



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 NEW LISBON, NJ 08064
 (609) 894-7300
 www.nj.gov/pinelands



Chris Christie
 Governor

Kim Guadagno
 Lt. Governor

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

Mark S. Lohbauer
 Chairman

Nancy Wittenberg
 Executive Director

August 14, 2015

Robert Fatzinger, Sr. Vice President
 South Jersey Gas
 1 South Jersey Plaza
 Folsom, NJ 08037

Re: Application # 2012-0056.001
 City of Estell Manor
 Road Rights-of-Way
 Maurice River Township
 Road Rights-of-Way
 Upper Township
 Block 10, Lots 202 & 212
 Block 289, Lot 1
 Block 306, Lot 13
 Block 307, Lot 1
 Block 308, Lot 1
 Block 350, Lot 12
 Block 382, Lot 21
 Block 415, Lot 1

Dear Mr. Fatzinger:

Pursuant to N.J.A.C. 7:50-4.2(c) of the Pinelands Comprehensive Management Plan (CMP), the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any state, county or municipal agency to review and act on the proposed development application.

No agency of the State of New Jersey shall issue any permit or approval for the proposed development unless that permit or approval is granted consistent with the minimum standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.81(a)).

All county and municipal agency permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. No county or municipal permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the permit or approval may take effect.



Upon receipt of any county or municipal agency permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Branwen Ellis of our staff.

Sincerely,

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

Charles M. Horner, P.P.

Director of Regulatory Programs

- Enc: Certificate of Filing
Local Agency Approval Submission Checklist
- c: Secretary, City of Estell Manor Planning Board (via email)
City of Estell Manor Construction Code Official (via email)
Secretary, Upper Township Planning Board (via email)
Upper Township Construction Code Official (via email)
Secretary, Maurice River Township Planning Board (via email)
Maurice River Township Construction Code Official (via email)
Maurice River Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Secretary, Cape May County Planning Board (via email)
Secretary, Cumberland County Planning Board (via email)
Ruth Foster, PhD. (via email)
Peter Fontaine, Esq. (via email)
Steven Ewing (via email)



Chris Christie
Governor

Kim Guadagno
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Mark S. Lohbauer
Chairman

Nancy Wirtenberg
Executive Director

CERTIFICATE OF FILING

Application #: 2012-0056.001

Applicant: South Jersey Gas
Block 10, Lot 212: 2.8 acres
Block 350, Lot 12: 6.16 acres
Block 10, Lot 202: 86.1 acres
Block 289, Lot 1: 4.03 acres
Block 308, Lot 1: 1.88 acres
Block 307, lot 1: 1.93 acres
Block 306, Lot 13: 7.0 acres
Block 415, Lot 1: 4.81 acres
Block 382, Lot 21: 1.8

Municipalities: City of Estell Manor, Maurice River Township, Upper Township
Pinelands Rural Development Area, Pinelands Forest Area and Pinelands Villages

Proposed Development

Installation of 15 miles of 24 inch natural gas main within existing road rights-of-way in the Pinelands Area

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 102 sheets, prepared by Woodard & Curran (See Attachment A)

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

August 14, 2015

Date

Please see reverse side for additional information and conditions.

BACKGROUND

Relevant Information:

- ◆ There are wetlands located within 300 feet of the proposed development.
- ◆ A natural gas interconnect station is proposed on Block 350, Lot 12 and a remote operated valve station is proposed on Block 10, Lot 212, both in Upper Township.
- ◆ Approximately six miles of the proposed gas main will be located under existing road pavement. The remaining approximately nine miles of the proposed gas main will be located in disturbed and maintained road shoulder, within four feet of the edge of existing road pavement.
- ◆ The proposed gas main will be located in the following improved road rights of way: Union Road (CR 671), N.J. Route 49, Cedar Avenue, Mill Road/Reading Avenue (CR 557), N.J. Route 50, Mt. Pleasant-Tuckahoe Road (CR 664) and Marshall/New York Avenue.
- ◆ Permitted Land Use Standards: See "Attachment B"

CONDITIONS

1. Any future natural gas system infrastructure improvements, whether those improvements occur within or outside of the Pinelands Area, that may result in changes such as additional gas flow to the proposed 24 inch gas main or redirection of the proposed 125,000 MCF gas flow shall only be approved by a State agency if such approval is consistent with the standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.81 (a)).
2. Within the Pinelands Area, any development, including but not limited to additional gas flow to the proposed 24 inch gas main or redirection of any portion of the proposed 125,000 MCF gas flow from the BL England plant requires application to the Pinelands Commission.

