



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-21- 28

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 2001-0236.002, 2016-0072.001, 2020-0162.001, 2021-0219.001, 2021-0220.001, 2021-0221.001 & 2021-0222.001)

Commissioner Pikolycky moves and Commissioner Lohbauer seconds the motion that:

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

2001-0236.002

Applicant: **Monroe Township**
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 13, 2021
Proposed Development: Construction of a dog park and associated site improvements;

2016-0072.001

Applicant: **Cape May County**
Municipality: Dennis Township
Management Area: Pinelands Village
Date of Report: October 20, 2021
Proposed Development: Widening of 4,000 linear feet of County Route 610;

2020-0162.001

Applicant: **City of Estell Manor**
Municipality: City of Estell Manor
Management Area: Pinelands Forest Area
Pinelands Village
Date of Report: October 13, 2021
Proposed Development: Paving of 1,400 linear feet within the Fifth Avenue right-of-way;

2021-0219.001

Applicant: **Winslow Township**
Municipality: Winslow Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 13, 2021
Proposed Development: Demolition of a single family dwelling, 50 years old or older;

2021-0220.001

Applicant: **Winslow Township**
Municipality: Winslow Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 13, 2021
Proposed Development: Demolition of a single family dwelling, 50 years old or older;

2021-0221.001

Applicant: **Winslow Township**
Municipality: Winslow Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 13, 2021
Proposed Development: Demolition of a single family dwelling, 50 years old or older; and

2021-0222.001

Applicant: **Winslow Township**
Municipality: Winslow Township
Management Area: Pinelands Regional Growth Area
Date of Report: October 13, 2021
Proposed Development: Demolition of a single family dwelling, 50 years old or older.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the acting Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Acting Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform 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 Acting 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 Numbers 2001-0236.002, 2016-0072.001, 2020-0162.001, 2021-0219.001, 2021-0220.001, 2021-0221.001 & 2021-0222.001 for public development are hereby **approved** subject to the conditions recommended by the Acting Executive Director.

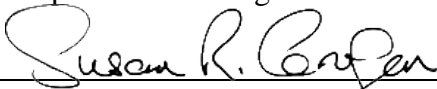
Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*				
Avery	X			Jannarone	X			Quinn			X	
Christy			X	Lloyd	X			Rohan Green			X	
Higginbotham	X			Lohbauer	X			Prickett	X			
Irick	X			Pikolycky	X							


*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 12, 2021



 Susan R. Grogan
 Acting Executive Director



 Richard Prickett
 Chairman



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



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Jill McCrea, Township Administrator
Monroe Township (via email)
125 Virginia Ave.
Williamstown, NJ 08094

Re: Application # 2001-0236.002
Block 13001, Lots 16 & 28
Monroe Township

Dear Ms. McCrea:

The Commission staff has completed its review of this application for construction of a dog park and associated site improvements. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

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

Enc: Appeal Procedure
Public comment (1)

c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Joseph Raday (via email)
Rosemary Genova (via email)



State of New Jersey

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SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Jill McCrea, Township Administrator
Monroe Township (via email)
125 Virginia Ave.
Williamstown, NJ 08094

Application No.: 2001-0236.002
Block 13001, Lots 16 & 28
Monroe Township

This application proposes construction of a dog park and associated site improvements on the above referenced 50.39 acre parcel in Monroe Township. This application also proposes a 1,370 linear foot stone access road, 4,250 linear feet of paved and stone walkways and a ten space stone parking lot.

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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted land use in a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.7)

There are wetlands located on the parcel. All proposed development will be located at least 300 feet from wetlands. The proposed development 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 existing agricultural fields, maintained grassed areas, and wooded areas. Approximately 4.21 acres of forest will be cleared to accommodate the proposed development. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets 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 CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing three stormwater infiltration basins.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on August 4, 2020. Newspaper public notice was completed on August 6, 2020. The application was designated as complete on the Commission's website on September 23, 2021. The Commission's public comment period closed on October 8, 2021. The Commission received one written public comment (attached) regarding this application.

Comment: The commenter requested a copy of the Executive Director's findings and conclusions.

Staff Response: The commenter is copied on this Public Development Application Report containing the Executive Director's findings and conclusions.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 16 sheets, prepared by Pennoni Associates, Inc. and all sheets dated July 31, 2021 and revised to August 9, 2021.
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 300 feet from wetlands.

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.

Public Comment:

From: ROSEMARY GENOVA (rtgenova@comcast.net)

Received: 8/12/2020 2:33:55 PM

To: AppInfo, PC (AppInfo@pinelands.nj.gov)

CC:

Subject: [EXTERNAL] Info on Monroe Twp Dog Park

Attachments: None

Good afternoon,

My name is Joseph Genova Sr and I own Block 12401, Lot 23 directly across the street from the proposed dog park. I am requesting a copy of the Executive Director's findings and conclusion of the property Block 13001, lots 16 and 28. The following is my address where said findings and conclusion should be sent:

Joseph Genova
728 Clayton Road
PO Box 386
Williamstown, NJ 08094

Thank you

Sincerely,

Joseph Genova



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RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting 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 and received by the Commission's office no later than 5:00 PM on November 1, 2021 and 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.



