

Disclaimer

These minutes reflect the actions taken by the Commission during its September 8, 2023 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 September 15, 2023.

PINELANDS COMMISSION MEETING

MINUTES  
September 8, 2023

*All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=Uxs4ydfEBns>*

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Dan Christy, John Holroyd, Theresa Lettman, Mark Lohbauer, Mark Mauriello, Jonathan Meade, William Pikolycky, and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Janice Venables.

Commissioners Absent

Jerome H. Irick & Douglas Wallner

Call to Order

Chair Matos called the meeting to order at 9:33 a.m.

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

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

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's August 11, 2023 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the August 11, 2023 Commission meeting were adopted by a vote of 10 to 0.

### Committee Reports

Chair Matos provided a summary of the August 25, 2023 Policy and Implementation Committee meeting:

The Committee was briefed on Bass River Township's 2022 Master Plan Reexamination Report and Ordinance 2023-2. The ordinance implements the suggestions of the reexamination report and adopts a revised zoning map and amends the Township's code. The changes establish three infill districts in the Township; two of these districts are intended to facilitate residential development and one is intended to facilitate commercial development. Commissioners were generally supportive of the changes and noted the Township should remain aware of septic requirements and forest fire risk. The Committee recommended the matter to the full Commission.

The Committee was briefed on a request by Atlantic County to extend the deadline for fulfilling its land acquisition obligations under the Secondary Impacts Agreement associated with improvement of Garden State Parkway Exit 44. The County has already acquired 352 of the 356 required acres in the Tier 1 area, which was defined as the area within 1.5 miles of Interchange 44. An additional one-year extension was requested to address title issues and acquire the four remaining acres. The County will seek to acquire an additional 95 acres as well. The Committee was supportive of the extension and recommended the matter to the full Commission.

The Committee was updated on the status of the Kirkwood-Cohansey water management CMP amendments. In response to public comment and concerns from the resource extraction industry, a Notice of Substantial Change was published in April 2023. A public hearing was held in May and a 60-day public comment period ended in early June. An adoption notice was drafted and submitted to the Governor's office in late June. Approval to move forward with adoption was received on August 9<sup>th</sup>. The current schedule calls for the Commission's adoption of the rules on September 8<sup>th</sup>, which would allow the rules to take effect in early December. The Committee was supportive of the rule adoption and recommended the matter to the full Commission.

ED Grogan gave a presentation on FY23 accomplishments and the Committee's FY24 work plan. Staff has had great success with Pinelands Conservation Fund (PCF)-related projects, advancing rulemaking initiatives, supporting the Pinelands Infrastructure Trust Fund (PITF) and Climate Committee, National Park Service (NPS) economic monitoring, and other initiatives and unanticipated projects. The FY24 work plan will address more

conformance matters, amendments to the Comprehensive Management Plan (CMP), Memorandums of Agreement (MOAs), Pinelands Development Credit (PDC) Bank legislation and other projects. Commissioners suggested possible ways to advance PDC legislation and provide continuing education to municipal representatives on Pinelands zoning and application matters. A request to consider updating various CMP definitions was also made. No formal action was needed from the Committee on this matter.

Commissioner Avery provided a summary of the August 29, 2023 Personnel and Budget Committee meeting:

The Committee adopted the minutes from the June 20, 2023 meeting.

The Executive Director reviewed the check registers, electronic disbursements, and application fees from June 2023. It was noted that FY 2023 application fee revenue totaled 169.91% of the anticipated amount.

The Executive Director requested fixed assets deletion for various Information System (IS) equipment no longer in use and an old Commission vehicle that had to be replaced due to the transmission. The motion for deletion was unanimously approved by the Committee.

The Executive Director and Human Resources Manager provided an update on employee actions and recruitment efforts.

The Executive Director made a presentation on the recommended Fiscal Year 2024 Operating Fund, Pinelands Conservation Fund and Fenwick Manor Preservation Fund Budgets.

The Executive Director reviewed in detail anticipated revenue from grants and the state appropriation, as well as key expenditures. She also provided an overview of FY 2024 initiatives that would be supported by the budgets.

The Commission indicated its support for the budgets and recommended their adoption by the full Commission.

#### Executive Director's Report

ED Grogan provided information on the following matters:

- The final Draft of the Preservation Plan for Fenwick Manor was received and provided to the NJ Historic Trust. The NJ Historic Trust is reviewing the plan to ensure it doesn't have any questions for the Commission's consultants, Connolly and Hickey. Later this month, the Commission will be notified if it has been awarded a Capital Fund grant. That application was submitted this past spring.

- At the end of August, staff issued the Pinelands Development Credit Bank's Annual Report for 2023. During the October Commission meeting, staff will present the data from that report, as well as other permanent land protection accomplishments.
- The Commission will soon launch an online payment portal to accept application fees.
- Staff from the New Jersey Board of Public Utilities (NJBPU) came to the Commission's offices on August 29<sup>th</sup> for a scheduled meeting. During the meeting, the NJBPU provided an update on its community solar pilot program, which recently became permanent, and its competitive solar program. The NJBPU also discussed its latest dual use solar pilot program, which incorporates farming and solar (agrivoltaics) on unreserved farmland. An overview of Pinelands standards, including the application process, and an update on certain solar energy applications was provided. The meeting was the first step in a good working relationship and future coordination.
- Staff participated in a meeting with the Highlands Council at its headquarters in Chester, New Jersey. The meeting was organized by the Pinelands Preservation Alliance. The Highlands Coalition Executive Director also participated in the meeting. The discussion centered around similarities and differences between the two agencies, matters of concerns, education and outreach and the use of social media.
- Staff attended the August monthly meeting of the Interagency Council on Climate Change (IAC). A revised schedule was provided in order to complete the Extreme Heat Resilience Action Plan, with the goal of issuing the plan in the spring of 2024. The Council is looking for ways to report on state agency accomplishments related to the Climate Change Resilience Strategy as the two-year anniversary of its approval approaches.
- Staff also attended an Interagency Task force meeting arranged by the Executive Director of the State Planning Commission. The State Planning Commission is preparing to issue a new State Plan by the end of 2024. They plan to hold a number of stakeholder meetings this fall. The Pinelands Area is not subject to the State Plan but staff will be making suggestions and be available as a resource.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters and encouraged the Commission to read the August Management Report, which highlights a wide range of ongoing development applications.

- Staff continues to receive inquiries from the public and the press about the future of the former Atco Dragway property. Several years ago, the Commission issued a Certificate of Filing for conversion of the dragway into an auto auction. At this time, no additional information or applications have been submitted.

- Staff recently met with a developer regarding its application to build a large residential development on Lakehurst Road in Pemberton Township. The application has been ongoing for decades. A Threatened and Endangered (T&E) species study was undertaken during 2005-2007 and determined the presence of T&E species. Commission staff is requiring updated T&E survey work due to the long lapse of time. Staff is seeing this issue arise more often as projects sat with no movement for years. He said applicants do not want to complete additional T&E work. Staff advises applicants who are unhappy with a staff determination that they have the option to proceed with a Commission public hearing.
- Director Horner said that a memo and additional information was shared with Commissioners concerning a residential subdivision application in Woodland Township. He said the matter is similar to the Pemberton Township residential development application in that T&E surveys were conducted many years ago and now the applicant would like to proceed with developing the parcel. Staff is requesting additional T&E work and the applicant doesn't feel that staff kept them apprised of the requirements.

Commissioner Meade asked if a Commission public hearing allows for a waiver of the Commission's rules.

Director Horner said no. He described the public hearing process. He said once the Commission issues a Certificate of Filing, which is a completeness document that allows the applicant to secure municipal and county approvals, an applicant must submit local approvals to the Commission for review. At this time, the staff issues a letter advising that the approval or permit can take effect or that a Commission public hearing is necessary to resolve an issue. He said should the applicant choose to proceed with the hearing, it is conducted at the Commission's offices and the Executive Director serves as the hearing officer. Staff generates a report on the matter and presents it to the Commission at a monthly meeting where a vote is taken on the record.

Stacey Roth said alternatively an applicant can request an administrative hearing at the Office of Administrative Law (OAL) rather than a Commission public hearing. The decision from the OAL judge would come back before the full Commission for a vote to either accept or deny.

