



State of New Jersey
THE PINELANDS COMMISSION

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NEW LISBON, NJ 08064
(609) 894 7300

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Governor
KIM GUADAGNO
Lt. Governor

Nancy Wittenberg
Executive Director

LETTER OF INTERPRETATION # 2065

June 14, 2011

Philadelphia Suburban Development Corporation
Attn: Robert V. Nicoletti
100 Ross Road, Suite 200
King of Prussia, PA 19406

Please Always Refer To
This Application Number

Re: Application # 1981-0405.003
Block 2702, Lots 11, 15-18, 40 & 41
Monroe Township

FINDINGS OF FACT

This application is for a Pinelands Commission Letter of Interpretation (LOI) regarding the extent of wetlands on the above referenced 80.34 acre parcel. The parcel is located in a Pinelands Regional Growth Area. In accordance with the provisions of the Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.72(a)2), the applicant is requesting a LOI as to the extent of wetlands on the parcel.

The Commission staff has site inspected the parcel, reviewed the information submitted by the applicant, available resource capability maps and data available to the staff. There are wetlands on the parcel. The wetlands on the parcel are comprised of a hardwood swamp, stream (Ducks Nest) and inland marsh.

An application for a 57 lot subdivision of Block 36, Lot 17, Block 37, Lots 25 & 25A, Block 2601, Lot 37 and Block 2702, Lots 40 & 41 in Monroe Township and the development of 57 single family dwellings was previously approved pursuant to the provisions of the CMP (App. No. 1981-0405.001). That development was not pursued.

An application for a 280 lot subdivision of Block 2702, lots 10, 11, 40, 41 & 42 and Block 2601, lots 33, 34 & 37, all in Monroe Township, and the development of 272 single family



www.nj.gov/pinelands

General Information: Info@njpines.state.nj.us

Application Specific Information: AppInfo@njpines.state.nj.us 19810405.003*

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dwelling was previously approved pursuant to the provisions of the CMP (App. No. 1981-0405.002). That development was not pursued.

An application for the development of a single family dwelling on Block 2702, Lot 15 in Monroe Township was previously completed with the Pinelands Commission (App. No. 1982-2881.001). The Commission has not received any municipal or county approvals associated with that development.

An application for the development of a 2,700 square foot warehouse addition to an auto body repair shop on Block 2702, Lots 17 & 18 in Monroe Township was previously approved pursuant to the provisions of the CMP (App. No. 1986-0204.001). That application required the deed restriction of 2.89 acres of Block 2702, Lot 17 for groundwater quality (septic dilution) purposes for the benefit of the development on Block 272 on Lot 18.

An application for the development of a 3,600 square foot commercial building on Block 2702, Lots 15 & 16 was previously completed with the Pinelands Commission (App. No. 1986-0204.002). The Commission has not received any municipal or county approvals associated with that development.

The applicant has provided the requisite public notice. The Pinelands Commission has not received any public comments concerning the application.

CONCLUSION

The wetlands on the above referenced parcel consist of a hardwood swamp, inland marsh and stream (Ducks Nest) (N.J.A.C. 7:50-6.5(a) 2, 5 & 7). The extent of wetlands on the above referenced parcel are accurately delineated on a plan, consisting of two sheets, prepared by Consulting Engineer Services, both sheets dated November 2, 2010 and revised February 25, 2011.

This LOI makes no finding of fact or conclusion regarding the required buffer to wetlands located on the parcel. This LOI makes no finding of fact or conclusion regarding the presence or absence of wetlands within 300 feet of the parcel and the required buffers to any such wetlands. This LOI is only for the extent of wetlands located on the above referenced parcel.

This LOI does not authorize the commencement of any development on this parcel (N.J.A.C. 7:50-4.76(a)). The applicant must still complete an application for any proposed development as set forth in Part III of Subchapter 4 of the CMP. Any proposed development must meet all requirements of Subchapters 5 and 6 of the CMP.

This LOI is valid for a period of two years from the date of this letter unless final approval pursuant to the CMP has been granted within that period and development is thereafter diligently pursued to completion or the use is legally commenced within that period.