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RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 20, 2021

Robert Church, P.E. (via email)
Cape May County
4 Moore Road, DN 402
Cape May Court House, NJ 08210

Re: Application # 2016-0072.001
County Route 610 (Dennisville-Petersburgh Road)
Block 67, Lots 35, 36, 37.01, 37.02 & 38-41
Block 69, Lots 12.01 & 13-17
Block 70, Lots 23-31
Dennis Township

Dear Mr. Church:

The Commission staff has completed its review of this application for widening of 4,000 linear feet of County Route 610. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Dennis Township Environmental Commission (via email)
Secretary, Cape May County Planning Board (via email)

Paul Cinko (via email)
Monte Somervell
Kenneth Phillips, Jr.
William & Gloria Furst
Cora Corson
William M. Massey
Raymond & Deborah Finley
Charles & Eleanor Engle
Daniel & Betsy Dutton
Charles & Vittoria Gargan
Joshua & Brittany Bock Richards
James & Maureen Manlandro
John M. Kiser
DKC Contractors
Jonathon & Kelly Ann Hendee
Jonathon Maslow & Liliya Khabotkova Maslow
Abbe Harris
Donjoe LLC
Donald & Linda Gooch
Gregg & Geraldine Hofferica
Catherine Mazzou-Wright



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Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 20, 2021

Robert Church, P.E. (via email)
Cape May County
4 Moore Road, DN 402
Cape May Court House, NJ 08210

Application No.: 2016-0072.001
County Route 610 (Dennisville-Petersburgh Road)
Block 67, Lots 35, 36, 37.01, 37.02 & 38-41
Block 69, Lots 12.01 & 13-17
Block 70, Lots 23-31
Dennis Township

This application proposes widening of 4,000 linear feet of County Route 610 located within the above referenced road right-of-way in Dennis Township. The existing road contains two travel lanes and is approximately 29 feet wide. The proposed road widening will result in a 34-foot-wide road with two travel lanes. The application also proposes the installation of 1,180 linear feet of six-foot-wide sidewalk. A portion of the sidewalk, vegetation removal and other development associated with the proposed road widening is located on the above referenced lots.

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. 7:50-5.27)

The proposed development is in the Pinelands Village of Dennisville. The proposed development is a permitted land use in a Pinelands Village.

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

The proposed development will be located within maintained grass and disturbed areas. The proposed 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. The applicant proposes to use grass species that meet this

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 of the CMP. To meet the stormwater management standards, the applicant proposes to construct an underground stormwater infiltration system.

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

A cultural resource survey was prepared for this application. It was determined that there were no cultural resources eligible for Pinelands designation within the project area.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on March 15, 2021. Newspaper public notice was completed on March 31, 2021. The application was designated as complete on the Commission's website on September 27, 2021. The Commission's public comment period closed on October 8, 2021. 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 43 sheets, prepared by T& M Associates and dated as follows:
 Sheet 1 - July, 2020
 Sheets 2, 4, 5, 7, 13-17, 19, 20, 23, 24, 26, 30-36, 39 & 40 - August 10, 2020
 Sheets 3, 6, 12, 18, 21, 22, 27-29, 35, 37, 38 & 41-43 - November 12, 2020
 Sheets 8-11 - November 12, 2020, revised to June 21, 2021
2. 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.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

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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RICHARD PRICKETT
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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 and received by the Commission's office no later than 5:00 PM on November 8, 2021 and 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.



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

RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Joseph Venezia, Mayor
City of Estell Manor (via email)
148 Cumberland Ave.
Estell Manor, NJ 08319

Re: Application # 2020-0162.001
Fifth Avenue
City of Estell Manor

Dear Mayor Venezia:

The Commission staff has completed its review of this application for paving of 1,400 linear feet within the Fifth Avenue right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

for Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, City of Estell Manor Planning Board (via email)
City of Estell Manor Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
J. Michael Fralinger, Jr. (via email)



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RICHARD PRICKETT
 Chairman
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Joseph Venezia, Mayor
 City of Estell Manor (via email)
 148 Cumberland Ave.
 Estell Manor, NJ 08319

Application No.: 2020-0162.001
 Fifth Avenue
 City of Estell Manor

This application proposes paving of 1,400 linear feet within the Fifth Avenue right-of-way in the City of Estell Manor.

The section of the Fifth Avenue right-of-way proposed to be paved is located between Cape May Avenue and Linwood Avenue. In this location, Fifth Avenue is an existing gravel road that varies in width from 15 feet to 22 feet. The road will be paved to a width of 18 feet. The applicant proposes to revegetate the portions of the existing gravel road that are not proposed to be paved.

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. 7:50-5.23(b)12 & 7:50- 5.27(a)1)

Approximately 400 linear feet of the proposed paving will be located in a Pinelands Forest Area and approximately 1,000 linear feet of the proposed paving will be located in the Pinelands Village of Estell Manor. Public service infrastructure, including roads, is a permitted use in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The portion of the road paving located in a Pinelands Forest Area will serve existing residential development that fronts on the road. The proposed road paving located in the Pinelands Forest Area is a permitted use. Public service infrastructure, including roads, is a permitted use in a Pinelands Village.

Wetlands Standards (N.J.A.C. 7:50-6.13)

There are wetlands located within 300 feet of the proposed development. The CMP prohibits most development in wetlands and requires a buffer of up to 300 feet to wetlands.

The CMP permits linear improvements, including roads, in the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in the required buffer to wetlands or that will result in a less significant adverse impact to the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the required buffer to wetlands. The applicant has indicated that the proposed paving of the roadway will eliminate maintenance issues associated with the existing gravel road surface and improve traffic safety. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the required buffer to wetlands.

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

The proposed development will be located within the existing gravel roadway and grassed shoulders. The proposed 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 a seed mixture which meets that recommendation.

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

The existing gravel road is classified as an impervious surface by the applicable regulation contained in the CMP. The proposed reduction in width of the paved road compared to the existing width of the gravel road and the proposed re-vegetation of the unpaved portions of the existing gravel road will result in a decrease of impervious surfaces by 2,178 square feet. There will be no increase in the volume and rate of stormwater runoff from the project after the development than occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

The Commission staff reviewed the application for evidence of cultural resources. Based upon the lack of potential for significant cultural resources in the right-of-way, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notice. Newspaper public notice was completed on August 6, 2021. The application was designated as complete on the Commission's website on September 28, 2021. The Commission's public comment period closed on October 8, 2021. 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 five sheets, prepared by Fralinger Engineering and dated as follows:

Sheets 1, 2 & 5 - October 27, 2020

Sheets 3 & 4 - October 27, 2020; revised to April 5, 2021

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.

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@pinelands.nj.gov
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RICHARD PRICKETT
Chairman
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Acting 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 and received by the Commission's office no later than 5:00 PM on November 1, 2021 and include the following information:

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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.



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



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock, NJ 08037

Re: Application # 2021-0221.001
Block 3107, Lot 7
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

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

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Anne Walters, Health Department Director, Camden County (via email)



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 Chairman
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 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Danielle O'Drain (via email)
 Winslow Township
 125 South Route 73
 Braddock, NJ 08037

Application No.: 2021-0221.001
 Block 3107, Lot 7
 Winslow Township

This application proposes demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.11 acre parcel in Winslow Township. The Township owns the parcel.

STANDARDS

The Commission staff has reviewed the proposed demolition 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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The demolition of a dwelling is permitted in all Pinelands Management Areas.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on September 22, 2021. The Commission’s public comment period closed on October 8, 2021. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition 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 demolition subject to the above conditions.



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Chairman
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Acting 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 and received by the Commission's office no later than 5:00 PM on November 1, 2021 and 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.



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Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock, NJ 08037

Re: Application # 2021-0222.001
Block 3127, Lot 19
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

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

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Anne Walters, Health Department Director, Camden County (via email)



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RICHARD PRICKETT
 Chairman
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Danielle O'Drain (via email)
 Winslow Township
 125 South Route 73
 Braddock, NJ 08037

Application No.: 2021-0222.001
 Block 3127, Lot 19
 Winslow Township

This application proposes demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.15 acre parcel in Winslow Township. The Township owns the parcel.

STANDARDS

The Commission staff has reviewed the proposed demolition 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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The demolition of a dwelling is permitted in all Pinelands Management Areas.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on September 22, 2021. The Commission’s public comment period closed on October 8, 2021. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition 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 demolition subject to the above conditions.



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RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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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.



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RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock, NJ 08037

Re: Application # 2021-0219.001
Block 3127, Lot 11
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

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

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Anne Walters, Health Department Director, Camden County (via email)



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RICHARD PRICKETT
 Chairman
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Danielle O'Drain (via email)
 Winslow Township
 125 South Route 73
 Braddock, NJ 08037

Application No.: 2021-0219.001
 Block 3127, Lot 11
 Winslow Township

This application proposes demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.14 acre parcel in Winslow Township. The Township owns the parcel.

STANDARDS

The Commission staff has reviewed the proposed demolition 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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The demolition of a dwelling is permitted in all Pinelands Management Areas.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on September 22, 2021. The Commission’s public comment period closed on October 8, 2021. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition 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 demolition subject to the above conditions.



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RICHARD PRICKETT
Chairman

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Acting Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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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.



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RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

October 13, 2021

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock, NJ 08037

Re: Application # 2021-0220.001
Block 3142, Lot 14
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling, 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Acting Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its November 12, 2021 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 Acting 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,

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

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Anne Walters, Health Department Director, Camden County (via email)



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RICHARD PRICKETT
 Chairman
 SUSAN R. GROGAN
 Acting Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 13, 2021

Danielle O'Drain (via email)
 Winslow Township
 125 South Route 73
 Braddock, NJ 08037

Application No.: 2021-0220.001
 Block 3142, Lot 14
 Winslow Township

This application proposes demolition of a single family dwelling, 50 years old or older, located on the above referenced 0.19 acre parcel in Winslow Township. The Township owns the parcel.

STANDARDS

The Commission staff has reviewed the proposed demolition 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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The demolition of a dwelling is permitted in all Pinelands Management Areas.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on September 22, 2021. The Commission’s public comment period closed on October 8, 2021. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
3. Reconstruction of a single family dwelling, within five years of its demolition, does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition 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 demolition subject to the above conditions.



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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. PC4-21- 29

TITLE: To Accept the Fiscal Year 2019 Audit Report

Commissioner Lloyd moves and Commissioner Avery seconds the motion that:

WHEREAS, the audit of the Pinelands Commission’s Fiscal Year 2019 Financial Statements, Notes to the Financial Statements and Schedules of Federal and State Assistance was performed by the Office of the State Auditor; and

WHEREAS, the Commission’s Audit Committee met on September 7, 2021 to review and discuss a draft of the Fiscal Year 2019 Audit Report with the State Auditors; and

WHEREAS, the Fiscal Year 2019 Audit Report was issued on September 16, 2021; and

WHEREAS, the Fiscal Year 2019 Audit Report contains no Audit Findings or Questioned Costs; and

WHEREAS, pursuant to N.J.S.A. 13:18A-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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby accepts the Audit Report for Fiscal Year 2019 and directs that it be included as a publication available through the Pinelands Commission’s website.

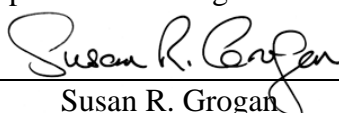
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery	X				Jannarone	X				Quinn			X	
Christy			X		Lloyd	X				Rohan Green			X	
Higginbotham	X				Lohbauer	X				Prickett	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: November 12, 2021



Susan R. Grogan
Acting Executive Director



Richard Prickett
Chairman



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-21- 30

TITLE: To Authorize the Participation of Four New Advanced Wastewater Treatment Technologies in the Pinelands Commission's Alternate Design Treatment Systems Pilot Program

Commissioner Lohbauer moves and Commissioner Jannarone seconds the motion that:

WHEREAS, on May 10, 2002, the Pinelands Commission established the Alternate Design Treatment Systems Pilot Program through its adoption of amendments to the Comprehensive Management Plan (CMP); and

WHEREAS, the Alternate Design Waste Water Treatment Systems Pilot Program is authorized as a means to test whether specifically authorized systems can be maintained and operated so as to meet the water quality standards contained in N.J.A.C. 7:50-6, Part VIII with maintenance requirements that a homeowner can be reasonably expected to follow.