Paul Leakan, Communications Officer, said a panel of experts nominated the Pine Barrens as one the best haunted destinations in America. Commission staff provided a spooky photo, and the public can vote on the 18 different destinations to determine America's top haunted site. He said currently the Pine Barrens is in eighth place and voting will end on September 18<sup>th</sup>.

He said the Commission officially launched its new online store. A shopping cart icon was added to the home page of the Commission's website, and it links to our online store, which is powered by Square. Square is a point of sales platform used by tens of thousands of small and medium sized retail businesses around the world.

Through Square, the Commission is selling three different Pinelands-themed mugs. The thick, two-sided, 11-ounce mugs feature the iconic Pine Barrens treefrog, pine barren gentian or the Jersey Devil. The mugs are dishwasher and microwave safe: they will not fade in the dishwasher. The mugs are also 100% made in the USA.

Meanwhile, the Commission is also selling reusable grocery/market tote bags. The sturdy, two-sided bags are made of 15-ounce, natural cotton. They feature an extraordinary photo of our mascot, the Jersey Devil. The bags are also 100% made in the USA.

Through our Square site, the Commission is also selling our remaining stock of Pinelands note cards.

Mr. Leakan noted that all proceeds from merchandise sales will benefit the Kathleen M. Lynch-van de Sande Fund for the Reforestation of the Pinelands. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. It funds the planting of native Pinelands species and projects that raise awareness of native Pinelands plants. More recently it funded the design and installation of our 340-square-foot rain garden, which is currently thriving with hundreds of native flowers.

Through the Commission's Square site, the public can donate directly to the Katie Fund. After building up the fund, the Commission could enact a plan to award Katie Fund grants to worthy projects that focus on native Pinelands plants.

Lastly, Mr. Leakan noted that the Pinelands merchandise is on display in a glass case located in the lobby. The public can purchase items onsite by scanning a QR code with their cellphone.

#### Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the installation of 12-inch water main within the Route 72, Atlantic Hills Boulevard and Neptune Drive right-of-way in Stafford Township.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 2003-0403.005) (See Resolution # PC4-23-32). Commissioner Pikolycky seconded the motion.

Director Horner noted that the water main extension is approximately three-quarters of a mile long and will be installed in the disturbed grass shoulder along Route 72. He said some portions of the route are adjacent to wetlands. He said the water main will be installed using horizontal directional drilling (HDD) due to the existing utilities in the roadway. He noted that an HDD contingency plan has been provided in case a breakout occurs.

Commissioner Lohbauer asked if the contingency plan requires that Commission staff be notified in the event of a breakout and, if so, how quickly staff will be notified.

Ernest Deman of the Regulatory Programs office said staff will be notified within 24 hours should a breakout occur.

The resolution was adopted by a vote of 10 to 0.

Chair Matos introduced a resolution for the expansion of the Berkeley Township municipal complex.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 1986-0127.012) (See Resolution # PC4-23-33).

Commissioner Lohbauer seconded the motion.

Director Horner said this application is to legitimize development that occurred at the Berkeley Township municipal site without application to the Commission. He said the development that took place is listed in the August 18, 2023 Public Development Application Report. He displayed an aerial of the site (see attached), which is located on Pinewald Keswick Road. He noted that all the development occurred on the north side of the road, including a municipal public works building, a firehouse and a school bus parking yard.

He said the northern portion of the site is located in a Pinelands Forest Area and the road frontage portion of the site is located in the Preservation Area District. A new municipal complex is not a permitted land use in the Preservation Area District or the Forest Area. He said the Berkeley Township municipal complex existed prior to the 1981 effective date of the CMP. He said the municipal complex is a non-confirming use and is only permitted to expand by 50 percent in area, capacity or intensity, whichever may be applicable. He said when the Commission certified the Berkeley Township land use ordinance, a specific provision was included, and it permitted the 50 percent expansion of the municipal complex.

He said staff needed to determine the acreage of the municipal complex that existed as of January 14, 1981. He said the areas outlined in red depict the portions of the property that were used to calculate the acreage (15.7 acres). A chart was included on the aerial, and it breaks down the acreage of existing development. The 70 acres associated with the landfill was not included in the application. The total area of expansion is 7.85 acres in order to be consistent with the CMP.

Lastly, Director Horner said that a recycling facility was previously established in the western portion of the site along an existing utility right-of-way. The recycling facility will be removed. He added that all development will be maintaining a 300-foot buffer to wetlands.

Commissioner Meade asked about what was located in the square box outlined in black on the aerial.

Director Horner said a firehouse is located in the square and was treated separately and qualified to be expanded under the Commission's 50 percent expansion provision.

Commissioner Meade asked if the capping of the landfill and solar application are separate from the municipal complex.

Director Horner said the solar facility is a permitted use and neither it, nor the capping of the landfill are part of the 50 percent expansion of the municipal complex.

The resolution was adopted by a vote of 10 to 0.

Chair Matos introduced a resolution approving a Waiver of Strict Compliance for the development a single-family dwelling in Southampton Township.

Commissioner Asselta made a motion Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 1989-0308.001) (See Resolution # PC4-23-34). Commissioner Lohbauer seconded the motion.

Director Horner said an applicant can apply for a Waiver of Strict Compliance when a proposed development cannot meet a CMP standard. He said for example if an applicant is applying to build a single-family dwelling and they cannot meet the five-foot seasonal high water table requirement, they may qualify to build so long as they can demonstrate certain conditions. He said a waiver is a legal examination to ensure that the Commission is not taking anyone's land. He said the language in the CMP states that a minimum beneficial use of the parcel may be provided consistent with constitutional requirements.

He said in rare instances if the environmental impacts from a proposed development are too substantial, Pinelands Development Credits can be allocated to the property owner instead of the right to build.

He said in this instance the applicant is proposing to build a single-family dwelling on a 19-acre agricultural field and could not meet the buffer to wetlands standard or the five-foot to seasonal high water table standard. He said staff is recommending approval of the waiver.

The resolution was adopted by a vote of 10 to 0.

### Planning Matters

Chair Matos introduced a resolution certifying a Bass River Township Master Plan and ordinance.

Commissioner Lohbauer made a motion Issuing an Order to Certify the Bass River Township 2022 Master Plan Reexamination Report and Ordinance 2023-2, Amending Title 17 (Zoning) of the Code of Bass River Township (See Resolution # PC4-23-35). Commissioner Pikolycky seconded the motion.



ED Grogan said Bass River Township reached out to the Commission a number of years ago because they were interested in increasing the development potential, including residential development, in the Pinelands Area portion of their town. She said staff is happy to recommend the amended zoning map, ordinance and master plan. She said in the early 2000s the Township changed the residential building lot size requirement from one acre to two acres in the Pinelands Village (shown in the purple/pink color on the map (see attached)). She said by reverting back to the original lot size of one acre, which is consistent with the CMP's density for a Pinelands Village, the Township will have the potential to increase its residential development. The zoning map also makes minor adjustments to lot lines in two village zoning districts to eliminate split-zoned lots. She noted that this ordinance is not the controversial zoning change that Bass River Township proposed that would have extended the commercial zone further within the Village of New Gretna.

She said additionally, the Township has adopted three separate Infill Area Districts. She said the CMP permits the establishment of Infill Area Districts within the Preservation Area District. She said Infill Areas recognize existing development patterns, typically houses. She said these areas are not large enough to be Villages but allow additional development to occur between the current development on existing roads. These areas do not permit new subdivisions; only the development of existing lots. Maps were displayed of where the Infill Areas will be located. She said the challenge for Bass River Township is that much of its Preservation Area District is preserved or constrained by wetlands and wetlands buffers. She said staff estimates the potential of 14 new homes in the Infill Area and possibly one or two new commercial uses.

Ms. Roth said Commissioner Asselta is recusing on this matter because one of his clients is involved. Commissioner Asselta left the dais.

The resolution was adopted by a vote of 9 to 0. Commissioner Asselta did not participate in the vote and returned to the meeting after the vote.

Chair Matos introduced a resolution to revise and adopt CMP amendments related to water management.

Commissioner Avery made a motion To Revise and Adopt Proposed Amendments to the Comprehensive Management Plan (Water Management) (See Resolution # PC4-23-36). Commissioner Lohbauer seconded the motion.

ED Grogan said the process to protect the Kirkwood-Cohansey aquifer began many years ago when the Legislature called for a study to determine the ecological impacts of human activities, including wells and diversions, on the ecology of the Pinelands Area. During that time, staff has spent countless hours meeting with the NJDEP, the US Geological Survey (USGS), stakeholders and a variety of interested parties. This eventually led to drafting of the rule and 60-day public comment period. During that time period, the resource extraction industry raised significant concerns about its non-consumptive water use. She

said this issue had never been raised before but staff and the Commission determined it was something that needed to be addressed.

A second formal rule making process began with the publication of a Notice of Substantial Change to address the non-consumptive water use by the resource extraction industry. Another public hearing was held and an additional 60-day public comment period followed that ended in early June. Staff spent the summer preparing responses to all the public comments. Staff is recommending adoption of the rule today. The draft adoption notice was shared with the Governor's office, who gave approval to move forward today. The Governor will have a 30-day review period of the meeting minutes, and the rule is expected to be published in the New Jersey Register in early December.

The resolution was adopted by a vote of 10 to 0.

#### Public Comment on Development Applications and Items Where the Record is Open

No comment was provided.

#### Ordinances Not Requiring Commission Action

ED Grogan said the ordinance not requiring Commission action was submitted by Berlin Township in response to the Department of Community Affairs model ordinance for electric vehicle charging stations.

#### Other Resolutions

Chair Matos introduced a resolution to grant an extension to Atlantic County in order for the County to complete its obligation to purchase land associated with the Garden State Parkway Exit 44 expansion.

Commissioner Lohbauer made a motion To Authorize an Additional Extension of the Time Period for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway (See Resolution # PC4-23-37). Commissioner Pikolycky seconded the motion.

ED Grogan said Atlantic County needs additional time to acquire the remaining four acres. She said the lots are very small, and the County is in the midst of contacting many owners and there are title issues. A map was displayed (see attached) to show the lands the county has acquired (yellow area) since 2013 and the 10 acres (orange area) it acquired in the last year. She noted that the county has bigger plans of acquiring additional land in the vicinity to create as much open space as possible.

Ms. Roth said the Atlantic Board of Commissioners voted in favor of using eminent domain if necessary to acquire the remaining lots.

Commissioner Avery asked if the County was first attempting to acquire the lots through voluntary sales.

Ms. Roth said yes and noted the County has sent letters to the property owners, received some positive responses and is working on additional title work.

The resolution was adopted by a vote of 10 to 0.

Chair Matos introduced a resolution to adopt the Fiscal Year (FY) 2024 Budgets.

Commissioner Pikolycky made a motion To Adopt the Pinelands Commission's Fiscal Year 2024 Budgets for the Operating Fund, Fenwick Manor Preservation Fund and the Pinelands Conservation Fund (See Resolution # PC4-23-38). Commissioner Avery seconded the motion.

Jessica Lynch, Business Services Manager said the FY 24 Budget consists of three budgets. (see attached presentation slides) She highlighted the Operating Fund Revenue. She said the state appropriation has been increasing by \$150,000 annually since (FY 2019), while the state supplemental fund that is used to pay for health benefits has remained at the same level of funding since 2004. Staff has forecasted application fee revenue to be \$700,000. Grant funding includes money from the National Park Service, the NJDEP (future Box Tuttle study) and the Environmental Protection Agency.

Ms. Lynch then reviewed the Operating Fund Expenditures. She said salaries and fringe benefits have increased because of budgeting for three new positions.

ED Grogan said an Energy Conservation Fund was created as part of last year's budget. She reviewed the FY24 initiatives of the fund, noting that it includes a future composting program at the office. She said the many HVAC units on the Commission property eventually will need to be replaced.

Ms. Lynch reviewed the Fenwick Manor Preservation Budget that totals \$575,000 and was required as part of a 50 percent match for the capital fund grant the Commission applied for. She also reviewed the Pinelands Conservation Fund, which is only increasing by ½ a percent.

ED Grogan reviewed a list of projects that staff and the Commission will be working on during FY24. She noted one new initiative using the Pinelands Conservation Fund will be to choose five properties that have received funding for preservation and make site visits. Staff will be taking photos and recording certain attributes to see how the properties have fared because long-term maintenance of properties has proven to be challenging but necessary. She noted that stewardship concerns were highlighted during the Land Preservation Summit the Commission held earlier this year. She reviewed other initiatives and ongoing projects, including various Science Office studies, Memoranda of Agreement and rulemaking efforts. See presentation slides for the full list of FY 2024 initiatives.

The resolution was adopted by a vote of 10 to 0.

General Public Comment

Heidi Yeh, of the Pinelands Preservation Alliance, thanked the Commission for adopting amendments that will protect the Kirkwood-Cohansey aquifer. She said this is a perfect example of a commissioned scientific study that later was directly incorporated into policy.

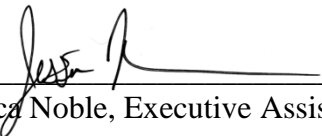
Kevin Coakley, an attorney representing the Clayton Companies, said Clayton companies mine sand in the Pinelands along with approximately 70 other mining operations that will be affected by the water management amendments. He said in April the Commission published the new rule proposal that included language to recognize the non-consumptive water use by the mining industry. He said the NJDEP has regulated groundwater for many years and the mining industry believe that the NJDEP has the exclusive right to regulate water allocation diversion permits. He said that NJDEP bases its diversion permits on estimates of water use, not exact quantification. Mr. Coakley said that he had submitted several letters to the Commission requesting additional changes to the rule to make clear that estimates of water use are acceptable; however, staff refused to distribute these letters to the Commission because the record was closed. He said that the rule was adopted this morning without public comment. He said the Commission's process was defective because no opportunity had been provided for a public hearing before the Commission. Instead, staff conducted the previous public hearings. He concluded by stating that his client wants the rule to be modified.

John Camera, Berkeley Township Administrator, thanked the Commissioners and Director Horner and ED Grogan for working with the Township on resolving the long-standing issues at the municipal complex. He extended that sentiment on behalf of Mayor Carmen Amato. He said it's a new day for Berkeley Township.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Avery seconded the motion. The Commission agreed to adjourn at 11:21 a.m.

Certified as true and correct:

  
\_\_\_\_\_  
Jessica Noble, Executive Assistant

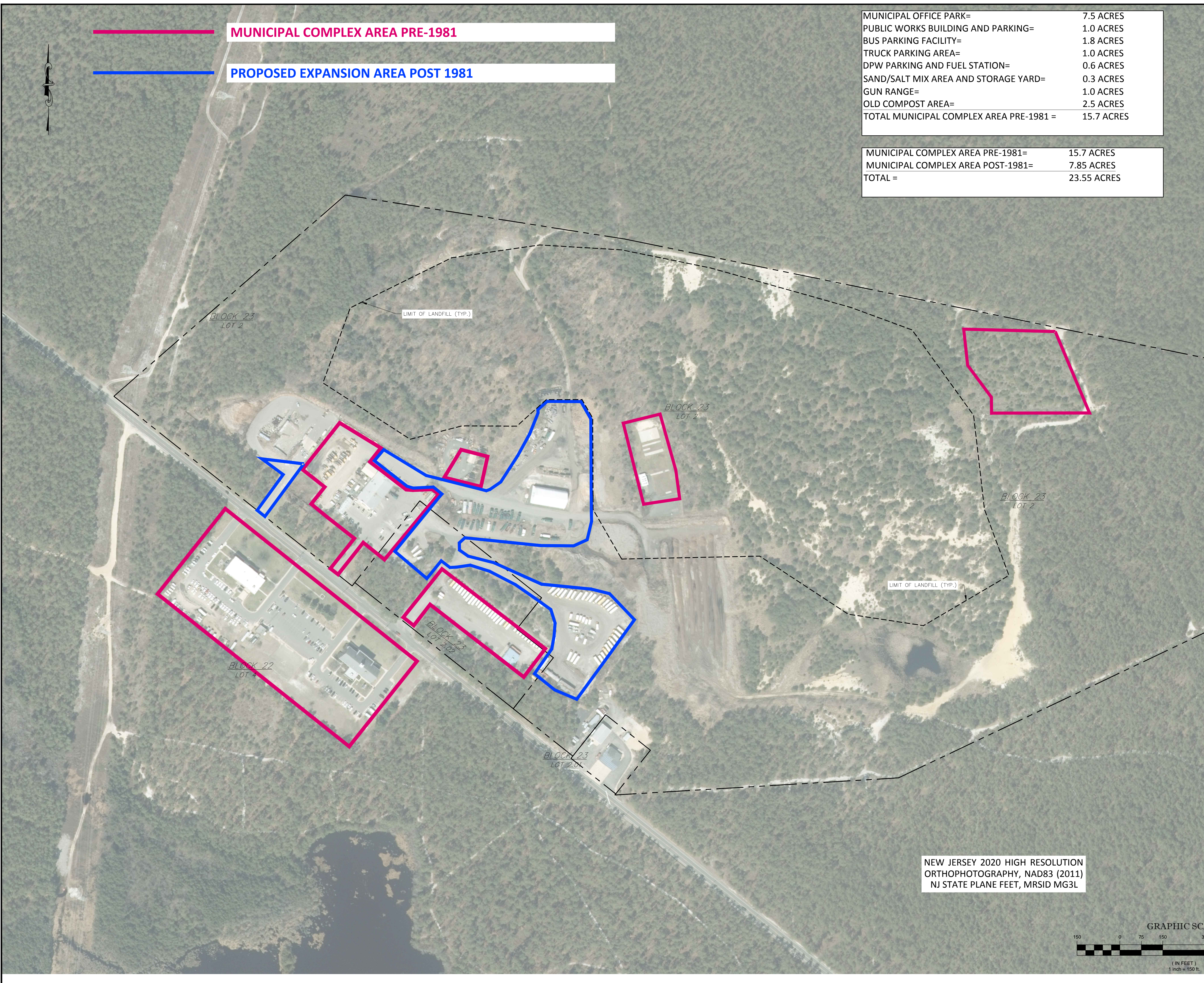
Date: September 15, 2023

**MUNICIPAL COMPLEX AREA PRE-1981**

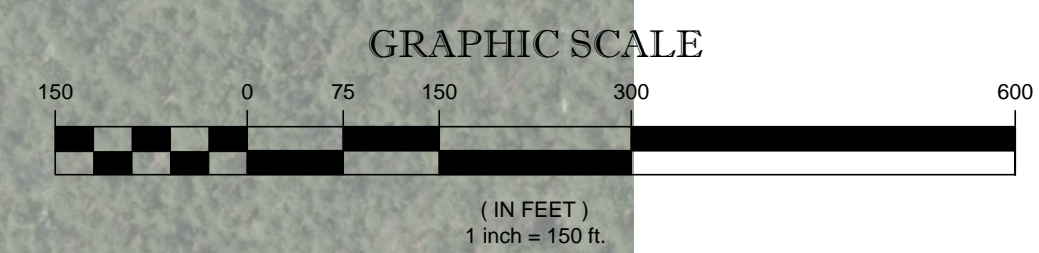
**PROPOSED EXPANSION AREA POST 1981**

MUNICIPAL OFFICE PARK=	7.5 ACRES
PUBLIC WORKS BUILDING AND PARKING=	1.0 ACRES
BUS PARKING FACILITY=	1.8 ACRES
TRUCK PARKING AREA=	1.0 ACRES
DPW PARKING AND FUEL STATION=	0.6 ACRES
SAND/SALT MIX AREA AND STORAGE YARD=	0.3 ACRES
GUN RANGE=	1.0 ACRES
OLD COMPOST AREA=	2.5 ACRES
<b>TOTAL MUNICIPAL COMPLEX AREA PRE-1981 =</b>	<b>15.7 ACRES</b>

MUNICIPAL COMPLEX AREA PRE-1981=	15.7 ACRES
MUNICIPAL COMPLEX AREA POST-1981=	7.85 ACRES
<b>TOTAL =</b>	<b>23.55 ACRES</b>



NEW JERSEY 2020 HIGH RESOLUTION  
ORTHOPHOTOGRAPHY, NAD83 (2011)  
NJ STATE PLANE FEET, MRSID MG3L



**REMINGTON & VERNICK ENGINEERS**  
9 ALLEN STREET  
TOMS RIVER, NJ 08753  
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WEB SITE ADDRESS : WWW.RVE.COM  
Certification of Authorization: 24 GA 28003300  
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**ALAN B. DITTENHOFER**  
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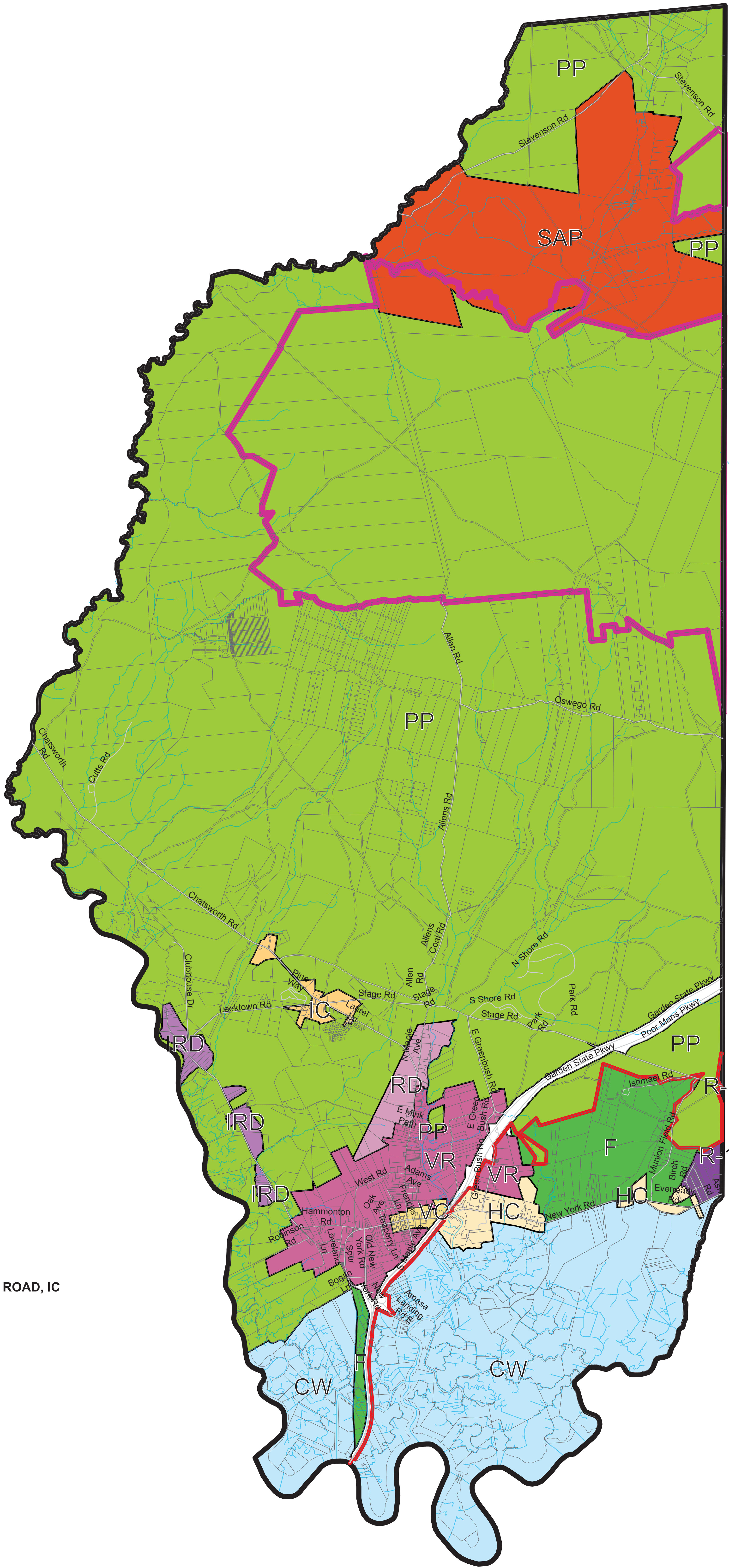
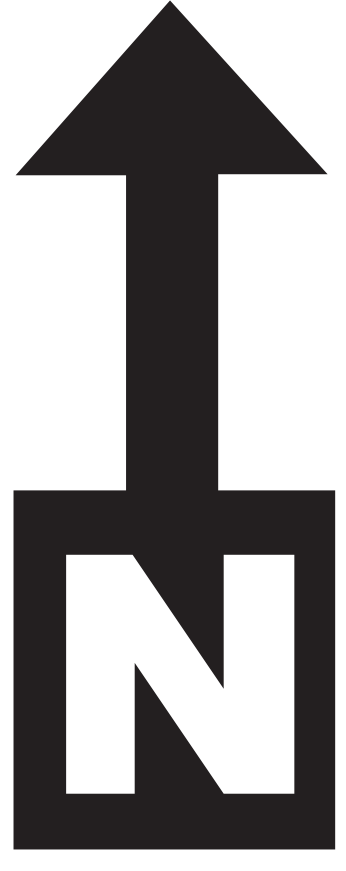
NO.	REVISED PER PINELANDS 8-1-2023 LETTER	PLO TO DATE	BY (IC)
1		03/2023	

