



State of New Jersey
THE PINELANDS COMMISSION
PO Box 7
New Lisbon NJ 08064
(609) 894-7300



JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

CERTIFICATE OF FILING

September 25, 2008

Drozdy, Sporkin, Lister, LLC
1125 Atlantic Ave.
Atlantic City, NJ 08401

Please Always Refer To
This Application Number

Re: Application #1981-1488.001
Block 5202, Lots 21 - 22
Egg Harbor Township

Dear Applicant:

This application for a nineteen lot subdivision and the development of eighteen single family dwellings on the above referenced 14.51 acre parcel is complete. One of the proposed lots will contain a stormwater management basin. This application also proposes the installation of 2,074 linear feet of public sanitary sewer main and 2,000 linear feet of potable water main both onsite and within the Chelsea Avenue right-of-way. 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 fourteen sheets submitted to the Commission was prepared by Marathon Engineering, all sheets dated February 18, 2008 and last revised August 18, 2008.

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

The parcel is located Egg Harbor Township's RG-1 zoning district. This zoning district permits single family dwellings at a "by-right" residential density of one dwelling unit per acre. Therefore, the "by-right" residential density on this 14.51 acre parcel is 14 dwelling units. This application is for a total of 18 dwelling units. To maintain consistency with the residential density requirements of the Egg Harbor Township land use ordinance and the CMP, the applicant must acquire and redeem 1.0 PDCs (1.0 PDC = 4 dwelling units).



<http://www.nj.gov/pinelands/>
E-mail: info@njplines.state.nj.us



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The stormwater management plan for this development proposes to maintain 5.1 acres of the lot as woods to meet the nonstructural design standards of the Egg Harbor Township land use ordinance and the CMP. The Egg Harbor Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP) provide that proposed development be designed to meet the nonstructural stormwater management strategy standards of the New Jersey Department of Environmental Protection (N.J.A.C. 7:8-5.3). 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 subject to an approved or equivalent restriction which ensures that such measure is maintained in perpetuity. Any approval granted by Egg Harbor Township shall require that the area to remain wooded be protected by one of the above specified methods.

The stormwater management regulations of the Egg Harbor Township land use ordinance and the CMP (N.J.A.C. 7:50-6.84(a)6vii) require that any proposed stormwater management facilities be regularly maintained. The applicant proposes a stormwater maintenance plan. Any approval granted by Egg Harbor Township must address the stormwater maintenance responsibilities of the applicant.

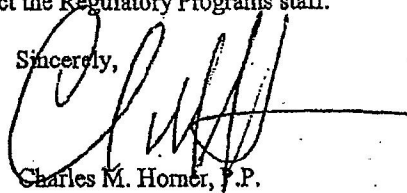
Copies all county and municipal permits and approvals must be submitted to the Pinelands Commission. Prior to the Commission issuance of a letter advising that any final subdivision or site plan approval may take effect, the Commission must receive a letter from the Pinelands Development Credit Bank indicating that the requisite 1.0 PDC has been acquired and submitted to the PDC Bank for redemption.

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,



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

JR:ED:CH

c: Secretary, Egg Harbor Township Planning Board
Egg Harbor Township Construction Code Official
Egg Harbor Township Zoning Officer
Egg Harbor Township Environmental Commission
Atlantic County Department of Regional Planning and Development
Nicholas T. Menas, Esq.
Executive Director, Pinelands Development Credit Bank
Betsy Piner