WHEREAS, through the Pilot Program, a total of seven technologies have been evaluated, four of which have demonstrated success in meeting CMP water quality standards and been authorized for residential use on a permanent basis by the Commission; and

WHEREAS, following permanent authorization of the SeptiTech technology and removal of the BioBarrier technology from the Pilot Program in December 2020, only one technology (Hoot ANR) remained, and the Executive Director determined it was appropriate to issue an invitation for up to five new technologies to participate in the Pilot Program; and

WHEREAS, the CMP provides an opportunity for the expansion of the Pilot Program to include additional residential wastewater nutrient reducing technologies that have attained verification and/or certification through the United States Environmental Protection Agency Environmental Technology Verification (USEPA ETV) program or the National Sanitation Foundation/American National Standards Institute (NSF/ANSI) Standard 245 testing program; and

WHEREAS, N.J.A.C. 7:50-10.23(b) of the CMP sets forth the minimum submission requirements in order for USEPA ETV and/or NSF/ANSI Standard 245 certified technologies to be considered for participation in the pilot program; and

WHEREAS, pursuant to N.J.A.C. 7:50-10.23(b)1, vendors of eligible technologies wishing to participate in the pilot program are required to submit all laboratory test data and reports associated with the technology's attainment of verification and/or certification status, a description of the distribution and technical support system that the technology vendor will use to supply and service systems in the Pinelands Area, a comprehensive cost estimate of the technology, the expected total nitrogen concentration to be achieved by the technology when serving residential development in the Pinelands Area and an escrow in the amount of \$2,500 to cover the cost of review for entry into the pilot program; and

WHEREAS, on May 3, 2021, the Executive Director issued letters of invitation to fourteen eligible technology vendors announcing the opportunity to apply to participate in the pilot program and posted the application details on the Commission's website; and

WHEREAS, on May 3, 2021, public notice of the opportunity for eligible technologies to apply to participate in the Commission's pilot program was published in the New Jersey Register (see 53 N.J.R. 5(1)); and

WHEREAS, the Executive Director established August 6, 2021 as the deadline for receipt of applications; and

WHEREAS, complete applications were received by the Commission by the application deadline from four eligible technology vendors; and

WHEREAS, Commission staff has reviewed the applications and supporting data and determined that three of the technologies (Fuji Clean USA, LLC, Residential CEN Series system; Waterloo Biofilter Systems, Inc., Waterloo Biofilter Residential Model treatment system; and Busse Innovative Systeme GmbH, Model MF-B-400 wastewater treatment system) have an anticipated total nitrogen concentration of ≤ 14 mg/l, which, for piloting purposes, qualifies these treatment systems for use by residential development on minimum one acre parcels; and

WHEREAS, the fourth technology (Adelante Consulting, Inc., Pugo Residential wastewater treatment system) has an anticipated total nitrogen concentration of ≤ 17 mg/l, which, for piloting purposes, qualifies this treatment system for use by residential development on minimum 1.26 acre parcels; and

WHEREAS, the Acting Executive Director has submitted a report to the Commission entitled “Recommended Approval of Three New and One Readmitted Advanced Wastewater Treatment Technologies for Participation in the Alternate Design Treatment Systems Pilot Program”, dated October 14, 2021, and has recommended that the Commission authorize the four advanced wastewater treatment systems to participate in the Commission’s pilot program; and

WHEREAS, the Commission’s CMP Policy & Implementation Committee has reviewed the Acting Executive Director’s report and has recommended that the four identified wastewater treatment systems be accepted into the pilot program; and

WHEREAS, the Pinelands Commission accepts the recommendations of the Acting Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that:

1. The following systems are hereby authorized to participate in the Pinelands Commission’s Alternate Design Treatment Systems Pilot Program in accordance with the Acting Executive Director’s October 14, 2021 report and recommendations:
 - a. Fuji Clean USA, LLC, Residential CEN Series
 - b. Waterloo Biofilter Systems, Inc., Waterloo Biofilter Residential Model
 - c. Adelante Consulting, Inc., Pugo Residential
 - d. Busse Innovative Systeme GmbH, Model MF-B-400

2. Notice of this determination shall be published on the Commission’s website and in the New Jersey Register.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Avery	X				Jannarone	X				Quinn			X	
Christy			X		Lloyd	X				Rohan Green			X	
Higginbotham	X				Lohbauer	X				Prickett	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission



Susan R. Grogan
Acting Executive Director

Date: November 12, 2021



Richard Prickett
Chairman



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



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

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

RICHARD PRICKETT
Chairman
SUSAN R. GROGAN
Acting Executive Director

Acting Executive Director's Report to the Pinelands Commission

Recommended Approval of
Three New and One Readmitted Advanced Wastewater Treatment Technologies for
Participation in the Alternate Design Treatment Systems Pilot Program

October 14, 2021

Introduction

The Pinelands Commission established the Alternate Design Treatment Systems Pilot Program through adoption of amendments to the Comprehensive Management Plan (CMP) that took effect in 2002. The Pilot Program was authorized as a means to test whether specific wastewater treatment systems could be maintained and operated for residential use in the Pinelands Area so as to meet the water quality standards of the CMP, with maintenance requirements that homeowners could reasonably be expected to follow. A total of seven technologies have been evaluated through the Pilot Program to date, four of which have demonstrated success in meeting CMP water quality standards and been authorized for residential use on a permanent basis. These include the Amphidrome, Bioclere, Fast and SeptiTech treatment technologies.

Amendments to the CMP, at N.J.A.C. 7:50-2.11, 6.84, and 10.21-10.23, effective October 18, 2010, authorized the Commission to approve additional technologies for participation in the Pilot Program. Eligibility for participation is based upon a technology's having attained verification and/or certification status through the United States Environmental Protection Agency (USEPA) Environmental Technology Verification (ETV) program or the National Sanitation Foundation /American National Standards Institute (NSF/ANSI) Standard 245 testing program.