**MUNICIPAL COMPLEX AREA INCLUDING EXPANSION**  
TOWNSHIP OF BERKELEY  
**BERKELEY TOWNSHIP MUNICIPAL COMPLEX PINELANDS PERMITTING**  
BERKELEY TOWNSHIP OCEAN COUNTY NEW JERSEY

DRAWN BY: PJO	DESIGN BY: PJO	CHECKED BY: JL	SCALE: AS SHOWN
DATE: 9/6/2023	SHEET No.: 1 of 1		
JOB No.: 1506-U-121			

# ZONE MAP

# BASS RIVER TOWNSHIP



## LEGEND

— BASS RIVER TOWNSHIP PAVED ROADS

— BASS RIVER TOWNSHIP RIVER FLOWS

— PINELANDS BOUNDARY LINE

— BASS RIVER TOWNSHIP OUTBOUND

— WARREN GROVE BOMBING RANGE

### ZONE NAME, ABBREVEATION

COASTAL WETLANDS, CW

FOREST, F

HIGHWAY COMMERCIAL, HC

INFILL COMMERCIAL DISTRICT, LEEKTOWN-CHATSWORTH ROAD, IC

INFILL RESIDENTIAL DISTRICT, IRD

PINELANDS PRESERVATION, PP

RESIDENTIAL, R-1

RURAL DEVELOPMENT, RD

SPECIAL AGRICULTURAL PRODUCTION, SAP

VILLAGE COMMERCIAL, VC

VILLAGE RESIDENTIAL, VR

Map Sources: NJDOT, NJGIN, Pinelands, Bass River Township Official Zone Map DD December 2012










CONSULTING & MUNICIPAL ENGINEERS  
 3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
 1460 ROUTE 9 SOUTH BOWELL, N.J. 07731  
 3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, N.J. 08852  
 ONE MARKET STREET SUITE 4F, CAMDEN, N.J. 08102  
 WWW.CMEUSAL.COM

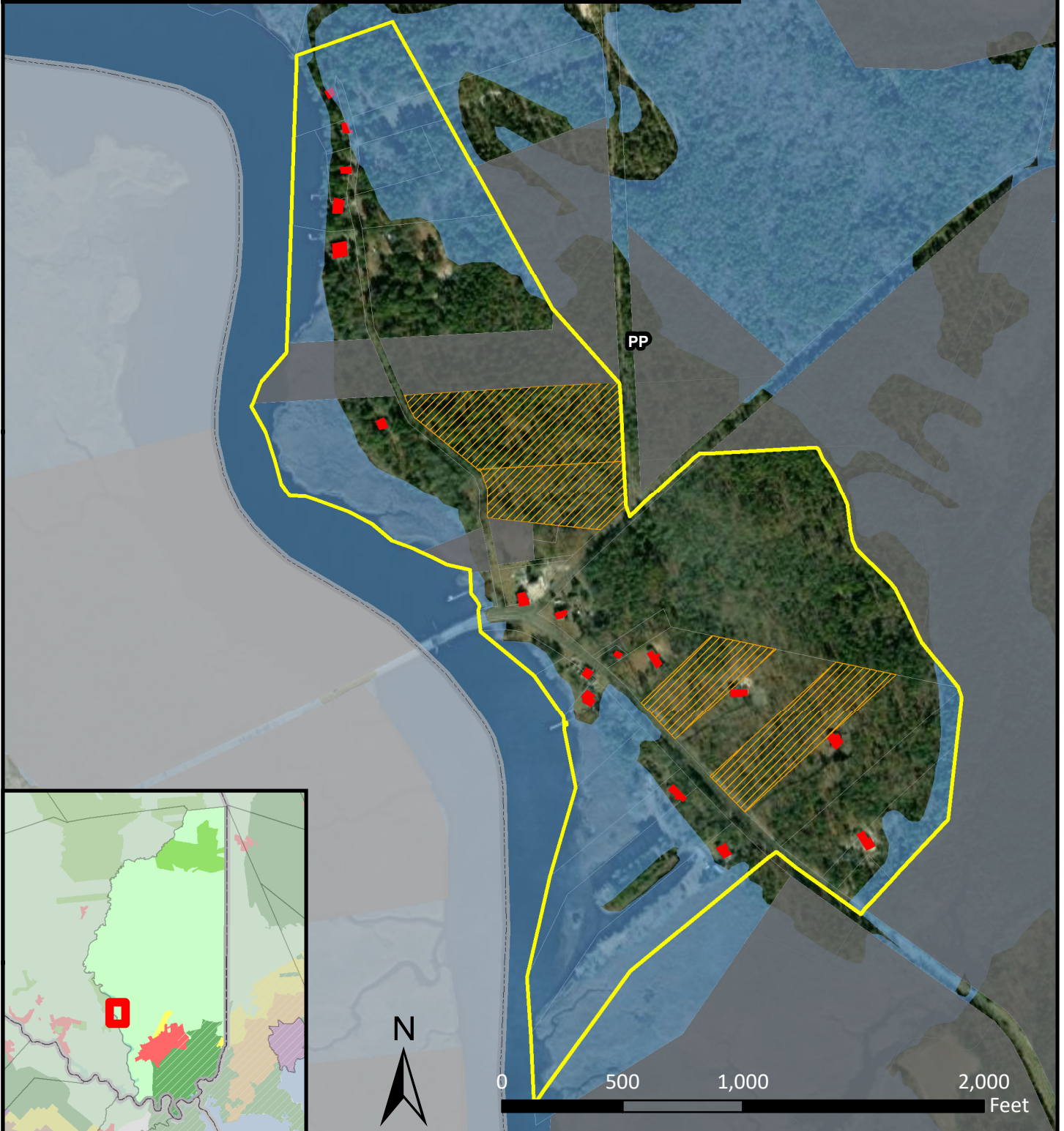


DATE	SCALE	LAST REVISED	CREATED BY
December 2012	1 in = 2,500 feet	2/6/2023	DE

# Bass River Township Ord. 2023-2 Infill Residential (IR) District








Executive Director's Report  
Bass River Twp. Ord. 2023-2  
Exhibit #2  
8/25/2023

