



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-23-26

TITLE: **Approving With Conditions Applications for Public Development** (Application Numbers 1986-1154.004, 1992-0351.005 & 2006-0160.004)

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 Executive Director that the following applications for Public Development be approved with conditions:

1986-1154.004

Applicant:	Franklin Township
Municipality:	Franklin Township
Management Area:	Pinelands Agricultural Production Area
Date of Report:	June 21, 2023
Proposed Development:	1,200 linear feet of trail at the Piney Hollow Preservation Area;

1992-0351.005

Applicant:	Egg Harbor Township
Municipality:	Egg Harbor Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	June 19, 2023
Proposed Development:	Construction of two artificial turf athletic fields, a 2,680 square foot concession stand, a 1,500 square foot storage building and a 96 stall parking lot; and

2006-0160.004

Applicant:	New Jersey Department of Military & Veterans Affairs
Municipality:	Jackson Township
Management Area:	Pinelands Military/Federal Installation Area
Date of Report:	June 21, 2023
Proposed Development:	Construction of a 10,470 square foot New Jersey National Guard Civil Support Team building at Joint Base McGuire-Dix-Lakehurst.

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

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the 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 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 1986-1154.004, 1992-0351.005 & 2006-0160.004 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

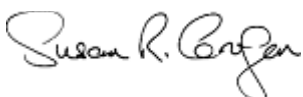
Record of Commission Votes

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

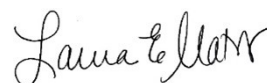
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 14, 2023



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

SHEILA Y. OLIVER
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

June 21, 2023

John Bruno, Mayor (via email)
Franklin Township
1571 Delsea Drive
Franklinville NJ 08322

Re: Application # 1986-1154.004
Block 6602, Lots 3 & 4
Franklin Township

Dear Mr. Bruno:

The Commission staff has completed its review of this application for 1,200 linear feet of trail at the Piney Hollow Preservation Area. Enclosed is a copy of an Amended 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 July 14, 2023 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Franklin Township Planning Board (via email)
Franklin Township Construction Code Official (via email)
Franklin Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Austin Bazuk (via email)



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

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

AMENDED PUBLIC DEVELOPMENT APPLICATION REPORT

June 21, 2023

John Bruno, Mayor (via email)
 Franklin Township
 1571 Delsea Drive
 Franklinville NJ 08322

Application No.: 1986-1154.004
 Block 6602, Lots 3 & 4
 Franklin Township

This application proposes 1,200 linear feet of trail at the Piney Hollow Preservation Area located on the above referenced 221.92 acre parcel in Franklin Township. The proposed trail will be six feet wide. No trail surfacing material is proposed. The trail will be earthen.

On January 10, 2020, the Pinelands Commission approved an application for the construction of 853 linear feet of wooden boardwalk and certain minor accessory recreational improvements at the Piney Hollow Preservation Area (App. No. 1986-1154.004). The 1,200 linear feet of trail proposed in this amended application is instead of the previously approved 853 linear feet of wooden boardwalk. The previously approved recreational improvements have not been constructed.

STANDARDS

The Commission staff has reviewed the proposed trail 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. 7:50-5.24(a)6)

The proposed trail is located in a Pinelands Agricultural Production Area. The proposed trail constitutes a low intensity recreational use. Low intensity recreational uses are permitted in a Pinelands Agricultural Production Area provided five specified CMP conditions are met. The proposed trail meets the five CMP specified conditions.

Wetlands Standards (N.J.A.C. 7:50-6.11, 6.13 & 6.14)

The proposed trail will be located in the required buffer to wetlands. The CMP permits trails (linear development) in the required buffer to wetlands provided it is demonstrated that certain conditions are met. The applicant has demonstrated that there is no feasible alternative for the trail that does not involve development in the required buffer to wetlands or that will result in a less significant adverse

impact to the buffer to wetlands. In addition, the proposed trail will not result in substantial impairment of the resources of the Pinelands. With the conditions recommended below, all practical measures will be taken to mitigate the impact of the trail on the required buffer to wetlands. The applicant has indicated that the proposed trail will provide a connection from an existing parking lot to an existing trail system and will provide safe passage along the existing trails of the Piney Hollow Preservation Area. The applicant has demonstrated that the need for the proposed trail overrides the importance of protecting the concerned wetlands.

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

The proposed trail will be located in existing forested areas. The applicant has indicated that no tree removal is proposed or required and that the proposed vegetation removal is limited to the cutting of understory vegetation flush with the ground. The proposed vegetation removal is limited to that which is necessary to accommodate the proposed trail.