The CMP provides that no more than six alternate design treatment technologies shall be approved for use in the pilot program at any one time. As of December 2020, the Hoot ANR wastewater treatment technology is the only technology participating in the pilot program. Therefore, up to five new technologies may be authorized for participation at this time.

Pilot Program Timelines

On May 3, 2021, Commission staff issued letters of invitation to the manufacturers or vendors of fourteen (14) USEPA ETV and/or NSF/ANSI eligible treatment technologies announcing the opportunity to apply to participate in the expanded pilot program. A public notice to this effect was published in the May 3, 2021 New Jersey Register and a similar announcement was posted on the Commission's website. The Executive Director established August 6, 2021 as the deadline for the receipt of complete applications by the Commission.

The CMP requires that the Executive Director review the submitted documents for the technologies seeking participation, determine the eligibility of the technologies based upon a comprehensive assessment of the submissions, and determine the minimum lot size on which each technology could be authorized for residential use. Based on the August 6, 2021 submission deadline, the Executive Director's findings are to be submitted to the Commission no later than November 4, 2021.

Upon receipt of the Executive Director's report, the Commission must determine whether each technology should be approved for participation in the pilot program and thereafter ensure that any such determination is published in the New Jersey Register and posted and made available electronically on the Commission's website. Commission action must occur within 120 days of the deadline for receipt of applications, or December 4, 2021.

Application Requirements

To be considered for participation, manufacturers or vendors of eligible technologies were required to submit information including laboratory test data and reports associated with attainment of the requisite USEPA ETV or NSF/ANSI testing programs, a description of the distribution and support system for the sale and support of treatment units in the Pinelands Area, an estimate of the cost of the technology, the expected total nitrogen concentration to be achieved by the technology and an escrow in the amount of \$2,500 to cover the cost of review for entry into the pilot program.

Submission Summary

Four USEPA ETV and/or NSF/ANSI Standard 245 certified treatment technologies submitted complete applications to the Commission prior to the August 6, 2021 submission deadline. Three of the technologies are new to the Pinelands pilot program and one, the Busse technology, has applied for readmission to the pilot program after having been previously dropped from the program for lack of system installations. The four eligible technologies include: the Fuji Clean USA, LLC, Residential CEN Series system; the Adelante Consulting, Inc., Pugo Residential wastewater treatment system; the Waterloo Biofilter Systems, Inc., Waterloo Biofilter Residential Model treatment system; and the Busse Innovative Systeme GmbH, Model MF-B-400 wastewater treatment system. These treatment technologies are summarized in the attached memoranda prepared by Ed Wengrowski, the Commission's Environmental Technologies Coordinator.

Recommendations

Based upon each technology's attainment of USEPA ETV and/or NSF/ANSI Standard 245 certification status, the expected total nitrogen concentration in treated wastewater, the required submission and approval of documents required at N.J.A.C 7:50-10.22(a)2ii through vi., and subject to the provisions of N.J.A.C 7:50-10.22(a)3 which provide for future adjustments to minimum lot size requirements, it is my recommendation that the Commission authorize the Fuji Clean USA, LLC, Residential CEN Series system, the Adelante Consulting, Inc., Pugo Residential wastewater treatment system, the Waterloo Biofilter Systems, Inc., Waterloo Biofilter Residential Model treatment system and the Busse Innovative Systeme GmbH, Model MF-B-400 wastewater treatment system for participation in the Commission's Alternate Design Wastewater Treatment Systems Pilot Program to serve residential development. Based upon the expected total nitrogen concentration in treated effluent, the Fuji Clean USA technology, Waterloo Biofilter technology and the Busse technology are eligible to serve residential development on minimum one acre parcels. The Pugo technology is eligible to serve residential development on minimum 1.26 acre parcels.

Attachments:

Memorandum dated October 14, 2021: Fuji Clean USA
Memorandum dated October 7, 2021: Waterloo Biofilter
Memorandum dated October 6, 2021: Pugo
Memorandum dated October 11, 2021: Busse

Disclaimer

These minutes reflect the actions taken by the Commission during its November 12, 2021 meeting. Although these minutes have been approved by the Commission, no action authorized by the Commission during this meeting, as reflected in these minutes, shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of these minutes has been delivered to the Governor for review, unless prior to expiration of the review period the governor approves same, in which case the action shall become effective upon such approval. These minutes were delivered to the Governor on November 22, 2021.

PINELANDS COMMISSION MEETING

MINUTES

November 12, 2021

The November 12, 2021 Pinelands Commission meeting was conducted remotely. All participants were present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=th40OS8f2L4>

Commissioners Participating in the Meeting

Alan W. Avery Jr., Shannon Higginbotham, Jerome H. Irick, Jane Jannarone, Ed Lloyd, Mark Lohbauer, William Pikolycky and Chairman Richard Prickett. Also participating were Acting Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Kristina Miles and Governor's Authorities Unit representative Rudy Rodas.

Commissioners Absent

Daniel Christy, Gary Quinn and D'Arcy Rohan Green.

Call to Order

Chairman Prickett called the meeting to order at 9:32 a.m.

DAG Miles read the Open Public Meetings Act Statement (OPMA).

Acting Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Eight Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chairman Prickett presented the minutes from the Commission's October 8, 2021 meeting. Commissioner Higginbotham moved the adoption of the minutes. Commissioner Avery seconded the motion.

The minutes from the October 8, 2021 Commission meeting were adopted by a vote of 8 to 0.

Committee Reports

Chairman Prickett provided a summary of the October 29, 2021 Policy & Implementation (P&I) Committee meeting:

The Committee adopted the minutes of its September 24, 2021 meeting.