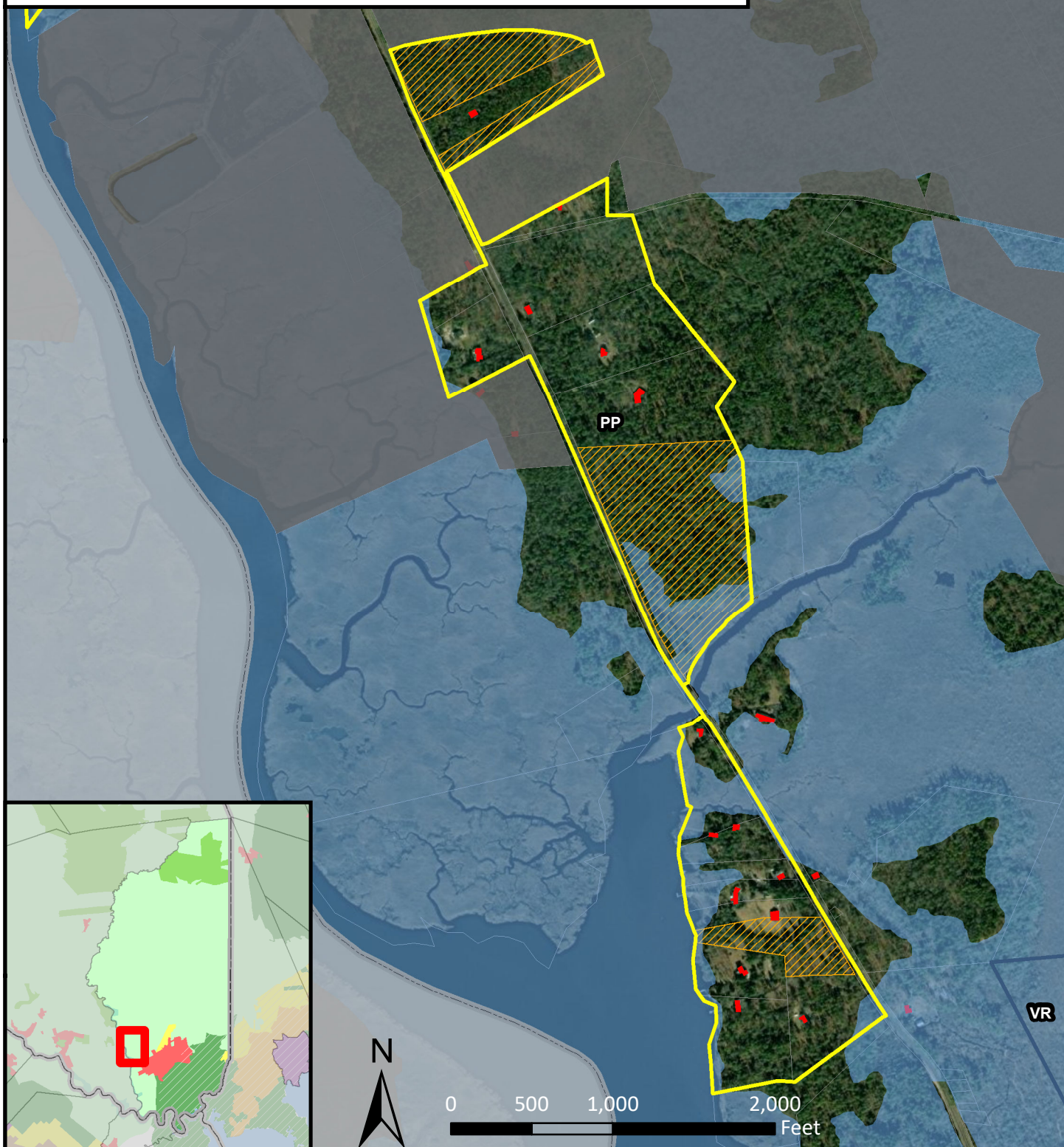
-  Infill Residential (IR) District
-  Existing Primary Structure Footprints
-  Vacant Land > 1 acre
-  Bass River Twp Zoning
-  Bass River Twp Parcels
-  Preserved Lands
-  Pinelands Wetlands



# Bass River Township Ord. 2023-2 Infill Residential (IR) District







Executive Director's Report  
Bass River Twp. Ord. 2023-2  
Exhibit #3  
8/25/2023

-  Infill Residential (IR) District
-  Existing Primary Structure Footprints
-  Vacant Parcels > 1 acres
-  Bass River Twp Zoning
-  Bass River Twp Parcels
-  Preserved Land
-  Pinelands Wetlands

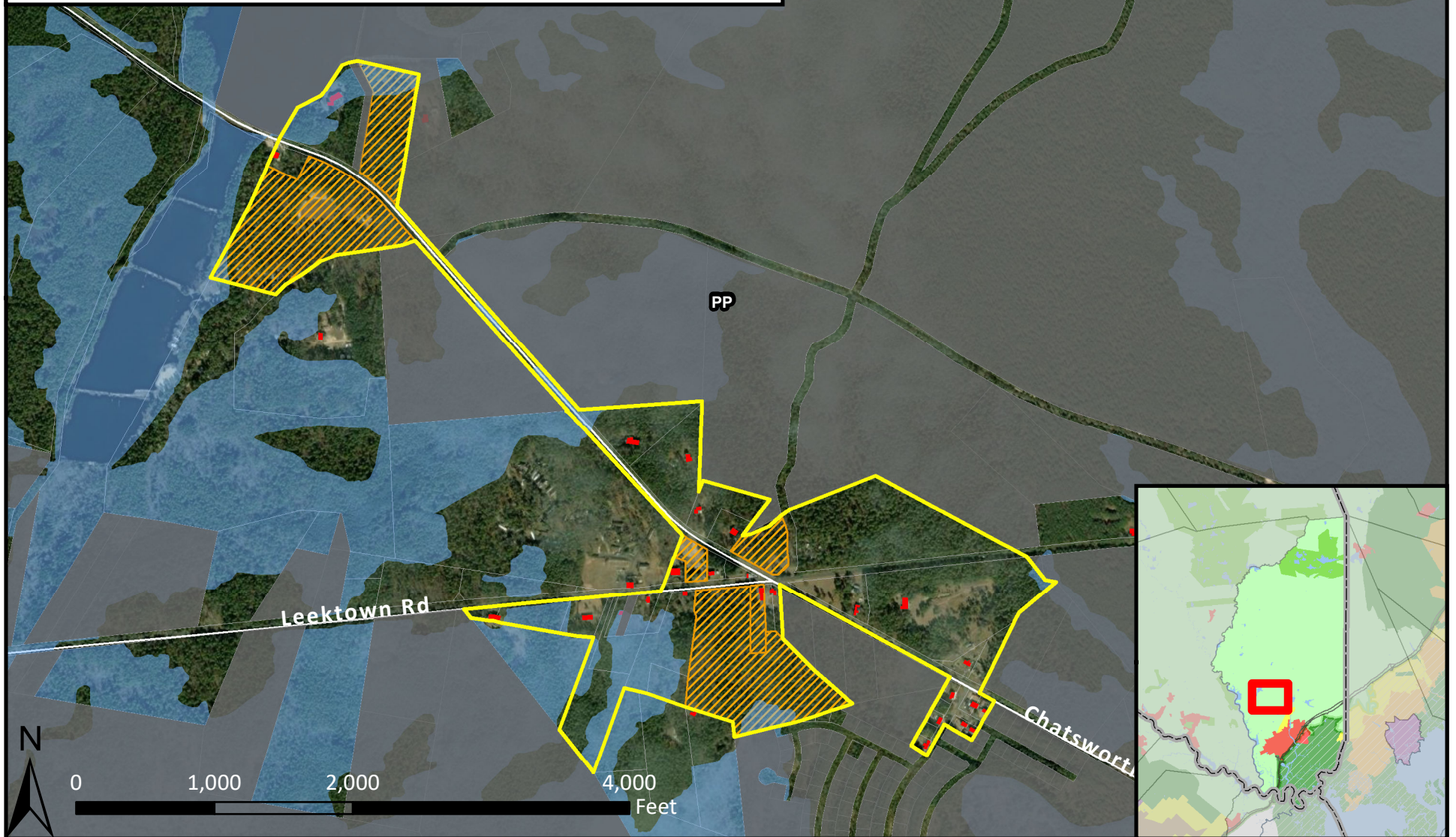




# Bass River Township Ord. 2023-2 Infill Commercial (IC) District








-  Infill Commercial (IC) District
-  Existing Principal Structure Footprints
-  Vacant Parcels > 1 acre
-  Bass River Twp Parcels
-  Preserved Land
-  Pinelands Wetlands