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

The applicant has submitted information that demonstrates that the proposed earthen trail will not result in any increase in volume and rate of stormwater runoff. The applicant has demonstrated that the earthen trail is consistent with the 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 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 provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 29, 2021. Newspaper public notice was completed on May 20, 2021. The application was designated as complete on the Commission's website on May 24, 2023. The Commission's public comment period closed on June 9, 2023. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed trail shall adhere to the plan, consisting of 10 sheets, prepared by CME Associates, Inc. and dated as follows:

 Sheets 1, 3, 5, 8 & 10 - April 2018; revised to January 3, 2023;
 Sheets 2 & 4 - April 2018; revised to November 2, 2021;
 Sheets 6, 7 & 9 - April 2018; revised to February 24, 2020.
2. Disposal of any vegetative debris may only occur at an appropriately licensed facility.
3. Prior to any trail development, the applicant shall obtain any other necessary permits and approvals.

4. Appropriate measures shall be taken during vegetation removal for the proposed trail to preclude sedimentation from entering wetlands and shall be maintained in place until the trail has been completed.

CONCLUSION

As the proposed trail 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 trail subject to the above conditions.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 July 10, 2023 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.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

June 19, 2023

Donna Markulic, Administrator (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 1992-0351.005
Block 3201, Lots 34 - 36
Egg Harbor Township

Dear Ms. Markulic:

The Commission staff has completed its review of this application for the construction of two artificial turf athletic fields, a 2,680 square foot concession stand, a 1,500 square foot storage building and a 96 stall parking lot. 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 July 14, 2023 meeting.

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

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Adam Warburton (via email)



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

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 19, 2023

Donna Markulic, Administrator (via email)
 Egg Harbor Township
 3515 Bargaintown Road
 Egg Harbor Township NJ 08234

Application No.: 1992-0351.005
 Block 3201, Lots 34 - 36
 Egg Harbor Township

This application proposes construction of two artificial turf athletic fields, a 2,680 square foot concession stand, a 1,500 square foot storage building and a 96 stall parking lot located on the above referenced 91.73 acre parcel in Egg Harbor Township. There is an existing recreational facility (Tony Canale Park) on the parcel.

The application proposes to replace existing grassed athletic fields with two artificial turf athletic fields. The submitted plan labels the 2,680 square foot concession stand and the 1,500 square foot storage building as “future storage building.” The two concerned buildings are included in this application.

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(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed athletic fields and accessory development are a permitted land use in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. All development, including clearing and land disturbance, will be located at least 300 feet from wetlands.

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

The proposed development will be located primarily within the limits of the existing grassed athletic

fields. The proposed storage building will require the clearing of approximately 7,800 square feet of pine-oak forest. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize the disturbed areas beyond the limits of the proposed artificial turf athletic fields, the application proposes to utilize a seed mixture which meets that recommendation.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The proposed development will be serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the application proposes to construct five subsurface stormwater infiltration systems.

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

The Commission staff reviewed the application for evidence of significant 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 land owners within 200 feet of the above referenced parcel was completed on December 15, 2022. Newspaper public notice was completed on December 17, 2022. The application was designated as complete on the Commission's website on May 26, 2023. The Commission's public comment period closed on June 9, 2023. 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 22 sheets, prepared by Colliers Engineering & Design, all sheets dated November 22, 2022 and revised to March 20, 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.

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.



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
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 July 7, 2023 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.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

June 21, 2023

Michael Lyons (via email)
New Jersey Department of Military & Veterans Affairs
101 Eggert Crossing Road
Lawrenceville NJ 08648-2805

Re: Application # 2006-0160.004
Block 23601, Lot 1
Jackson Township

Dear Mr. Lyons:

The Commission staff has completed its review of this application for construction of a 10,470 square foot New Jersey National Guard Civil Support Team building at Joint Base McGuire-Dix-Lakehurst. 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 July 14, 2023 meeting.

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

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Jackson Township Planning Board (via email)
Jackson Township Construction Code Official (via email)
Jackson Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Ocean County Health Department (via email)
Marianne G. Risley (via email)



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 21, 2023

Michael Lyons (via email)
New Jersey Department of Military & Veterans Affairs
101 Eggert Crossing Road
Lawrenceville NJ 08648-2805

Application No.: 2006-0160.004
Block 23601, Lot 1
Jackson Township

This application proposes construction of a 10,470 square foot New Jersey National Guard Civil Support Team building at Joint Base McGuire-Dix-Lakehurst located on the above referenced 6,464 acre parcel in Jackson Township.

