake Lenape shall only occur in those areas that are listed below and that are shown on Exhibit A and Exhibit B:
 - a. The Western Lakeshore Area consisting of approximately 35 acres;
 - b. An existing group camping area consisting of approximately 29 acres;
 - c. An existing camping area and canoe launch area consisting of approximately 12 acres; and,
 - d. Existing and proposed trails.

Development in these areas shall be limited to the improvements identified on Exhibit A and Exhibit B.

2. Improvements to the Western Lakeshore Area shall be limited to the following:
 - a. A 90 feet by 250 feet terraced beach area;
 - b. A playground area adjacent to the terraced beach area;
 - c. A 4,000 square foot first aid/restroom/boathouse building;
 - d. Installation of a picnic area and gazebo in the vicinity of the first aid/restroom/boathouse building;
 - e. Installation of a six foot wide bituminous bikepath from Old Harding Highway to the first aid/restroom/boathouse building and terraced beach area;
 - f. A tot lot area in the vicinity of the terraced beach area;
 - g. A 40 space gravel parking area in the vicinity of the first aid/restroom/boathouse building and the terraced beach area surrounded by a paved driveway and a boat trailer gravel parking area;
 - h. A 40 feet by 20 feet partially submerged rippled concrete boat ramp and a 120 feet L-shaped dock varying in width from six (6) feet to eight (8) feet adjacent to the first aid/restroom/boathouse building;
 - i. Six (6) cabins;
 - j. Eleven (11) campsites;
 - k. A rest room/shower building which shall have an area of no greater than 800 square feet to serve the cabin and camping area;
 - l. A 30 space gravel parking lot in the vicinity of the rest room/shower house for the cabin and camping area;
 - m. A gazebo and dock in the vicinity of the six cabins and eleven campsites;
 - n. An "Interpretive Center" with an area no greater than 3500 square feet, and including the following elements:
 - i. the Interpretive Center shall be constructed and maintained primarily as an educational facility;
 - ii. the Interpretive Center shall be designed and operated to provide the general public with opportunities to study and appreciate the ecology

and the history of the Pinelands Area with particular emphasis on the region surrounding the Atlantic County Park at Lake Lenape;

- iii. The goal of the Interpretive Center will be to educate visitors on the proper use of the Pinelands, to cultivate an appreciation of the Pinelands, and to foster a greater understanding of the need to protect the Pinelands;
- iv. The Interpretive Center shall not be used as a general administrative office for the County Park system.

- o. A canoe and wood boat pier, adjacent to the Interpretive Center site;
- p. A fishing dock adjacent to the Interpretive Center site;
- q. Installation of a 24' wide bituminous park drive, along the existing cleared dirt road located along the west side of the Western Lakeshore Area, from Old Harding Highway and terminating at the interpretive center site;
- r. Sanitary Sewer for the Interpretive Center, the first aid/restroom/boathouse building and the restroom/shower house associated with the six (6) cabins and eleven (11) campsites referred to in II.C.2. constructed and maintained in the following manner:

- i. a four (4") inch force main or an eight (8") inch gravity sewer system shall be connected with an existing sewer main located on County Route 606, also known as Old Harding Highway as indicated by Exhibit A.
- ii. the sanitary sewer line shall be dedicated only for the use and benefit of the Interpretive Center, the first aid/restroom/boathouse building and the rest room/shower building for the six (6) cabins and eleven (11) campsites;
- iii. within 180 days of the effective date of this agreement, the County shall provide documentation demonstrating that a declaration has been filed with the Atlantic County Clerk restricting the sewer line and Interpretive Center to the limited and specific purposes set forth in this agreement.

D. Within 180 days of the effective date of this agreement, the County shall provide documentation demonstrating that a deed restriction has been placed on those portions of the Park not listed in II.C. 1., which consist of approximately 1822 acres, thereby permanently preserving them in their present, natural state. The deed restriction shall state that this area shall not be the subject of further development activities except as may be necessary to preserve or protect the health and safety of the general public, such as fire break construction.

E. The Commission and the County agree that the following activities which are normally associated with routine maintenance of property or forested areas shall not require the review or approval of the Commission provided they do not require a

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statewide general permit authorization or individual freshwater wetlands permit authorization under the Freshwater Wetlands Protection Act or any other permit required by the New Jersey Department of Environmental Protection for development in wetlands;

1. the regular mowing of lawn or grassed areas, or the reseeded of such areas in a manner which is consistent with the requirements of the Pinelands Comprehensive Management Plan;
2. the planting or replanting of flowers for decorative purposes in existing cleared areas within the Western Lakeshore Area;
3. selective trimmings and removal of dead or diseased limbs or trees as necessary to protect the health and safety of the public or to minimize potential fire hazards;
4. activities which are normally associated with the maintenance of structures illustrated on Exhibit A. Such activities may include re-roofing, siding, gutter installation or replacements, tent platform replacements, and installation of doors, windows;
5. fire hazard mitigation activities undertaken by the State or by the County in concert with the State;
6. the installation of split rail fencing provided no more than 1,500 square feet of land is to be cleared;
7. installation of directional and information signage or lighting for safety or security reasons;
8. use of temporary sanitary facilities for special park events provided;
 - a. the facilities are removed within thirty (30) days;
 - b. the facilities are located within designated developed areas of the Park; and
 - c. the facilities are self-contained units, designed to prevent accidental spillage or leakage.

F. The Commission and the County agree that:

1. The following activities will not require the filing of a formal application for the approval of the Commission provided they do 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 New Jersey Department of Environmental Protection for development in wetlands;
 - a. the resurfacing or maintenance of the roads, trails pathways, parking areas and other areas designed for automotive or pedestrian movement shown on Exhibit A and Exhibit B, provided there is no increase in the area of existing impervious surface, there will be no additional clearing and there will be no change in the surface

- composition;
- b. Activities normally associated with the maintenance of drainage ditches as defined as a linear excavation below the natural ground surface that is designed and maintained to convey storm water runoff.
 - c. The replacement or substantial repair, in-type and in-kind, of storm water drainage improvements, bulkheads, docks, landing areas or beach areas, provided that:
 - i. the area of disturbance associated with the project will not exceed 2000 square feet;
 - ii. the type of materials, appearance and means of construction are the same as the structure which is being improved;
 - iii. the construction will be confined to conform with the location and alignment of the structure or improvements which are being repaired or replaced, to the greatest extent which may be practical.
2. The County Director of Parks, or his designee, shall notify the Commission 15 days in advance of the undertaking of the activities defined in II.F.1. which shall consist of the following:
 - a. a narrative description of the proposed activity;
 - b. a copy of a U.S.G.S. quadrangle on which the location of the activity has been indicated or a site sketch which illustrates the relationship of the proposed activity to the Exhibit A.
 - c. A copy of any building or construction plans associated with the project.
 3. Within 15 days of the Commission's receipt of the notice and information provided for in II.F.2., the Commission will notify the County if the proposed activity is consistent with the terms of this Agreement.
 4. If the Commission notifies the County that the proposed activity does not meet the criteria established in II.F. or that it is inconsistent with the provisions of this agreement or the Pinelands Comprehensive Management Plan, the County agrees to either modify the proposal so that it is consistent or to file an application for the development. The County understands that no development may occur until formal approval from the Commission has been obtained.
- G. The Commission and the County agree that:
1. The following general classes of development will not require the filing of a formal application for the approval of the Commission:

- a. the replacement-in-type of any bridge which involves less than 5000 square feet of disturbance;
 - b. the installation of storm water infiltration inlets and pipes for the infiltration of runoff from existing roadway pavement, provided that the results of soil borings are submitted with an estimation of the elevation of the seasonal high water table.
 - c. the extension of existing storm water drainage systems along existing roadways provided that:
 - i. no new discharges to wetlands or wetland buffers are proposed; and,
 - ii. the proposed storm water drainage systems will provide adequate infiltration volume to accommodate at least one and one-quarter (1 1/4") inches of runoff from the paved surfaces draining to the system.
 - d. the expansion or improvement of any street, road or pathway which is designated upon the attached Survey and Topographic Map, Exhibit B as currently "unused" or "underdeveloped," which results in the clearing of less than 1,500 feet over any five year period.
 - e. any activity which is defined in II.F. or II.G. which requires a statewide general permit authorization or individual freshwater wetlands permit under the Freshwater Wetlands Protection Act or any other permit required by the New Jersey Department of Environmental Protection for development in wetlands;
 - f. improvements to the structures identified in Exhibit A and Exhibit B to ensure that public facilities comply with "Barrier Free" requirement.
2. for all proposed projects defined in G.1., the County 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 on which the location of the proposed development has been indicated or a site sketch which illustrates the relationship of the proposed activity to the Exhibit A.
 - c. a copy of the building or construction plans associated with the project.
 3. Within thirty (30) days of the Commission's receipt of the notice and information provided for in II.G.2., the Commission will notify the County if the proposed activity is consistent with the terms of this Agreement.
 4. If the Commission notified the County that the proposed activity does not meet the criteria established in II.G.1. or that it is inconsistent with the

provisions of this agreement or the Comprehensive Management Plan, the county agrees to either modify the proposal so that it is consistent or to file an application for the development. The County understands that no development may occur until formal approval from the Commission has been obtained.

H. The County and the Commission agree that:

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

I. The County and the Commission agree that:

1. The County shall revise the Atlantic County Water Quality Management Plan and the Atlantic County Master Plan to reflect the proposed sewer service to this site.
2. The revised Atlantic County Water Quality Management Plan and Atlantic County Master Plan shall be submitted in the following manner for the review and approval of the Pinelands Commission:
 - a. A draft of the proposed amendment to the Atlantic County Water Quality Management Plan to extend sewer service to the Western Lakeshore Area for the development referred to in II.C.2., shall be submitted within 30 days of the execution of this agreement.
 - b. The adopted amendment to the Atlantic County Master Plan shall be submitted for certification by the Pinelands Commission within 2 years of the execution of this agreement.

- J. The Commission and the County agree to meet annually, and more often if warranted, to discuss development, operations and maintenance activities at the Park.

III. EFFECTIVE DATE AND DURATION

- A. This 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 or terminated by either party upon sixty (60) days written notice.

IV. SIGNATURES

James D'Amore 1/28/98
Executive Director NJ Pinelands Commission Date

Richard E. Squires 3/4/98
County Executive, Atlantic County Date
Richard E. Squires

Approved as to form by:
Valerie W. Haynes 1/21/98
Deputy Attorney General Date
State of New Jersey

January 14, 1998

Approved as to form by:
Paul J. Gallagher 3/2/98
Paul J. Gallagher, Atlantic County, County Counsel Date

RECORDED
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CD

**DECLARATION OF RESTRICTIVE
COVENANTS, CONCERNING THE
ATLANTIC COUNTY PARK, AT
LAKE LENAPE, HAMILTON TWP.**

**BY THE COUNTY OF ATLANTIC,
DECLARANT**

Dated: 5-29-1998

Concord

Record and Return to: ↙
**A.J. Pagano, Esquire
1333 Atlantic Avenue -8th Floor
Atlantic City, New Jersey 08401**

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