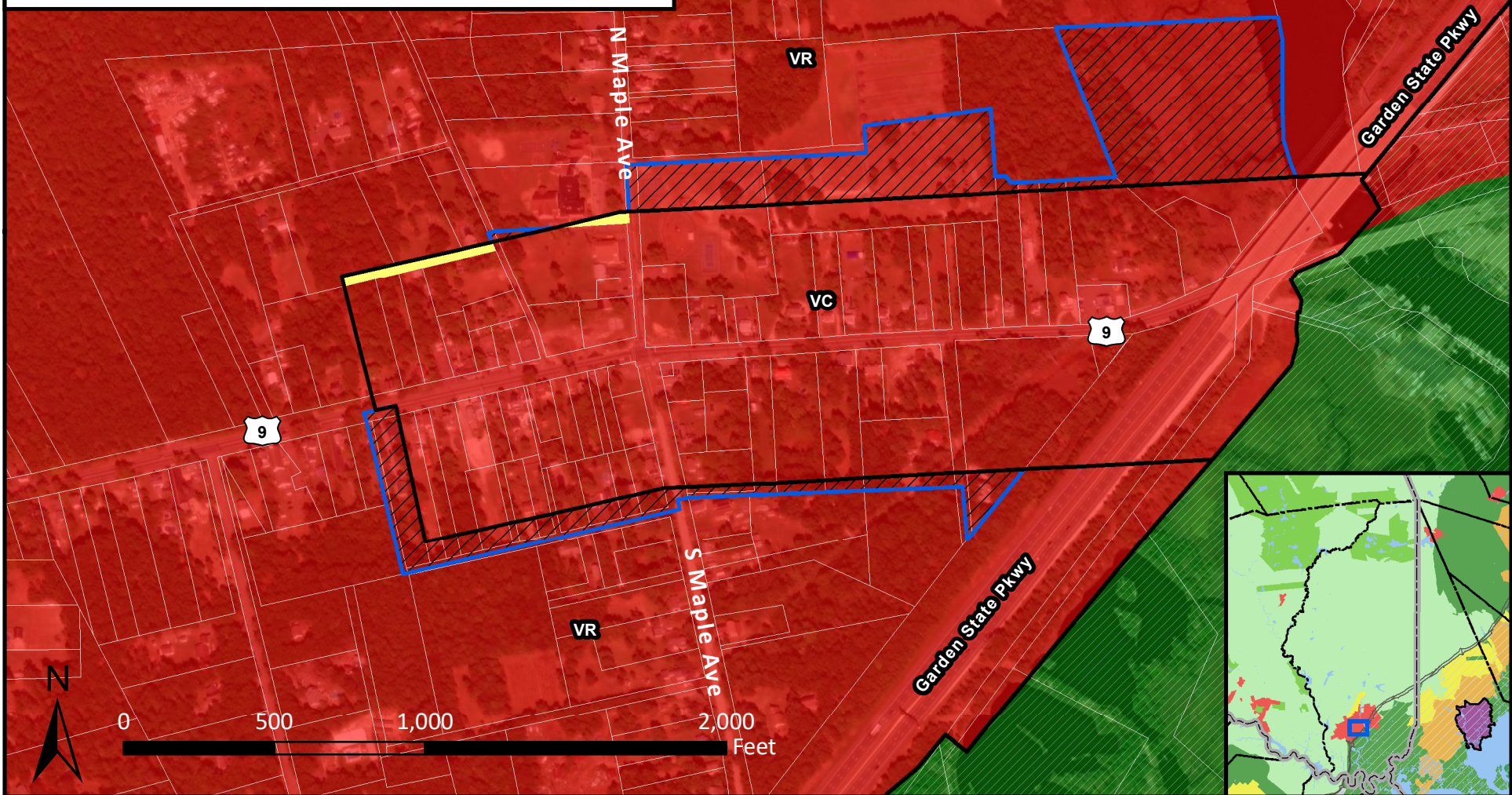
Executive Director's Report  
Bass River Twp. Ord. 2023-2  
Exhibit #4  
8/25/2023

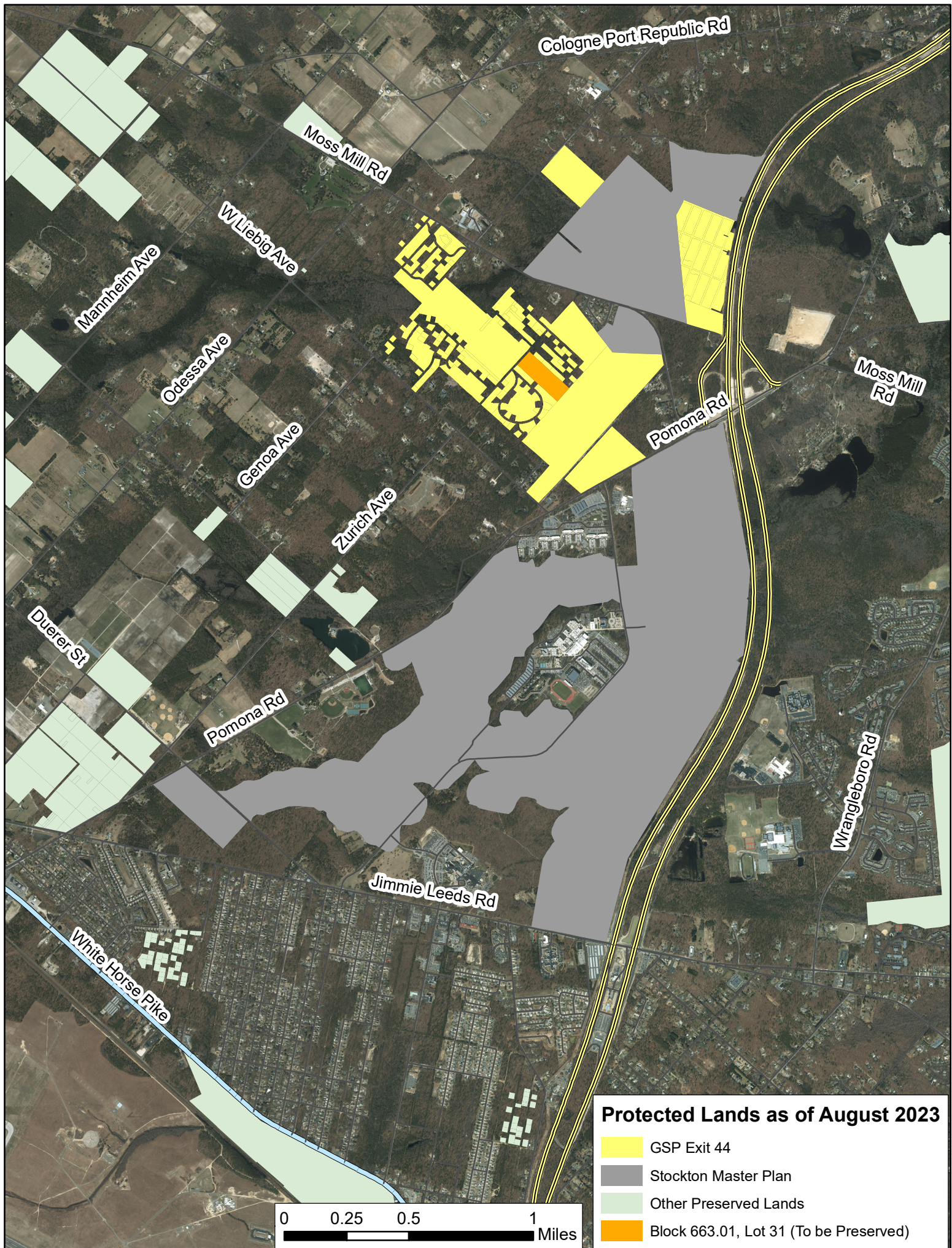


# Bass River Township Ord. 2023-2 Village of New Gretna

Executive Director's Report  
Bass River Twp. Ord. 2023-2  
Exhibit #5  
8/25/2023

- |   |  |
|---|--|
| <b>Pinelands Management Areas</b>   |  Existing Zoning        |
|  Pinelands Village       |  Bass River Twp Parcels |
|  Forest Area (PNR)       | <b>VC/VR Zoning Change</b>   |
|  Pinelands Village (PNR) |  VR to VC               |
|   |  VC to VR               |