The Committee discussed the proposed addition of four septic systems to the Alternate Design Treatment System Pilot Program. The Committee voted in favor of presenting the proposal to the Commission.

The Committee received a presentation from Commission staff regarding comments for the proposed stormwater management amendments to the Pinelands Comprehensive Management Plan (CMP).

The Committee received a presentation from Commission staff regarding draft rules for the Electric Transmission Line Right-of-Way Maintenance Pilot Program.

The Committee discussed the priorities and schedule for CMP amendments after receiving a presentation from Commission staff.

Following a presentation from staff, the Committee discussed a list of potential CMP amendments.

Committee members were asked to prioritize the amendments they thought were important so that timelines and workplans could be developed.

Executive Director Search Committee Update

The Executive Director Search Committee met on October 19, 2021 and November 10, 2021.

The Committee reviewed the input that staff was asked to provide, on the attributes they thought an Executive Director should have.

The Committee is developing standardized questions to ask candidates selected to be interviewed.

From the 69 resumes submitted, the Committee is developing a pool of candidates for further consideration that best reflect the qualifications needed to accomplish the primary responsibilities of the Executive Director.

The Committee will meet next week on November 17, 2021.

Other

Commissioner Lohbauer noted the Climate Committee will meet on December 1, 2021.

Commissioner Avery said the Personnel and Budget Committee did not meet in October.

Chairman Prickett said that he and Commissioner Irick were provided with a tour of the Pinelands Commission buildings after Commissioner Irick requested to see the interior cracks in Fenwick Manor.

Commissioner Irick thanked staff for the comprehensive tour of the buildings and grounds. He noted that the buildings are very well maintained by staff. He said the water damage, two-story-deep cracked walls and peeling lead paint in Fenwick Manor need to be addressed. He requested that Governor's Authorities Unit Representative Rudy Rodas help the Commission in finding funding assistance to solve some of the ongoing problems with Fenwick Manor.

Commissioner Higginbotham said she visited the Commission property and met staff and agreed with Commissioner Irick about the importance of addressing the painting and structural issues at Fenwick Manor. She said she would hate to see things become worse.

Acting ED Grogan said she enjoyed the tours as well and said Jessica Lynch and her small staff do an excellent job of caring for the entire property.

She said Mr. Rodas arranged a meeting for Commission staff with the Department of the Treasury, who owns the Commission's buildings, and the NJ Department of Environmental Protection, which may have future grant funding available for the painting project. She said the call took place a few weeks ago and the discussion included the condition of the building, funding opportunities and maintenance responsibilities. Although the call was informative and productive, unfortunately Treasury does not have any funds designated for Fenwick Manor. The representatives from NJDEP suggested applying for a grant for a Preservation Plan or Historic Structures Report. Grant applications take a very long time to come to fruition and there is no guarantee, which we have learned in the past. The other suggestion made during the call was that the Commission with the guidance of the Governor's office should request a special appropriation in next year's budget for Fenwick Manor. Lastly, she noted that a contractor looked at the flashing on the roof of Fenwick Manor surrounding the chimney, and the contractor will be back to evaluate the issue in further detail.

Acting Executive Director's Report

Acting ED Grogan provided information on the following matters:

- The Commission's six vacant positions were advertised. Applicants were able to submit resumes through October 17th. Approximately 200 resumes were received for the Environmental Specialist positions. Candidate selection has begun, and interviews will be scheduled soon.
- Application fees received for the month of October were around \$47,000. In four months, the Commission has met 72% of its projected application fees for the entire fiscal year.
- Beginning on November 29th, all Pinelands staff will be expected to be working back in the office five days a week. Currently, there are no plans to open to the public or hold in-person Commission or Committee meetings.
- The P&I Committee will be reviewing CMP amendment priorities at its meeting on November 19th. Commissioners and staff have been asked to rank the amendments in an attempt to reach a consensus.
- Staff continue to discuss the proposed stormwater amendments with the NJ Department of Transportation (DOT), which had raised concerns regarding public road projects. It is anticipated that the amendments will be on the December 10th Commission meeting agenda.
- Included in the October monthly report was a link to the State's new Climate Change Resilience Strategy, recently issued by the Interagency Council on Climate Change. The Council was created by Executive Order in 2019 and only recently was the Commission, along with a few other state agencies, asked to be a principal member. Staff member Ed Wengrowski will participate in monthly working group meetings of the Council.

Commissioner Irick offered his support to the Acting Executive Director as the Commission continues to look for ways to fund the painting project. He said Fenwick Manor cannot withstand three years of inaction.

Commissioner Avery said the Personnel & Budget Committee will pursue the painting of Fenwick Manor to protect the wood. He said he hopes that by adjusting the language in the painting Request for Proposal, the cost will decrease.

Commissioner Lloyd asked if it was possible to use money from the Pinelands Conservation Fund (PCF) to paint Fenwick Manor.

Stacey Roth, the Commission's Chief of Legal and Legislative Affairs, said she does not think it's possible to use the PCF money because of how the PCF policy document is written but said she would look into it.

Acting ED Grogan said Treasury has a portfolio that consists of 34 facilities and Fenwick Manor is not in the portfolio. She noted that she would explore the possibility of funding from the National Park Service to assist with the painting project.

Mr. Rodas said that should the Commission want to pursue an appropriation in the state budget, he could facilitate that request.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- Staff participated in a municipal court matter for a long-standing violation matter in Galloway Township. The matter involved the clearing and development of approximately six acres without application to the municipality or the Commission. The violator pled guilty and has been ordered to complete applications before April 2022.
- Staff met with the Pinelands Preservation Alliance, which has partnered with Pemberton Township to establish trails. Some of the trails are within wetlands and wetlands buffers. In order for the trails to be compliant with the Americans with Disabilities Act, paving must occur. However, the CMP does not permit paving in wetlands or buffers. Constructing boardwalks is an alternative to crossing wetlands.
- Staff sent a letter to Pemberton Township to offer suggested techniques to discourage unauthorized off-road vehicle use that is occurring on a deed-restricted parcel in Presidential Lakes.
- Staff participated in a meeting, at the request of the NJDEP, regarding an offshore wind project. The project involves onshore cable routes through the Pinelands National Reserve. Staff provided information related to environmental standards and permitted land use requirements. The cables will be connecting at the former Oyster Creek site and the former BL England electrical generating site.