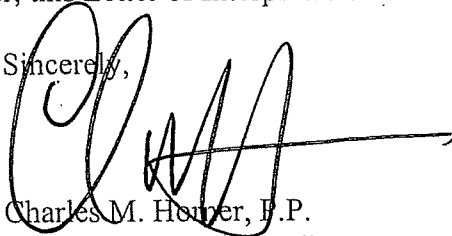
APPEAL

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

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. 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.

Any appeal will be referred to the Office of Administrative Law for a hearing. If no appeal is received within 18 days of this letter, this Letter of Interpretation shall take effect.

Sincerely,



Charles M. Hoyer, F.P.
Director of Regulatory Programs

FCS/KC/CH

c: Secretary, Monroe Township Planning Board
Monroe Township Environmental Commission
Secretary, Gloucester County Planning Board
Michael C. Dupras
Fredrick C. Seeber

RECEIVED

JUN 15 2011

CES

DATE	TIME	LOCATION	INITIALS	REMARKS
6/15	8:00	SA	MS	TS
6/15	8:05	SA	MR	MR
6/15	8:10	SA	MO	MO
6/15	8:15	SA	MI	MI
6/15	8:20	SA	MS	
6/15	8:25	SA	MR	
6/15	8:30	SA	MO	
6/15	8:35	SA	MI	
6/15	8:40	SA	MS	
6/15	8:45	SA	MR	
6/15	8:50	SA	MO	
6/15	8:55	SA	MI	
6/15	9:00	SA		



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Chris Christie
 Governor
 Kim Guadagno
 Lt. Governor

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

Mark S. Lohbauer
 Chairman
 Nancy Wittenberg
 Executive Director

CERTIFICATE OF FILING

September 7, 2012

RECEIVED

SEP 10 2012

CES

Philadelphia Suburban Development Corporation
 Attn: Robert Nicoletti, President
 100 Ross Road, Suite 200
 King of Prussia, PA 19406

Re: Application # 1981-0405.003
 Block 2702, Lots 11, 15, 17, 40 & 41 (formerly Lots 11, 15-18, 40 & 41)
 Monroe Township

Dear Mr. Nicoletti:

This application for a resubdivision of the above referenced 80.34 acre parcel, resulting in 105 lots, the development of 101 single family dwellings and associated site improvements is complete. The application proposes the demolition of an existing single family dwelling and accessory structures on Lot 17, all greater than 50 years old. That dwelling is proposed to be reconstructed for a total of 102 dwellings on the parcel. One lot will contain a proposed public sanitary sewer pump station, one lot will contain proposed stormwater management basins and be used as open space and one lot will be used as open space. The application also proposes the installation of 13,488 linear feet of public sanitary sewer main within Malaga Road and the internal roads of the subdivision, 9,339 linear feet of public water main within Malaga Road, Winslow Road and the internal roads of the subdivision. There is an existing commercial building on Lot 17 that is proposed to be demolished. There are existing building ruins, apparently greater than 50 years old, on Lot 41 that are proposed to remain. The parcel is located in a Pinelands Regional Growth Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.

The subdivision plan, consisting of 52 sheets, submitted to the Pinelands Commission was prepared by Consulting Engineer Services and dated as follows:

- Sheets 1, 13, 14, 18, 19, 40, 48 & 49 – February 3, 2012; revised July 3, 2012
- Sheets 2, 2a, 3-12, 15-17, 20, 23-37, 39, 45-47 & 50 – February 3, 2012; revised May 14, 2012
- Sheets 21, 22, 38, 41-44 & 51 – February 3, 2012



The "Roadway Improvements Malaga Road" plan, consisting of 14 sheets, submitted to the Pinelands Commission was prepared by Consulting Engineer Services and dated as follows:

Sheets 1 & 6-12 – December 27, 2011
 Sheet 2 – December 27, 2011; revised May 14, 2012
 Sheets 3-5 – December 27, 2011; revised June 25, 2012
 Sheets 13 & 14 – January 26, 2012

An application for a resubdivision of former Block 36, Lot 17 and Block 37, Lots 25 & 25A (41.22 acres) in Monroe Township, resulting in 57 lots and the development of 57 single family dwellings, was previously approved pursuant to the provisions of the Pinelands Comprehensive Management Plan (CMP, App. No. 1981-0405.001). That development did not occur.

