



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

New Lisbon NJ 08064

(609) 894-7300

May 6, 2008

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

Medford Township
Attn: Michael Achey, Township Manager
17 North Main Street
Medford, NJ 08055

Please Always Refer To
This Application Number

Re: Application # 1989-0902.005
Block 6405.01, Lot 13
Medford Township

Dear Mr. Achey:

It appears that a commercial contracting business has been established on the above referenced lot 18.6 acre lot located adjacent to Gravelly Hollow Road. It also appears that a stormwater management basin has been constructed on the lot. The lot is owned by Medford Township and also contains the Medford Township municipal maintenance facility and a portion of a municipal park.

Based upon a telephone conversation between our staff and the municipal engineer, it is our understanding that Medford Township has leased out a portion of the above referenced lot to a contracting business apparently in exchange for that business performing various construction and improvement projects throughout the municipality.

Based upon that telephone conversation, it is unclear to us how the establishment of what appears to be a contracting business on the lot does not constitute development, which requires an application to the Commission. Please either provide a written explanation of how this arrangement does not constitute development of the lot or the appropriate party must initiate an application with the Commission.

Please submit the following information:

1. Please provide information regarding the agreement between the contracting business and Medford Township regarding the use of the property and how this does not constitute development.



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



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The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

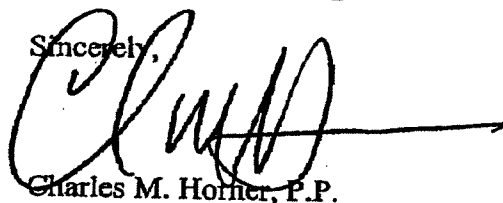
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2. If Medford Township or the contracting business intends to complete an application with the Commission for the concerned development, please submit the following information:
 - A. Please fill out, sign, have notarized and return the Pinelands Comprehensive Management Plan's Application (enclosed). If the applicant is not the owner of the property, the address and written consent of the owner must be submitted.
 - B. Please indicate when the stormwater management basin located adjacent to Gravelly Hollow Road was constructed.
 - C. It appears that the other existing development located on the lot may be serviced by on-site septic systems. Both the Medford Township land use ordinance and the CMP contain groundwater quality (septic dilution) standards. These standards require that the concentration of nitrate nitrogen in the wastewater generated by the use(s) of a parcel not exceed 2 ppm. If a contracting business has been established on the lot, it must be demonstrated that the contracting business in combination with the existing development on the lot meets the septic dilution standard. Please confirm whether the existing uses are served by on-site septic systems.
3. Alternatively, if the Township or the contractor business proposes to abandon the use, please submit a restoration and revegetation plan, which includes a time schedule for removal of the use and all associated material and provides specific information regarding the restoration of the property.

No further development of the parcel including construction, clearing or land disturbance may occur until you have completed an application with the Commission, submitted copies of all applicable state, county and local approvals to the Commission and received a written response from the Commission indicating that any such approvals may take effect.

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

Sincerely,



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

RLW/CH

Encl.: Pinelands Application form

Cc: Medford Township Administrator
Medford Township Planning Board Secretary
Medford Township Environmental Commission
Burlington County Soil Conservation Service