Ms. Roth said the State Ethics Commission is requiring state officers to complete a cannabis briefing based on the enactment of the Cannabis Regulatory Enforcement Assistance and Marketplace Modernization Act (CREAMMA). Additionally, Commissioners must complete online, annual ethics training before November 22, 2021. Next year, the cannabis briefing and ethics training will be combined in one module.

Ms. Roth said that South Jersey Transportation Authority (SJTA) has contacted the Commission about constructing an airfreight facility at the Atlantic City Airport due to the uptick in online ordering. She added that a new or amended Memorandum of Agreement (MOA) may be necessary to permit the facility. She added that SJTA is moving forward with its 20-year plan and will be attending a future meeting to further discuss the proposed facility.

Ms. Roth said she has been in discussions with Stockton University about its Deed of Conservation Restriction, which implemented its 2010 Master Plan. The University is interested in removing lands from that Deed to allow the University to grow as it carries out the goals of its latest Master Plan. The University is interested in pursuing an Amendment to its MOA.

Paul Leakan, the Commission's Communications Officer, said that Joel Mott of the Commission's staff has been busily securing presentations for the Pinelands Short Course.

The event will be held at Stockton University on March 12, 2022. He also noted that the Commission hosted two webinars last month and will host a webinar on rain gardens on November 18th.

Mr. Leakan said he is overseeing the project to explore the possible installation of rain gardens at the Commission's headquarters. He has arranged for an expert from the Rutgers Cooperative Extension to visit the office and assess possible rain garden sites on November 22nd. Mr. Leakan also said that staff has been working hard to prepare the 2022 Pinelands National Reserve wall calendar. He said more than 800 calendars will be printed this year.

Lastly, Mr. Leakan said he and Patrick Burritt of the Commission's Science Office recently used seining nets to catch native banded and blackbanded sunfish that will be displayed for in the 90-gallon aquarium in the Commission's headquarters. The Commission holds a permit that was issued by the New Jersey Division of Fish and Wildlife and allows for the collection and display of native fish for educational purposes.

Public Development Projects and Other Permit Matters

Chairman Prickett introduced a resolution to approve multiple applications: the construction of a dog park in Monroe Township, the widening of County Route 610 in Dennis Township, the paving within the Fifth Avenue right-of-way in the City of Estell Manor and the demolition of four single family dwellings in (50 years or older) in Winslow Township.

Commissioner Pikolycky made a motion Approving With Conditions Applications for Public Development (Application Numbers 2001-0236.002, 2016-0072.001, 2020-0162.001, 2021-0219.001, 2021-0220.001, 2021-0221.001 & 2021-0222.001) (See Resolution # PC4-21-28). Commissioner Lohbauer seconded the motion.

Commissioner Lloyd raised concerns about the clearing of trees associated with the development of the dog park and he asked if the design could have been modified to either eliminate or minimize cutting approximately four acres of trees.

Director Horner said he would need to confer with staff and suggested holding off on voting until later in the meeting.

Commissioner Lloyd said he planned to vote on the application, but he was just curious. He also asked about the size of the buffer to wetlands required for the paving project in Estell Manor.

Director Horner said he would find out, but he said wetlands buffer information is not included because the development is within the limits of the existing gravel road.

Commissioner Lloyd suggested including buffer information in future public development reports associated with paving.

Director Horner said staff can include such information going forward.

Chairman Prickett asked if Commissioners wanted to wait for the answers to the questions raised by Commissioner Lloyd. Several Commissioners indicated they were comfortable proceeding with the vote.

The Commission adopted the resolution by a vote of 8 to 0.

Public Comment on Public Development Applications and Items where the record is open

Rhyan Grech of the Pinelands Preservation Alliance (PPA) said Commissioners should ensure that SJTA has met the conditions and obligations of its amended MOA before the Commission approves the installation of four wind cones at the Atlantic City Airport. She said SJTA was required to create an off-site Grassland Conservation Management Area (GCMA) for the grasshopper sparrow and the upland sandpiper. SJTA must also enhance 12 acres of habitat at the airport for the frosted elfin butterfly. She asked whether the required deed restriction of the new GCMA had been put in place and whether the two bird species were actually using the area.

Ordinances Not Requiring Commission Action

Chairman Prickett read the list of ordinances not requiring Commission action.

- Egg Harbor City Ordinance 10-2021
- Egg Harbor Township Ordinance 39-2021
- Evesham Township Ordinances 13-3-2021, 15-3-2021 and 17-3-2021
- Hammonton Town Ordinance 008-2021
- Monroe Township Ordinance O:17-2021
- Vineland City Ordinance 2021-35

No questions were raised.

Other Resolutions

Chairman Prickett introduced a resolution to accept the Fiscal Year 2019 Audit Report.

Commissioner Lloyd made a motion to accept the Fiscal Year 2019 Audit Report. (See Resolution # PC4-21-29). Commissioner Avery seconded the motion.

Acting ED Grogan said there were no findings in the FY 2019 Audit and credited that to Jessica Lynch, the Commission's Business Service Manager. She added that state auditors have completed the FY 2020 audit and it was also a clean audit with no findings.

Commissioner Lloyd asked how much the Audit costs the Commission.

Ms. Lynch said it ranges from \$15,000 to \$25,000 based on what the state auditor requires and includes annual accounting services and bank reconciliation.

Commissioner Avery thanked the public members who serve on the Audit Committee.