An application for a resubdivision of Block 2702, Lots 10, 11, 40, 41 & 42 and Block 2601, Lots 33, 34 & 37 (127.38 acres), resulting in 280 lots and the development of 272 single family dwellings, was previously approved pursuant to the provisions of the CMP (App. No. 1981-0405.002). That development did not occur.

On June 14, 2011, the Pinelands Commission issued Letter of Interpretation #2065 regarding the extent of wetlands on Block 2702, Lots 11, 15-18, 40 & 41 (App. No. 1981-0405.003). Information submitted for the current application appears to indicate that Lot 16 was subsequently consolidated with Lot 15 and Lot 18 was subsequently consolidated with Lot 17.

An application for the development of a 2,700 square foot warehouse addition to an existing commercial building (auto body repair shop) on former Block 2702, Lot 18 was previously approved pursuant to the provisions of the CMP (App. No. 1986-0204.001). That application required the deed restriction of 2.89 acres of adjacent Block 2702, Lot 17 for groundwater quality (septic dilution) purposes for the benefit of the proposed building addition. App. No. 1981-0405.003 proposes the demolition of all existing development on current Block 2702, Lot 17 and to lift the above septic dilution deed restriction.

There are wetlands located on and within 300 feet of the above referenced parcel. All development, including clearing and land disturbance, shall be located at least 110 feet from the isolated wetlands in the central portion of the parcel and at least 175 feet from the wetlands to the rear of the parcel and offsite across Morgan Road from the parcel. Sheets 4, 9, 14, 19, 27, 32 & 49 of the submitted subdivision plan do not depict the required 175 foot buffer to the wetlands located across Morgan Road. Any plan submitted to the Township or County for approval must be revised to depict the concerned wetlands buffer.

The applicant's Pinelands application represents that the proposed development will be served by public sanitary sewer.

The above referenced 80.34 acre parcel appears to be located within the Township's RG-MR zoning district. Single family dwellings, served by public sanitary sewer, are permitted in this zoning district at a residential density of 1.25 dwelling units per acre and may be clustered on 10,000 square foot lots. Therefore, the "by right" residential density of this 80.34 acre parcel is 100 dwelling units. This application will result in a total of 102 dwelling units. Therefore, to maintain consistency with the residential density requirements of the Township land use ordinance and the CMP, a total of 0.5 Pinelands Development Credits (PDCs) are required (1.0 PDC = 4 dwelling units).

The Township land use ordinance and the CMP provide that proposed development be designed to meet the nonstructural stormwater management strategy standards of the New Jersey Department of Environmental Protection's regulations (N.J.A.C. 7:8-5.3) as incorporated by reference into the Township land use ordinance and the CMP. These standards require that any land area used as a nonstructural stormwater

management measure be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk's office or equivalent restriction that ensures that such measure is maintained in perpetuity. The stormwater management plan for this development proposes to maintain 34.46 acres of the parcel as "preserved open space" to meet the nonstructural stormwater management strategy standards. Any approval granted by the Township shall require that the area to remain in its natural state be protected by one of the above specified methods.

Copies of all municipal and county permits or approvals received for the proposed development must be submitted to the Pinelands Commission. Prior to Commission issuance of a letter advising that any submitted final municipal subdivision approval may take effect, the Commission must receive a letter from the Pinelands Development Credit Bank indicating that the requisite 0.5 PDCs have been acquired and submitted to the Pinelands Development Credit Bank for redemption. Additionally, please submit documentation confirming that the septic dilution deed restriction of the 2.89 acre portion of Block 2702, Lot 17 has been lifted.

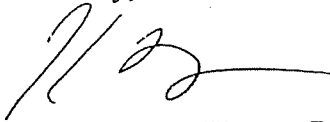
The New Jersey State Legislature amended the State's Fair Housing Act on July 17, 2008 through adoption of P.L. 2008, Chapter 46. The amendments (Section 18(a)) require that developments consisting of newly-constructed residential units located within the jurisdiction of certain regional planning entities, including the Pinelands Commission, include a 20% set-aside for low and moderate income households, to the extent such a set-aside is economically feasible. Since the Pinelands Commission is not responsible for administering this amendment, you may wish to discuss with the municipality or the New Jersey Department of Community Affairs, Local Planning Services, how best to fulfill the obligation. The New Jersey Department of Community Affairs, Local Planning Services, may be reached at 609-292-3000 or lpsmail@dca.state.nj.us.