NEXT STEPS

- ◆ This Certificate of Filing is not an approval.
- ◆ Submit a copy of this Certificate of Filing to state, county and municipal agencies that are required to review and act on your application.
- ◆ Send a copy of any final determination of any agency of the State of New Jersey to the Pinelands Commission.
- ◆ Send a copy of all county and municipal permits and approvals to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the county and municipal approval/permit.
- ◆ No county or municipal approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the county or municipal approval/permit can take effect.

ATTACHMENT A: PLAN SUBJECT OF CERTIFICATE OF FILING

Sheets G-01, AS-30, AS-32, AS-50-AS-52, dated 8/23/2013, last revised 7/29/2015
Sheets G-02,G-04,AS-35,AS-38,AS-40,AS-45,AS-54,AS-56,HDD-R7,C-200,SA-3,SA-5, dated 8/23/2013, last revised 7/14/2015
Sheets G-02, HDD-R6, HDD-R8.1-HDD-R11, HDD-R13, HDD-R-14, HDDR16- HDD-R18, dated 7/1/2014, last revised 7/14/2015
Sheets LD-1,AS-1,AS-31AS-33,AS-34,AS-37,AS-39,AS-41,AS-42,AS-46,AS-47,AS-49,AS-55,M-200-M-202,C-AGV-1,SA-2, SA-4, D-1C,D-04A,D-06, dated 8/23/2013, last revised 7/1/2014
 Sheets AS-2-AS-29, dated 8/23/2013, last revised 7/14/2015
 Sheets AS-36, dated 8/23/2013, last revised 9/4/2014
Sheets AS-43, AS-44, AS-48, dated 8/23/2013, last revised 8/19/2014
 Sheets AS-53, dated 8/23/2013, last revised 8/14/2014
Sheets HDD-R12, C-100, S-001, D-1A, D-1B, D-02, D-03,D-05, dated 8/23/2013, last revised 12/20/2013
 Sheets HDD-R15, HDD-R19-HDD-R22, dated 7/1/2014
Sheets J &BS-1, J& BS-2, dated 8/23/2013, last revised 9/24/2014
 Sheets C-01 & D-07, dated 8/23/2013

ATTACHMENT B: PERMITTED LAND USE STANDARDS

The overall project proposes the installation of 22 miles of natural gas main. Seven miles of the natural gas main is proposed to be constructed in the federally designated Pinelands National Reserve and fifteen miles is proposed to be constructed in the State designated Pinelands Area. The proposed gas main will connect to the BL England plant.

The Pinelands Commission exercises regulatory authority only in the State designated Pinelands Area

Within the Pinelands Area, the proposed natural gas main is located in Pinelands Villages (2.8 miles), a Pinelands Rural Development Area (2.54 miles) and a Pinelands Forest Area (9.51 miles). A natural gas main is defined in the Pinelands Comprehensive Management Plan (CMP) as “public service infrastructure.” The proposed natural gas main is a permitted land use in the Pinelands Villages (N.J.A.C. 7:50-5.27(a)2) and a Pinelands Rural Development Area (N.J.A.C. 7:50-5.26 (b)10). That portion of the natural gas main proposed in a Pinelands Forest Area is only a permitted land use if it is demonstrated that the proposed gas main is intended to primarily serve only the needs of the “Pinelands” (N.J.A.C. 7:50-5.23(b) 12). The CMP define “Pinelands” as the state designated Pinelands Area and the federally designated Pinelands National Reserve.

The applicant has submitted new information, including a Pinelands Comprehensive Management Plan Compliance Statement, a July 31, 2015 letter, a “Standard Gas Service Agreement” dated September 17, 2010 and a “Standard Gas Service Agreement Addendum” dated April 2013 representing that the proposed natural gas main is intended to primarily serve only the needs of the “Pinelands.”

In particular, the submitted information represents that, although the pipeline is designed at a maximum allowable operating pressure of 700 psig, the 24 inch pipeline will operate at a maximum pressure of 437 psig due to constraints in the applicant’s natural gas transmission system. The submitted information further establishes that the applicant is contractually obligated to provide the capacity for 125,000 MCF per day of natural gas to the BL England Plant for a minimum of 350 days per year for 20 years. Lastly, the applicant has established and the New Jersey Board of Public Utilities has confirmed that 125,000 MCF is the maximum flow capacity of the proposed 24 inch pipe based upon a maximum pressure the 437 psig limit.

Based on review of the application, including newly submitted information, materials in the record and review of prior applications, the applicant has demonstrated that the proposed gas main is consistent with the permitted use standards of the CMP. Specifically, the proposed pipeline is designed to transport gas to an existing facility, the BL England plant (built in 1963) that is located in the Pinelands.