



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 02

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 2003-0530.011)

Commissioner Irick moves and Commissioner Lohbauer seconds the motion that:

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

2003-0530.011

Applicant:	Greater Egg Harbor Regional High School District
Municipality:	Egg Harbor City
Management Area:	Pinelands Town
Date of Report:	January 19, 2024
Proposed Development:	Installation of an artificial turf athletic field and the construction of a 5,900 square foot paved storage area at the Cedar Creek High School.

WHEREAS, a 5,900 square foot paved storage area was constructed on the parcel without application to, and approval by, the Pinelands Commission and constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, the applicant proposes to address this violation by including the construction of the 5,900 square foot paved storage area in this application for the installation of an artificial turf athletic field on the parcel; and

WHEREAS, the applicant has completed this application for the construction of the 5,900 square foot paved storage area and the installation of an artificial turf athletic field on the parcel; and

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2003-0530.011 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

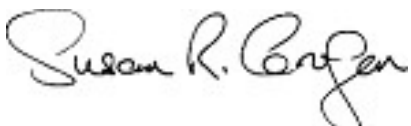
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta		X			Lettman	X				Rittler Sanchez		X		
Avery	X				Lohbauer	X				Wallner	X			
Christy			X		Mauriello	X				Matos	X			
Holroyd	X				Meade			X						
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: February 9, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



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

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

January 19, 2024

Thomas P. Grossi, Business Administrator (via email)
Greater Egg Harbor Regional High School District
1824 Dr. Dennis Foreman Drive
Mays Landing NJ 08330

Re: Application # 2003-0530.011
Block 186, Lots 1 - 1.08
Egg Harbor City

Dear Mr. Grossi:

The Commission staff has completed its review of this application for installation of an artificial turf athletic field and the construction of a 5,900 square foot paved storage area at the Cedar Creek High School. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its February 9, 2024 meeting.

The 5,900 square foot paved storage area was constructed on the parcel without application to the Commission. The construction of the paved storage area constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan. Completion of this application is intended to address the violation.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor City Planning Board (via email)

Egg Harbor City Construction Code Official (via email)

Atlantic County Department of Regional Planning and Development (via email)

Mark Shenoda (via email)

James Schroeder (via email)

Stefanie Pacifico, PE (via email)

Brian Decina, P.E. (via email)

Jason Howell (via email)

Paul Funk (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

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Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

January 19, 2024

Thomas P. Grossi, Business Administrator (via email)
Greater Egg Harbor Regional High School District
1824 Dr. Dennis Foreman Drive
Mays Landing NJ 08330

Application No.: 2003-0530.011
Block 186, Lots 1-1.08
Egg Harbor City

This application proposes the installation of an artificial turf athletic field and the construction of a 5,900 square foot paved storage area at the Cedar Creek High School located on the above referenced 66.23 acre parcel in Egg Harbor City.

The application proposes to replace an existing grassed athletic field with an artificial turf athletic field. The replacement athletic field will be in the same location as the existing athletic field.

The 5,900 square foot paved storage area was constructed on the parcel without application to the Commission. The construction of the paved storage area constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan. Completion of this application is intended to address the violation.

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 parcel is located in the Pinelands Town of Egg Harbor City. Institutional uses, including schools and accessory athletic fields to a school, are a permitted land use in a Pinelands Town

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

The proposed development will be located within the limits of the existing grassed athletic field and maintained lawn 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. To stabilize disturbed areas, the applicant proposes to utilize grasses that meet that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards of the CMP. To meet the stormwater management standards, the application proposes to construct a stormwater infiltration basin adjacent to the proposed paved storage area and a subsurface stormwater infiltration system beneath the proposed synthetic turf athletic field.

There is an existing stormwater management basin on the parcel. The basin was approved by the Commission as part of the application to construct the existing Cedar Creek High Scholl (App. No. 2003-0530.001). The existing basin is retaining stormwater and not functioning as designed. To address this issue, the applicant proposes to drain the basin, remove a one foot layer of soil from the bottom of the basin and replace the soil with suitable material. The applicant has indicated that this remediation plan will be implemented by December 31, 2024.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

This applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced proposed development was completed on January 26, 2023. Newspaper public notice was completed on January 26, 2023. The application was designated as complete on the Commission's website on December 15, 2023. The Commission's public comment period closed on January 12, 2024. The Commission received one verbal comment at its January 12, 2024 meeting and one written public comment (attached) regarding this application.

Public commenters #1 & #2: Both public commenters indicated that they believed that the proposed artificial turf athletic field is toxic and that the Pinelands Commission should prohibit the installation of artificial turf fields in the Pinelands Area.