THIS CERTIFICATE OF FILING IS NOT AN APPROVAL. It is the letter necessary for other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



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

FCS/KC

c: Secretary, Monroe Township Planning Board
Monroe Township Construction Code Official
Monroe Township Environmental Commission
Secretary, Gloucester County Planning Board
Pinelands Development Credit Bank
Henry J. Haley



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State of New Jersey

THE PINELANDS COMMISSION

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Chris Christie
Governor

Kim Guadagno
Lt. Governor

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

Mark S. Lohbauer
Chairman

Nancy Wittenberg
Executive Director

June 18, 2014

Philadelphia Suburban Development Corporation
Attn: Robert Nicoletti, President
100 Ross Road, Suite 200
King of Prussia, PA 19406

NOTIFICATION OF REVIEW OF LOCAL AGENCY APPROVAL(S)

DETERMINATION: CONSISTENT – APPROVAL(S) MAY TAKE EFFECT

APPLICATION #	1981-0405.003
Agency Approval(s) Reviewed	Preliminary and Amended Preliminary Major Subdivision Approvals with waivers and variances issued by the Monroe Township Planning Board Preliminary Subdivision Approval issued by the Gloucester County Planning Board
Applicant	Philadelphia Suburban Development Corporation
Parcel	Block 2702, Lots 11, 15, 17, 40 & 41 Monroe Township Regional Growth Area, RG-MR Zoning District: 80.34 acres
Proposed Development	Resubdivision, resulting in 105 lots, the development of 102 total single family dwellings (including one single family dwelling demolition/reconstruction) and associated utility improvements
Plans reviewed	Subdivision Plan, consisting of 57 sheets, prepared by Consulting Engineer Services and dated as follows: Sheets 1, 3, 5-8, 10-13, 15-18, 20-23, 25-28, 30,51-53 & 55 dated 2/03/2012 last revised 2/26/2014 Sheets 2, 4, 9, 14, 19, 24, 29, 31-35, 39-41, 44-50, 54, 56 & 57 dated 2/3/2012 last revised 11/1/2013 Sheets 36-38 dated 10/14/2013 Sheets 42 & 43 dated 10/14/2013 last revised 2/26/2014



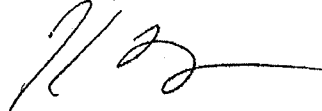
	<p>Road Improvement Plan, consisting of 14 sheets, prepared by Consulting Engineer Services and dated as follows:</p> <p>Sheets 1-12 dated 12/27/2011 last revised 9/6/2013</p> <p>Sheets 13 & 14 dated 1/26/2012</p> <p>Survey, consisting of 2 sheets, prepared by Consulting Engineer Services and dated as follows:</p> <p>Sheets 1 & 2 dated 11/2/2010 last revised 2/25/2011</p>
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CONDITIONS FOR DEVELOPMENT:

1. Prior to Commission issuance of a letter advising that any final subdivision or site plan approval may take effect, the Commission must receive documentation from the Pinelands Development Credit (PDC) Bank that the requisite 0.5 PDCs have been acquired and submitted to the PDC Bank for redemption.
2. All development, including clearing and land disturbance, shall be located at least 110 feet from the isolated wetland in the central portion of the parcel and at least 175 feet from the wetlands to the rear of the parcel and offsite across Morgan Road from the parcel.
3. The approved stormwater management plan for this application proposes to maintain 34.46 acres of the parcel as "preserved open space" to meet the nonstructural stormwater design standards of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. The applicant proposes to file a conservation restriction for the concerned acreage with the Gloucester County Clerk's office.

If you have any questions, please contact Fred Seeber of our staff.

Sincerely,



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

- c: Secretary, Monroe Township Planning Board (via email)
 Monroe Township Construction Code Official (via email)
 Monroe Township Environmental Commission (via email)
 Secretary, Gloucester County Planning Board (via email)
 Michael C. Dupras
 Hillman Moses
 Dorothy Brown
 Elizabeth Jackson