The Commission adopted the resolution by a vote of 8 to 0.

Chairman Prickett introduced a resolution authorizing four new septic technologies into the Commission's alternate design septic pilot program.

Commissioner Lohbauer made a motion To Authorize the Participation of Four New Advanced Wastewater Treatment Technologies in the Pinelands Commission's Alternate Design Treatment Systems Pilot Program (See Resolution # PC4-21-30). Commissioner Jannarone seconded the motion.

The Commission adopted the resolution by a vote of 8 to 0.

General Public Comment

Joanne Pennone of Robbinsville, NJ, expressed how fond she is of the Pinelands. She commended Commissioner Lloyd for questioning the tree clearing associated with the dog park application. She said weather and climate factor drive forest fires and areas that have been logged burn more intensely.

Jason Howell of the PPA recommended defining what is permitted on the Presidential Lakes deed restricted property, rather than posting what isn't permitted. He said it has been proven effective and used Black Run Nature Preserve as an example of success. He suggested the Commission get ahead of deforestation projects, especially in instances where warehouses are proposed.

Jamie Philpot of Shamong, NJ, said her family spends a lot of time outdoors in the Pinelands. She said she is concerned about increased activity in Wharton State Forest, including damages to wetlands, illegal fires and littering. She said she noticed that enduro bikes damaged reindeer lichen. She said she has contacted State Police, Park Police and the PPA. She asked Commissioners how they can help with this ongoing problem.

Fred Akers of the Great Egg Harbor Watershed Association said now that the election is over, it is time for the gubernatorial vacancies on the Commission to be filled, along with the open, federal designee position on the Commission.

Chairman Prickett said he is hoping that Camden County will be appointing a new Commissioner to serve as its representative. He also said he sent a letter to the Governor's office about the importance of filling the vacancies on the Commission. He said the public's support is crucial.

Rhyan Grech of the PPA stressed the importance of making Horizontal Directional Drilling (HDD) amendments a priority, since it is her understanding that the cables that Director Horner mentioned earlier will be using this technique for its offshore wind projects.

Agnes Marsala of Chesterfield, NJ, urged the Commission to act on climate change separate of what the state and the NJDEP are preparing to do. She said the EPA is fighting climate change and protecting public health by proposing plans to reduce methane from new and existing oil and natural gas sources. She noted the importance of protecting the Kirkwood-Cohansey aquifer. She asked that the Commission thoroughly monitor future HDD projects and hold applicants accountable.

Julie Akers said she along with the Great Egg Harbor Watershed Association reported an illegal motor cross track and land clearing violation to the Commission. She said she knows that the activity on the property is continuing. She is concerned about the amount of time it is taking to do a site inspection and meet with the property owner. She understands that this is not an easy situation and thanked staff for responding to her Open Public Records Act (OPRA) request.

Temma Fishman read comments by Georgina Shanley (See attached).

Director Horner said he appreciates the concerns raised by members of the public regarding violations in the Pinelands Area. He said pursuing a violation is a challenge since the Commission has no direct enforcement authority and cannot issue stop work orders. Also, staff do not have the right to access private land without property owner permission. The Commission relies heavily on municipal officials enforcing their ordinances. He said staff may not have an update on the matter until December.

Ms. Roth said SJTA provides monthly reports to the Commission. She said she could provide them to Ms. Grech if she is interested in reviewing them. She added that she can also invite SJTA to an upcoming meeting so they can update the Commission on the status of the threatened and endangered habitat.

Other

A brief discussion took place about the best time for an update regarding the Amended MOA with SJTA. Commissioner Lloyd said everything is important, but we have to prioritize. Commissioner Lohbauer said he would not feel comfortable voting on the wind cone application until SJTA can provide answers to the questions raised by Ms. Grech during public comment.

Follow up on Public Development Application Questions

Director Horner said there are wetlands located on both sides of the right-of-way in Estell Manor. He said there will be a 20-foot buffer from wetlands on one side of the right-of-way and on the other side of the proposed road, there will be a 50-foot buffer from wetlands.

He said future reports on public development paving projects will specify the wetlands buffers being maintained.

Director Horner said the dog park will be shaped like a dog bone. Half of the dog park will be in a wooded area and the other half will be in a field. Just over four acres will be cleared to accommodate the park. The dog park could have been located in another portion of the parcel; however, the Township chose to locate the proposed park adjacent to an existing municipal park. Because of its proximity to the existing park, less disturbance is required for the access road and other utilities.

He added that the CMP currently states development should avoid wooded areas where practical. He said staff reviewed the application based on past practice.

Commissioner Lloyd said that the dog park should have been designed in a way that minimized clearing and clearcutting of forest. He asked Director Horner to reach out to the town and encourage them not to cut so many trees.

Commissioner Lohbauer said the Commission should be looking for ways to save the trees. He said he did not do a good enough job of reviewing the report on the dog park and was now unhappy with his vote on that application. He also thanked the members of the public who provided comment at the meeting.

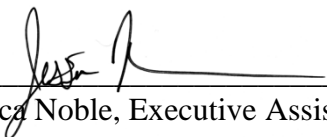
Commissioner Lohbauer spoke about his recent trip to Ireland and said he had been a proud representative of the Commission. He said while in Belfast he met with a former Lord Mayor who put him in contact with a group, Ulster Wildlife, who work to protect lands in Northern Ireland. He thanked Ulster Wildlife for the tour of the bog meadow and for letting him share information about the Commission. He hopes that one day they can visit the Pinelands.

Chairman Prickett thanked the members of the public for their input and feedback. He thanked staff for providing support to Commissioners and implementing the CMP every day. He said he looks forward to adopting the stormwater management amendments and future discussions related to the preservation of Fenwick Manor.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Irick seconded the motion. The Commission agreed to adjourn at 11:24.

Certified as true and correct:



Jessica Noble, Executive Assistant

Date: November 22, 2021