Staff response: The Commission appreciates the commentators' interest in the Pinelands Area. The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. Historically, the Commission has not regulated the composition of construction materials such as road pavement, concrete and building products.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 17 sheets, prepared by Veisz, Hopkins, Duthie, all sheets dated January 19, 2023 and last revised November 3, 2023
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. The applicant shall begin the remediation of the existing stormwater basin by December 31, 2024.

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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Chair

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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 February 6, 2024 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.

Written Public Comment:

From: Info, PC [PINELANDS] (info@pinelands.nj.gov)
Received: 1/12/2024 1:59:29 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: FW: [EXTERNAL] Pinelands Commission decision on Artificial Turf
Attachments: None

From: Paul Funk <funky546@yahoo.com>
Sent: Friday, January 12, 2024 12:22 PM
To: Info, PC [PINELANDS] <info@pinelands.nj.gov>
Subject: [EXTERNAL] Pinelands Commission decision on Artificial Turf

To The NJ Pinelands Commission 01/12/2024,

I learned today that Egg Harbor High School wants to install Artificial Turf.

I would have liked the commission to STOP Egg Harbor High School from installing artificial turf because it is toxic, rife with PFAS and simply takes a bite out of the environment.

The commission member who mentioned his daughter would benefit from this "Astro" turf should also consider the health risks from it.

Yours,

Paul Funk a New Jersey resident



Virus-free www.avg.com



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 03

TITLE: To Accept a 2023 Preserve New Jersey Historic Preservation Fund Grant from the New Jersey Historic Trust and Authorize Execution of a Grant Agreement with the New Jersey Historic Trust

Commissioner Lohbauer moves and Commissioner Mauriello seconds the motion that:

WHEREAS, in September 2022, the Pinelands Commission was awarded a Preserve New Jersey Historic Preservation Fund Grant in the amount of \$31,387 for the preparation of a Preservation Plan for historic Fenwick Manor; and

WHEREAS, the Commission's consultant, Connolly & Hickey, prepared the Preservation Plan, which details the interior and exterior work required for the rehabilitation and long-term preservation of historic Fenwick Manor and the costs associated with that work; and

WHEREAS, based on the information provided in the Preservation Plan, on April 14, 2023, the Pinelands Commission adopted Resolution PC4-23-15, authorizing the Executive Director to submit an application to the New Jersey Historic Trust for a 2023 Preserve New Jersey Historic Preservation Fund Grant to fund the rehabilitation and preservation of historic Fenwick Manor; and

WHEREAS, Resolution PC4-23-15 also certified the availability of matching funds to be provided by the Commission should the requested Historic Trust capital grant be received; and

WHEREAS, on April 18, 2023, the Commission submitted an application to the New Jersey Historic Trust, requesting a capital grant of \$575,000 for the rehabilitation and preservation of historic Fenwick Manor; and

WHEREAS, on September 27, 2023, the New Jersey Historic Trust announced its recommendation that grant funding in the amount of \$575,000 be awarded to the Pinelands Commission for the rehabilitation and preservation of historic Fenwick Manor; and

WHEREAS, on January 16, 2024, Governor Murphy approved the appropriation of funds from the Preserve New Jersey Historic Preservation Fund to the New Jersey Historic Trust to support the recommended grants for historic preservation projects; and

WHEREAS, the Commission's adopted budget for Fiscal Year 2024 includes sufficient funds to satisfy the 50% match requirement for the capital grant received from the New Jersey Historic Trust; and

WHEREAS, execution of a grant agreement between the Commission and the New Jersey Historic Trust is required in order to obtain the grant funds; and

WHEREAS, the Commission will thereafter need to retain consultants for the design and construction services associated with the project; 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 Pinelands Commission hereby accepts the \$575,000 grant from the New Jersey Historic Trust and expresses its gratitude to the Trust for its support of the Commission’s efforts to rehabilitate and preserve historic Fenwick Manor; and
2. The Executive Director is authorized to execute a grant agreement with the New Jersey Historic Trust for purposes of obtaining the grant funds; and
3. The Executive Director is authorized to work with the New Jersey Historic Trust and the Division of Property Management and Construction, Department of Treasury, on the preparation of a final scope of services and requests for proposal and thereafter secure all design and construction services necessary to complete the project.

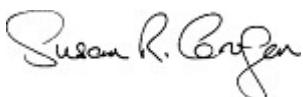
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lettman	X				Rittler Sanchez	X			
Avery	X				Lohbauer	X				Wallner	X			
Christy			X		Mauriello	X				Matos	X			
Holroyd	X				Meade			X						
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: February 9, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair