



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-16- 01

TITLE: Honoring the Late Michael Fowler for His Service and Leadership as a Member of the Pinelands Educational Advisory Council and His Dedication to Raising Awareness and Appreciation of the New Jersey Pinelands

Commissioner CANDACE ASHMUN moves and Commissioner EDWARD LLOYD seconds the motion that:

WHEREAS, Michael Fowler joined the Pinelands Commission’s Educational Advisory Council (PEAC) in 2001, and he served as the Council’s Chairperson from 2009 until his passing in 2015; and

WHEREAS, Mr. Fowler served as a marketing consultant and Pinelands enthusiast who helped the Commission formulate an Education and Outreach Plan for the Richard J. Sullivan Center for Environmental Policy and Education; and

WHEREAS, Mr. Fowler’s expertise and knowledge of the Pinelands served the Commission very well for many years. He was a longtime presenter at the annual Pinelands Short Course, delivering numerous programs such as “The Pinelands Traveler: Ghost Towns, Bogs and Legends” and “The Pinelands’ Magnificent Failure, Harrisville, NJ”; and

WHEREAS, Mr. Fowler was the only person who attended all 26 Pinelands Short Courses. Even when he wasn’t scheduled as a presenter, he was always ready to step in as a last-minute substitute presenter; and

WHEREAS, his guidance and leadership were invaluable in helping to steer the Pinelands Commission’s educational and outreach efforts and future plans for the Richard J. Sullivan Center.

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission, assembled at the Richard J. Sullivan Center for Environmental Policy and Education on this 15th day of January, 2016, hereby express their appreciation to the family of the late Michael Fowler for his service and leadership as a member of the Pinelands Educational Advisory Council and for his efforts to raise awareness and appreciation of the Pinelands.

Record of Commission Votes

AYE	NAY	NP	ABS	AYE	NAY	NP	ABS	AYE	NAY	NP	ABS
<input checked="" type="checkbox"/>				Earlen			<input checked="" type="checkbox"/>	Prickett	<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>		Galletta	<input checked="" type="checkbox"/>			Quinn	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>				Jannarone	<input checked="" type="checkbox"/>			Rohan Green			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>				Lloyd	<input checked="" type="checkbox"/>			Lohbauer	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>				McGlinchey	<input checked="" type="checkbox"/>						

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Executive Director

Date: JANUARY 15, 2016

Mark S. Lohbauer
Chairman



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-16- 02

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-1078.005)

Commissioner Galletta moves and Commissioner Barr seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1987-1078.005
Applicant: Atlantic County Board of Chosen Freeholders
Municipality: Hamilton Township
Management Area: Pinelands Forest Area
Date of Report: December 24, 2015
Proposed Development: Development of a 3,500 square foot Interpretive Center building and other improvements within Lake Lenape Park.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-1078.005 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	AR*		AYE	NAY	NP	AR*		AYE	NAY	NP	AR*
Ashmun	X				Earlen				X	Prickett	X			
Avery			X		Galletta	X				Quinn	X			
Barr	X				Jannarone	X				Rohan Green			X	
Brown	X				Lloyd	X				Lohbauer	X			
DiBello	X				McGlinchey	X								

* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission
Nancy Wittenberg
Nancy Wittenberg
Executive Director

Date: January 15, 2016
Mark S. Lohbauer
Mark S. Lohbauer
Chairman



State of New Jersey
THE PINELANDS COMMISSION
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Chris Christie
Governor

Kim Guadagno
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Mark S. Lohbauer
Chairman

Nancy Wittenberg
Executive Director

December 24, 2015

William Reinert, Department Head
Atlantic County Department of Public Works
Atlantic County Board of Chosen Freeholders
201 S. Shore Rd.
Northfield, NJ 08225

Re: Application # 1987-1078.005
Block 587, Lot 38
Hamilton Township

Dear Mr. Reinert:

The Commission staff has completed its review of this application for development on the above referenced 482.05 acre lot within the Atlantic County Park at Lake Lenape in Hamilton Township. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its January 15, 2016 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
John Helbig





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General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Mark S. Lohbauer
Chairman

Nancy Wittenberg
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

December 24, 2015

William Reinert, Department Head
Atlantic County of Public Works
Atlantic County Board of Chosen Freeholders
201 S. Shore Rd.
Northfield, NJ 08225

Application No.: 1987-1078.005

Location: Block 587, Lot 38
Hamilton Township

This application proposes development of a 3,500 square foot Interpretive Center building, six 120 square foot cabins, eleven camp sites and two docks. The application also proposes the paving of 1,200 linear feet of an existing sand road, the installation of 3,400 linear feet of sanitary sewer and water mains, a gazebo and an 800 square foot bathhouse. All development is proposed on the above referenced 482.05 acre lot that comprises a portion of the Atlantic County Park at Lake Lenape ("Park") in Hamilton Township.

The Park is comprised of 1,898 acres and located entirely within a Pinelands Forest Area. On March 4, 1998, the Pinelands Commission approved a Memorandum of Agreement (MOA) with Atlantic County regarding development of the Park. The MOA allowed for a deviation from the Pinelands Comprehensive Management Plan (CMP) standard prohibiting sanitary sewer service to new development in a Pinelands Forest Area. The MOA also allowed for a deviation from the CMP standard 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 a wetland.

A January 14, 1998, Revised Report on a Proposed Memorandum of Agreement Between the New Jersey Pinelands Commission and Atlantic County ("Report") prepared by the Commission staff found that a low intensity recreational facility and a campground would both be permitted land uses on a parcel located in a Pinelands Forest Area. Provided the conditions of the MOA were met, that Report also concluded that the development proposed by the County under the MOA is less than otherwise permitted by the CMP. The Report also concluded that a proposed deed restriction would result in the protection of approximately 1,822 acres of the concerned parcel and that wetlands on and within 300 feet of the parcel would be afforded a level of protection that would not be afforded through a strict application of the wetlands protection standards of the CMP.

To provide an equivalent level of protection to the resources of the Pinelands, the MOA required that the County place a deed restriction on 1,822 acres of the Park to preserve that land in its natural state. The MOA also required that Atlantic County file a deed declaration with the Atlantic County Clerk's Office restricting the proposed sanitary sewer line to the limited and specific purpose set forth in the MOA. The County has recorded the required deed restriction and deed declaration.

The MOA identified and delineated a 76 acre "western lake shore" portion of the Park and specified certain development that could occur on that portion of the Park. The development proposed in this application (App. No. 1987-1078.005) is consistent with the MOA.

On October 8, 1998, the Commission approved the development of a boathouse, boat ramp, docks and associated development that was subject of MOA (App. No. 1987-1078.004).

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-4.52(c)2)

The lot is located in a Pinelands Forest Area. The concerned MOA authorizes the proposed development in a Pinelands Forest Area.

Wetlands (N.J.A.C. 7:50-6.6, 6.12 & 6.13)

There are wetlands located on the above referenced lot. The MOA established a 50 foot wetland buffer to Lake Lenape and wetlands identified as Wetlands A & C-G. The MOA also established a 300 foot wetland buffer for Wetlands B. The proposed building, cabins, camps sites, gazebo and bathhouse will maintain the MOA specified wetland buffers.

The MOA permits the installation of the proposed sanitary sewer and water mains and the paving of the sand road within the required wetland buffers in accordance with the provision in the CMP that allows such linear development in otherwise required buffers to wetlands (N.J.A.C. 7:50-6.13). The MOA also permits the development of the two docks on Lake Lenape in accordance with the wetlands protection standards of the CMP (N.J.A.C. 7:50-6.12). The proposed docks will be located in wetlands.

