



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

August 21, 2009

Christopher J. Noll  
Environmental Resolutions  
525 Fellowship Road - Suite 300  
Mount Laurel, NJ 08054

Please Always Refer To  
This Application Number

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

Dear Mr. Noll:

We have reviewed an application received on June 26, 2009 regarding the establishment of a municipal public works yard and associated development on the above referenced 18.707 acre lot without completion of an application to and approval by the Pinelands Commission. I apologize for the delay in responding to this application.

The development that has occurred on the lot consists of filling an existing abandoned soil borrow pit, grading of the site, the development of two paved access drives, the pavement of a 6,200 square foot area adjacent to the stormwater basin in the front of the lot, the placement of a construction trailer, the development of a stormwater management basin along Gravelly Hollow Road and the storage of construction equipment and materials on the lot.

The above referenced lot appears to be located in Medford Township's PPE zoning district. Public garages and storage buildings appear to be permitted in the PPE zoning district. It appears that the public works yard is being utilized, at least partly, by a private contracting company. Available information also suggests that the private contractor that is occupying the area is utilizing the area for activities other than Medford Township public works purposes. Please note that commercial uses do not appear to be permitted in Medford Township's PPE zoning district.

To complete this application and resolve the outstanding violation, please submit the following information:

<http://www.nj.gov/pinelands/>  
E-mail: [info@njpinelands.state.nj.us](mailto:info@njpinelands.state.nj.us)



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1. The submitted application form was not notarized. Enclosed, please find another copy of sheet 5 of our application form. Please submit the completed sheet 5 that is appropriately signed and notarized.
2. Based upon aerial photography, it appears that the stone parking area located in the southwestern portion of the lot was developed without completion of an application with and approval by the Commission. The concerned stone parking area extends onto adjacent Block 6405.01, Lot 18. Please either demonstrate that the concerned parking area was developed prior to 1979 or include it in the current application. If the concerned stone parking area is to be included in the current application, please amend the application in writing to include the development of a stone parking area located on Block 6405.01, Lot 18.
3. During a Commission staff site inspection, a construction trailer was seen on the lot; however, the development plan does not depict a construction trailer. Please indicate whether the construction trailer is still located on the lot, and if so, please revise the development plan to show the location of the construction trailer.
4. Please revise the development plan to differentiate between the existing development and all other development that has occurred without completion of an application by labeling, shading or other demarcation.
5. Based upon the submitted soil log, the location of the estimated seasonal high water table is unclear for Boring #1, which is located in Basin #2. Additionally, please submit the results of a sufficient number of soil borings taken within each proposed recharge area. Please contact me to schedule a day and time so that I may witness test pits in each of the proposed basins. Please note that the bottom of all recharge facilities must be located an adequate distance (2 feet minimum) above the seasonal high water table. The results must provide the elevation at which the boring was taken and a numerical estimation of the depth to the seasonal high water table. Please refer to the Medford Township land use ordinances for guidance regarding how to complete test pits as well as the number of requisite test pits. It appears that two tests are required in proposed Basin #1, and an additional test is required in proposed Basin #3.
6. The results of a sufficient number of field permeability tests at the location of each proposed basin must be provided. Note that the CMP provides that permeability rates be between 1 and 20 inches per hour. Please refer to the Medford Township land use ordinances for guidance regarding the number of tests, how to complete the tests, and the approved testing methods. For proposed Basin #1 (which will be located in fill), please place notes on the plan to ensure that the basin will be located in soils having a permeability rate of between one and twenty inches per hour.
7. A groundwater mounding analysis must be provided pursuant to NJAC 7:50-6.84(a)6iv3. This analysis must provide specific conclusions as to whether the proposed infiltration

basins will result in any stormwater breakout or adverse impacts to adjacent water bodies, wetlands or subsurface structures. Any calculations that support these conclusions must be submitted. Alternatively, the Professional Engineer's Groundwater Mounding Analysis Certification found in Appendix 2 of the online Stormwater Checklist, available on the Commission's website, may be utilized.

8. The submitted stormwater narrative does not demonstrate how the low impact design standards of the CMP, such as reducing the amount of grading on the site, are being met, and has not identified where specific measures are being taken on the site. Further clarification is required. Alternatively, you may provide the results of calculations utilizing the New Jersey Department of Environmental Protection's Non-Structural Point System (NSPS) spreadsheet. The spreadsheet and instructions may be found at [www.state.nj.us/dep/stormwater](http://www.state.nj.us/dep/stormwater). Note that if light grading equipment is proposed to be used when grading lawn areas, the plans should be revised to include a note stating so.
9. Revised plans which contain notes pertaining to the following: that an as-built basin plan will be submitted to the municipal engineer; that specifically demonstrate how the proposed construction of the infiltration basins will conform with the construction measures outlined in the CMP (N.J.A.C. 7:50-6.84(a)6iv(5)); and notes detailing how the as-built basin permeability testing requirements of N.J.A.C. 7:50-6.84(a)6v(1) will be met for each basin.
10. The plan must clearly depict existing and proposed grading of the area of the previously existing pit that has been filled in.
11. A plan depicting all structural and non-structural stormwater management measures must be provided.
12. Please clarify whether the proposed development qualifies as a high pollutant loading area (HPLA.) as defined in the NJDEP stormwater regulations (N.J.A.C. 7:8-5.4(a)2iii(1) and (2)). If so, the following additional information is required:
  - a. A description of how the aerial extent and amount of precipitation that will fall directly on the HPLA (or flow over it) has been minimized;
  - b. A description of the pollutant(s) that will be stored/utilized on site;
  - c. A plan which clearly identifies all HPLA areas;
  - d. A description of how the stormwater runoff from the proposed HPLA will be prevented from commingling with stormwater runoff originating from the remainder of the parcel;
  - e. A description of how the proposed stormwater management measures will achieve 90 percent removal of Total Suspended Solids (TSS) from the water quality design storm;
  - f. If the potential for contamination of stormwater runoff by petroleum products exists, prior to being conveyed to the pretreatment facility BMP, the stormwater

runoff must be conveyed through an oil/grease separator or other equivalent manufactured filtering device providing for the removal of petroleum hydrocarbons. If this pertains to this application, the plans must be revised to include the use of oil/grease separators.

13. The CMP and Medford Township land use ordinances both provide that development be designed to meet the nonstructural stormwater management strategy standards of the New Jersey Department of Environmental Protection's stormwater regulations (N.J.A.C. 7:8-5.3). These standards require that any land area used as a nonstructural stormwater management measure shall 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 measure is maintained in perpetuity. Please identify the method that will be utilized to protect any proposed nonstructural stormwater management measures.
14. Please provide a maintenance plan for the proposed infiltration basins.
15. Please submit a copy of the Commission Public development application legal notice that has been published in the official newspaper of the municipality in which the property is located. Please note that if Block 6405.01, Lot 18 is to be included in this application, the notice must be revised to include Block 6405.01, Lot 18 and republished in the newspaper.
16. Please submit a copy of the Commission Public development application legal notice that has been sent to all owners of real property within 200 feet of the lot(s). If Block 6405.01, Lot 18 is to be included in this application, the notice must be revised to include Block 6405.01, Lot 18.
17. If Block 6405.01, Lot 18 is to be included in this application, please submit a copy of the certified list of property owners within 200 feet of Block 6405.01, Lot 18.
18. Copies of the green cards or white receipts documenting that all owners of all real property within 200 feet in all direction of the lot(s) subject of said application have been notified of the application for public development.

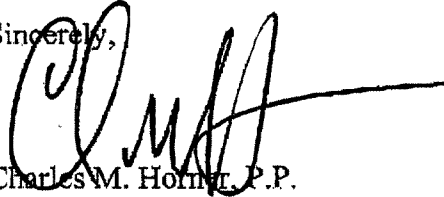
No further development of the parcel including construction, clearing or land disturbance may occur until you have completed an application with the Commission, submitted copies of all applicable state, county and local approvals to the Commission and received a written response from the Commission indicating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

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information. No

further review of the application will occur until the information requested in this letter is submitted.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hornor', with a long horizontal line extending to the right.

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

RLW/CH

- Cc: Medford Township Clerk  
Medford Township Administrator  
Medford Township Zoning Officer  
Medford Township Planning Board Secretary  
Medford Township Environmental Commission  
Medford Township Construction Code Official  
Susan Grogan