An application for the construction of a 140 acre New Jersey National Guard Consolidated Logistic and Training Facility comprised of a 109,000 square foot building and associated site improvements on the parcel was approved with conditions by the Commission on April 6, 2006 (App. No. 1991-0836.023). The applicant represented that the purpose of the facility was to consolidate New Jersey National Guard logistical support functions within close proximity to Fort Dix training ranges and facilities. The applicant further represented that App. No. 1991-0836.023 was phase one of a four phase development.

On June 12, 2009, the Commission approved an application with conditions for the construction of an 82,340 square foot building addition and an 11,130 square foot building addition, both to the existing Consolidated Logistic and Training Facility (App. No. 2006-0160.002). The applicant represented that App. No. 2006-0160.002 was phase two of the four phase development.

On May 14, 2021, the Commission approved an application with conditions for the construction of a 37,325 square foot building at the existing Consolidated Logistic and Training Facility (App. No. 2006-0160.003). The applicant represented that App. No. 2006-0160.003 was phase three of the four phase development.

The proposed 10,470 square foot Civil Support Team building will be located at the existing Consolidated Logistic and Training Facility.

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. 7:50-5.29)

The Pinelands Protection Act delineates the boundaries of the 938,000 acre Pinelands Area. Within the boundaries of the Pinelands Area, the Pinelands Protection Act also delineates the 366,000 acre Pinelands Preservation Area and the 572,000 acre Pinelands Protection Area. The CMP establishes land management areas such as Regional Growth Areas, Forest Areas and Military and Federal Installation Areas that overlay the entire Pinelands Area.

The parcel subject of this application is located in a Military and Federal Installation Area. Provided four CMP specified conditions are met, any use associated with the function of a Federal Installation is permitted in a Military and Federal Installation Area. The proposed 10,470 square foot New Jersey National Guard Civil Support Team building is associated with the function of this Federal Installation.

One of the CMP specified conditions is that, where feasible, proposed development in a Military and Federal Installation Area shall be located in the Pinelands Protection Area portion of the Pinelands Area. The development proposed in this application is located in the Pinelands Preservation Area portion of the Pinelands Area. As part of the Commission's approval of App. No. 1991-0836.023, the applicant demonstrated that there was no feasible location for the Consolidated Logistic and Training Facility that would not require development in the Pinelands Preservation Area. Specifically, the applicant indicated that based on the size of the 140 acre Consolidated Logistic and Training Facility, the need to readily access existing training and range areas and the availability of lands not encumbered by existing uses or environmental standards, the proposed development could not be located within that portion of Joint Base McGuire-Dix-Lakehurst located in the Pinelands Protection Area.

A second CMP specified condition is that, where feasible, the proposed use shall not require any development in a Pinelands Forest Area or the Pinelands Preservation Area District. The Pinelands Preservation Area District is that portion of the Pinelands Preservation Area that is not otherwise overlain by another management area such as a Pinelands Village or Military and Federal Installation Area. The Civil Support Team building proposed in this application is located in the Pinelands Preservation Area and overlain by a Military and Federal Installation Area. Accordingly, this application does not propose development in a Pinelands Forest Area or the Pinelands Preservation Area District.

The third CMP specified condition concerns hazardous waste facilities, landfills or incinerators and is not applicable to the Civil Support Team building proposed in this application.

The fourth CMP specified condition requires all development undertaken by the Federal government meet the management programs and minimum standards of the CMP. The Civil Support Team building proposed in this application meets the management programs and minimum standards of the CMP.

As the proposed Civil Support Team building is associated with the function of this Federal Installation and meets the four CMP specified conditions, the proposed development is a permitted land use in a Military and Federal Installation Area.

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

The proposed development will occur within an existing stone and grass vehicle storage area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Re-vegetation 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.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The proposed facility will utilize an existing on-site septic system. Considering the size of the parcel, 6,464 acres, and the number of personnel using the facility, the applicant has demonstrated that the total nitrogen concentration in the groundwater will not exceed two parts per million at the property line of the parcel. The proposed development meets the groundwater quality (septic dilution) standard.

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

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. Stormwater runoff from the proposed development will be directed to an existing stormwater infiltration basin approved as part of App. No. 2006-0160.002.

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

The Commission staff reviewed the application for evidence of significant 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. Newspaper public notice was completed on January 6, 2023. The application was designated as complete on the Commission's website on May 10, 2023. The Commission's public comment period closed on June 9, 2023. 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 16 sheets, prepared by Adams, Rehmann & Heggan Associates, Inc., all sheets dated August 22, 2022.
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.

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.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
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 July 10, 2023 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.