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

The proposed development will be located within a wooded area. The proposed development will disturb approximately 7.27 acres of wooded lands. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

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

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

PUBLIC COMMENT

This applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced lot was completed on February 19, 2014. Newspaper public notice was completed on February 25, 2014. The application was designated as complete on the Commission's website on November 30, 2015. The Commission's public comment period closed on December 11, 2015. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 33 sheets, prepared by Adams, Rehmann & Heggan Associates, Inc.. all sheets dated January 2014 and revised to October 23, 2015.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.
6. All development, except for the proposed road paving and utility installation, shall be located at least 50 feet from Wetlands A & C-G and 300 feet from Wetland B.
7. All development shall be consistent with the conditions of the MOA.
8. 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.

CONCLUSION

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



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General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Mark S. Lohbauer
Chairman

Nancy Wittenberg
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of the Executive Director's determination and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-16- 03

TITLE: Approving With Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1997-0257.009)

Commissioner Barr moves and Commissioner Brown seconds the motion that:

WHEREAS; the Pinelands Commission has reviewed the Public Development Application Report and Certificate of Appropriateness and the recommendation of the Executive Director that the following application for Public Development with accompanying Certificate of Appropriateness be approved with conditions:

1997-0257.009

Applicant: NJ Turnpike Authority

Municipality: Galloway Township

Management Area: Pinelands Garden State Parkway Overlay District
Pinelands Regional Growth Area

Date of Report: December 24, 2015

Proposed Development: Improvements to the existing Garden State Parkway Galloway Township Maintenance Facility.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1997-0257.009 for Public Development with accompanying Certificate of Appropriateness is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE	NAY	NP	AR*	AYE	NAY	NP	AR*	AYE	NAY	NP	AR*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Earlen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Prickett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Galletta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quinn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Jannarone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rohan Green	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lloyd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lohbauer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	McGlinchey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Nancy Wittenberg
Executive Director

Date: January 15, 2016

Mark S. Lohbauer
Chairman



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Kim Guadagno
 Lt. Governor

General Information: Info@njpines.state.nj.us
 Application Specific Information: AppInfo@njpines.state.nj.us

Mark S. Lohbauer
 Chairman

Nancy Wittenberg
 Executive Director

December 24, 2015

Robert Fischer, PE
 NJ Turnpike Authority
 581 Main Street
 Woodbridge, NJ 07095

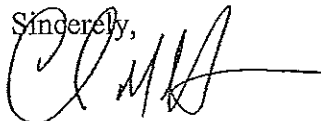
Re: Application # 1997-0257.009
 Garden State Parkway
 Galloway Township Maintenance Facility
 Galloway Township

Dear Mr. Fischer:

The Commission staff has completed its review of this application for proposed improvements to the existing Garden State Parkway Galloway Township Maintenance Facility. All proposed improvements, except a proposed sanitary sewer main, are located within the Garden State Parkway right-of-way. The proposed sanitary sewer main is located within Ash Avenue, a municipal right-of way. Enclosed is a copy of a Public Development Application Report and a Certificate of Appropriateness. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its January 15, 2016 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,


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

Enc: Appeal Procedure
 c: Secretary, Galloway Township Planning Board (via email)
 Galloway Township Construction Code Official (via email)
 Galloway Township Environmental Commission (via email)
 Atlantic County Department of Regional Planning and Development (via email)
 James J. Brazel





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General Information: Info@njpines.state.nj.us
 Application Specific Information: ApplInfo@njpines.state.nj.us

Mark S. Lohbauer
 Chairman

Nancy Wittenberg
 Executive Director

**PUBLIC DEVELOPMENT APPLICATION REPORT
 AND CERTIFICATE OF APPROPRIATENESS**

December 24, 2015

Robert Fischer, PE
 NJ Turnpike Authority
 581 Main Street
 Woodbridge, NJ 07095

Application No.: 1997-0257.009

Location: Garden State Parkway
 Galloway Township Maintenance Facility
 Galloway Township

This application proposes improvements to the existing Garden State Parkway Galloway Township Maintenance Facility. Specifically, this application proposes the construction of a 33,080 square foot multi-use building, a 6,120 square foot salt shed, 835 linear feet of off-tract sanitary sewer main and associated site improvements. All proposed improvements, except the proposed sanitary sewer main, are located within the Garden State Parkway right-of-way. The off-tract sanitary sewer main is located within Ash Avenue, a municipal right-of-way.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.35 & 5.28)

The proposed development, except for the proposed sanitary sewer main, is located in the CMP designated Parkway Overlay District and underlain by a Pineland Regional Growth Management Area. The proposed sanitary sewer main within Ash Avenue is located in a Pinelands Regional Growth Management Area. The proposed development is a permitted land use in the Parkway Overlay District and a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within 300 feet of the site. The applicant has demonstrated that the proposed 50 foot buffer to an approximately 275 square foot, isolated wetland, located in an existing disturbed

area will not result in a significant adverse impact on the wetlands.

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

The proposed development will be located within maintained grassed, graveled, paved and forested areas. The proposed development will disturb approximately 0.50 acres of forested lands. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing a stormwater infiltration basin.

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

The Garden State Parkway is eligible for listing on the National Register of Historic Places. The cultural resource survey submitted for this application identified an existing 7,777 square foot multi-use building, a 1,250 square foot building utilized to store mowing equipment and a 1,300 square foot landscape/sign shop as significant historic resources eligible for listing on the National Register of Historic Places as contributing resources to the Garden State Parkway Historic District. The Commission staff has concluded that the three buildings are eligible for Pinelands Designation in accordance with the provisions of the CMP (N.J.A.C. 7:50-6.154).

The CMP (N.J.A.C. 7:50-6.156), requires that a Certificate of Appropriateness be issued by the Commission that identifies the required treatment of significant historic resources from among three alternatives:

- preservation of the resource in place, if possible;
- preservation of the resource at another location, if preservation in place is not possible; or
- recordation.

The Commission staff, in cooperation with State Historic Preservation Office (SHPO), determined that preservation in place is the appropriate treatment for the three buildings. Accordingly, this Certificate of Appropriateness requires preservation of the three buildings in place (N.J.A.C. 7:50-6.156(c)).

The applicant proposes renovations to the interior and exterior of the existing 7,777 square foot multi-use building. The CMP (N.J.A.C. 7:50-6.156(c)3.) requires that the proposed renovation of the 7,777 square foot multi-use building conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. Prior to undertaking the proposed renovations, the design of the exterior and interior of the multi-use building must be approved by SHPO and the Commission staff.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on June 9, 2015. Notice to required land owners within 200 feet of the above referenced development was completed on September 29, 2015. The application was designated as complete on the Commission's website on November 24, 2015. The Commission's public comment period closed on December 11, 2015. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 58 sheets, prepared by The RBA Group and dated as follows:
 - Sheets 1, 4-8, 10, 15, 16, 18, 20, 22-25, 32 & 35-45 - June 2015
 - Sheets 2, 3, 9, 31, 46-51 - September 2015
 - Sheets 11 & 12 - October 2015
 - Sheets 13, 14A, 14 B & 33 - December 2015
 - Sheets 17, 19, 21, 26 & 52 - September 2015; revised October 2015
 - Sheets 27, 28 & 34 - September 2015; revised September 2015
 - Sheets 29 & 30 - September 2015; revised November 2015
 - Sheets 53-58 - April 2009
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including clearing and land disturbance, shall be located at least 50 feet from wetlands.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.
7. The design of the exterior and interior of the proposed multi-use building must conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. Prior to undertaking the proposed interior and exterior renovations to the multi-use building, the design of the exterior and interior must be approved by SHPO and the Commission staff.

CONCLUSION

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



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Chairman

Nancy Witténberg
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made the by Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission within eighteen days of the date of the Executive Director's determination and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.