# Personnel & Budget Committee

## Fiscal Year 2024 Initiatives



**August 28, 2023**

# FY 2024 BUDGETS

- Operating Fund - \$6,896,895
- Pinelands Conservation Fund - \$964,866
- Fenwick Manor Preservation Fund - \$575,000

# Operating Fund Revenue

	FY21 Unaudited	FY22 Unaudited	FY23 Unaudited	FY24 Anticipated
State Appropriation	\$3,099,000	\$3,249,000	\$3,399,000	\$3,549,000
State Supplemental Funding	\$687,000	\$687,000	\$687,000	\$687,000
Application Fees	\$380,000	\$500,000	\$650,000	\$700,000
Grants/Special Purpose	\$585,000	\$618,000	\$383,000	\$480,500
Other	\$5,000	\$5,000	\$12,500	\$80,000
Fund Balance & Reserves	\$1,159,074*	\$907,202*	\$1,368,078*	\$1,400,395*
<b>TOTAL</b>	<b>\$5,915,074</b>	<b>\$5,966,202</b>	<b>\$6,499,578</b>	<b>\$6,896,895</b>

\* Includes:

- \$886,395 from the Undesignated Fund Balance
- \$505,000 Reserves – Fenwick, Energy Conservation and Shelving
- \$9,000 PCF Administrative Assessment

# Operating Fund Expenditures

	FY21 Unaudited	FY22 Unaudited	FY23 Unaudited	FY24 Anticipated
Salary and Wages	\$3,050,972	\$3,021,984	\$3,374,398	\$3,783,408
Fringe Benefits	\$1,904,593	\$1,910,905	\$2,188,901	\$2,250,922
Supplies	\$128,784	\$131,712	\$148,202	\$141,621
Professional Services	\$485,652	\$462,728	\$222,500	\$259,540
Other Services	\$216,315	\$259,623	\$282,877	\$297,983
Maintenance/Rent	\$83,620	\$132,620	\$119,070	\$122,020
Improvements and Acquisitions	\$45,138	\$46,630	\$163,630	\$41,400
Total Expenditures	\$5,915,074	\$5,966,202	\$6,499,578	\$6,896,895

# FY2024 Initiatives: Energy Conservation Reserve

## Projects and Capital Expenditures

Electric vehicle charging station(s): grant funding, evaluation and installation

Solar energy facility consultant: assess feasibility and options for solar installation at Commission's offices

Purchase new and replacement energy efficient office equipment

Office composting program

Develop long-term plan for replacement of existing HVAC systems



# Fenwick Manor Preservation Budget

	<b>FY24 Anticipated</b>
Partial Exterior Restoration	\$330,850
Structural Reinforcement/Maintenance	\$101,150
Partial Interior Restoration	\$92,700
Non-Construction Costs	\$50,300
<b>Total Expenditures</b>	<b>\$575,000*</b>
*Total funds available to match requested NJHT capital grant	

# Pinelands Conservation Fund Expenditures

	FY21 Unaudited	FY22 Unaudited	FY23 Unaudited	FY24 Anticipated
Land Acquisition	\$ 24,696	\$ 30,600	\$ 8,350	<b>\$21,060</b>
Conservation Planning & Research	\$480,452	\$695,027	\$703,011	<b>\$660,876</b>
Community Planning & Design	\$211,148	\$175,655	\$154,070	<b>\$162,030</b>
Education and Outreach	\$114,320	\$142,350	\$95,400	<b>\$120,900</b>
<b>Total PCF Expenditures</b>	<b>\$830,616</b>	<b>\$1,043,632</b>	<b>\$960,831</b>	<b>\$964,866</b>

# FY2024 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Land preservation summit	Land Acquisition
Acquisition priorities and funding policy review	Land Acquisition
Stewardship and monitoring report on PCF-funded properties	Land Acquisition
Acquisition funding round	Land Acquisition

# FY2024 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Landfill closure assessment	Conservation Planning & Research
Septic pilot program	Conservation Planning & Research
Kirkwood-Cohansey water management rules	Conservation Planning & Research
ROW Pilot Program rules	Conservation Planning & Research
Black Run watershed protection rules	Conservation Planning & Research
Permanent land protection data and reporting	Conservation Planning & Research

# FY2024 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Corn snake research/study	Conservation Planning & Research
King Snake research/study	Conservation Planning & Research + EPA grant
Box turtle research/study	Conservation Planning & Research

# FY2024 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Forest and Rural Development Area clustering rules	Community Planning & Design
PDC rules	Community Planning & Design
PDC supply and demand	Community Planning & Design
PDC Bank administration, including legislative changes	Community Planning & Design
Pinelands Infrastructure Trust Fund administration	Community Planning & Design
Climate Committee support and initiatives <ul style="list-style-type: none"> <li>• Management area boundaries</li> <li>• IAC/Resilience Action Plans</li> <li>• BPU dual use solar program and CMP amendments</li> </ul>	Community Planning & Design

# FY2024 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Pinelands Short Course(s)	Education & Outreach
World Water Monitoring Challenge	Education & Outreach
Pinelands Speakers Series	Education & Outreach
Bog garden maintenance	Education & Outreach
Visitors Center programs and supplies	Education & Outreach
On-line store	Education & Outreach

# FY2024 Initiatives: Operating Fund (NPS)

Project/Initiative	Account
Economic Monitoring Statistics: 5-Year Update	NPS – Economic Monitoring
Economy of Parks and Open Space study	NPS – Economic Monitoring
Local conformance & Zoning System Database	NPS – Economic Monitoring
Scenic Byway support	NPS – Economic Monitoring
Historic cemetery GPR mapping	NPS – Economic Monitoring
Native American site: field school	NPS – Economic Monitoring
Annual Pinelands calendar	NPS – Economic Monitoring



# FY2024 Initiatives: Operating Fund (NPS)

Project/Initiative	Account
Water Quality Monitoring	NPS – Environmental Monitoring
Forest and pond water level monitoring	NPS – Environmental Monitoring
Annual Anuran surveys	NPS – Environmental Monitoring
Rare Snake Monitoring	NPS – Environmental Monitoring
Snake Fungal Disease and Adenovirus Monitoring	NPS – Environmental Monitoring
Box Turtle study	NPS – Environmental Monitoring

# FY2024 Initiatives: Operating Fund

## Project/Initiative

Procedural CMP amendments

- “Gap” process
- Expiration of old waivers and CFs
- Increased fees for applications involving violations, waivers and wetlands-related Letters of Interpretation

Municipal “model” stormwater ordinances & NJDEP amendments

- Draft, distribute and monitor municipal adoption

Local communications facility plan amendment

Affordable housing: preparation for 2025 round

ORV/ATV model municipal ordinances

Methodology to assess restoration costs for damaged habitats

# FY2024 Initiatives: Operating Fund

## Project/Initiative

Stockton University 2020 Facilities Master Plan

- DCR amendment and offset

Secondary Impacts Agreement for GSP Interchange 44

- Extension and monitoring of land preservation obligation

Memoranda of Agreement

- Accessible Trails (Pemberton, Stafford + other municipalities)
- SJTA – AC Airport and Atlantic City Expressway expansion
- Update (old) MOAs with NJDEP

Review and respond to other agency rulemaking (NJDEP, NJBPU, SADC)

# FY2024 Initiatives: Operating Fund

Project/Initiative
Develop/enhance databases and tracking systems
Launch on-line application fee payment capability
Continue participation in Rutgers internship program
Recruitment and training: Environmental Technologies Coordinator, Applicant Services Representative, Planning Director
CWA contract negotiations
Litigation
New seminars for municipal officials (e.g., zoning officers)
Preparation for website update
Pinelands Municipal Council assistance
Unanticipated Projects

# FY2024 Ongoing Work: Operating Fund

Review and processing of development applications, Letters of Interpretation and CAFRA permits

Review and processing of municipal master plans, land use ordinances and redevelopment plans

Committee and Commission meeting support

Reports (annual and monthly)

Website and social media

Interpretation database maintenance

Audit(s) and Audit Committee

Training (office-wide, supervisory)

Records management