



# State of New Jersey

THE PINELANDS COMMISSION

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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

December 9, 2015

Keith Sturn  
New Jersey Natural Gas  
633 Lake Avenue  
Asbury Park, NJ 07712

Re: Application # 2014-0045.001  
County Routes 539 & 547  
Block 23601, Lot 1  
Jackson Township  
Block 70, Lot 18; Block 71, Lot 13; Block 72.01, Lot 14.03 & Block 200, Lot 2  
Manchester Township  
Block 76, Lots 82.02 & 83.01; Block 91, Lot 1 & Block 92, Lot 1  
Plumsted Township

Dear Mr. Sturn:

Pursuant to N.J.A.C. 7:50-4.2(c) of the Pinelands Comprehensive Management Plan, the completion of your 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 local or county agency to review and act on your 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 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 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 (Attachment A)*.



If you have any questions, please contact Ernest M. Deman of our staff.

Sincerely,

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

Charles M. Horner, P.P.

Director of Regulatory Programs

- Enc: Certificate of Filing  
Attachment A: Local Agency Approval Submission Checklist  
Attachment B: Permitted Land Use
- c: Secretary, Jackson Township Planning Board (via email)  
Jackson Township Construction Code Official (via email)  
Jackson Township Environmental Commission (via email)  
Secretary, Manchester Township Planning Board (via email)  
Manchester Township Construction Code Official (via email)  
Manchester Township Environmental Commission (via email)  
Secretary, Plumsted Township Planning Board (via email)  
Plumsted Township Construction Code Official (via email)  
Plumsted Township Environmental Commission (via email)  
Secretary, Ocean County Planning Board (via email)  
Barry Baker (w/ enclosure)  
Richard Hluchan, Esq. (w/ enclosure)



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New Jersey Pinelands Commission  
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# CERTIFICATE OF FILING

**Application #: 2014-0045.001**

Applicant: New Jersey Natural Gas  
Ocean County Routes 539 & 547

Block 23601, Lot 1: 6,464.43 acres  
Jackson Township

Block 72.01, Lot 14.03: 5.40 acres  
Block 70, Lot: 18: 1,065.5 acres  
Block 71, Lot 13: 0.28 acres  
Block 200, Lot 2: 11.32 acres  
Manchester Township

Block 91, Lot 1: 761 acres  
Block 92, Lot 1: 10,898 acres  
Block 76, Lot 82.02: 1.0 acres  
Block 76, Lot 83.01: 35.76 acres  
Plumsted Township

## **Proposed Development**

Installation of 12.1 miles of 30 inch natural gas main within Ocean County Route 539 & 547 rights-of-way  
and on the above referenced lots

*Please see reverse side for additional information and conditions.*

**Plan(s) Subject of Certificate of Filing**

Site Plan, consisting of 15 sheets, prepared by AECOM and dated as follows:

Sheets 1-12, 14 & 14A, dated 8/17/2015

Sheet 13, dated 8/17/2015, last revised 11/25/2015

Site Plan, consisting of 1 sheet, prepared by AECOM, dated 10/23/2015.

Site Plan, consisting of 4 sheets, prepared by AECOM and dated as follows:

Sheets 1-4, dated 11/25/2015



December 9, 2015

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

**Date**

*Please see reverse side for additional information and conditions.*

## **BACKGROUND**

### Relevant Information:

- ♦ There are wetlands located within 300 feet of the proposed development. The proposed development will result in the clearing of 0.009 acres of wetlands.
- ♦ The United States Environmental Protection Agency (USEPA) is undertaking remediation activities along portions of the proposed natural gas main route on Joint Base McGuire-Dix-Lakehurst (JBMDL).
- ♦ Permitted Land Use: See Attachment B

## **CONDITIONS**

1. No development shall occur until either the Commission staff issues a letter advising that any municipal or county approvals or permits may take effect or, if municipal or county permits or approvals are preempted by State laws or regulations, a determination is made under the "Coordinating Permitting with State Agencies" provisions of the Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.81-4.85) that any State approval or permit is consistent with the minimum standards of the CMP.
2. Prior to any determination in accordance with Condition 1, above, the applicant shall provide documentation to the Commission from an appropriate agency, such as the USEPA or the New Jersey Department of Environmental Protection, that development of the proposed natural gas main will not affect any remediation activities occurring along the proposed natural gas main route on JB MDL.
3. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.

## **NEXT STEPS**

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* (Attachment A) to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local 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 approval/permit can take effect.

## ATTACHMENT B: PERMITTED LAND USE STANDARDS

The proposed natural gas main will be located in three different Pinelands land management areas; a Pinelands Regional Growth Area, a Pinelands Rural Development Area and a Pinelands Military and Federal Installation Area.

A natural gas main is defined in the Pinelands Comprehensive Management Plan (CMP) as “public service infrastructure.”

Public service infrastructure is a permitted land use in a Pinelands Regional Growth Area (N.J.A.C. 7:50-5.28 (a)) and a Pinelands Rural Development Area (N.J.A.C. 7:50-5.26 (b) 10).

Public service infrastructure is a permitted land use in a Military and Federal Installation Area provided it will be associated with the function of the Federal installation (N.J.A.C. 7:50-5.29(a)) and certain conditions are met. The applicant has represented that New Jersey Natural Gas currently maintains a natural gas distribution system throughout the Lakehurst portion of Joint Base McGuire-Dix-Lakehurst (JB MDL). The applicant has further represented that the proposed natural gas main will be associated with the function of JB MDL by providing energy redundancy to the Lakehurst portion of JB MDL.

The CMP (N.J.A.C. 7:50-5.29(a)1) also requires that in a Pinelands Military and Federal Installation Area, where feasible, development shall be located in that portion of the installation located within the Pinelands Protection Area. (The Pinelands Area is comprised of the Pinelands Protection Area and the Pinelands Preservation Area). The proposed natural gas main will be located in the Pinelands Preservation Area portion of JB MDL. The applicant has represented that it is not feasible to locate the proposed natural gas main in the Pinelands Protection Area portion of JB MDL because any feasible alternative would require development in the Pinelands Preservation Area District and/or a Pinelands Forest Area. The proposed natural gas main is not a permitted land use in the Pinelands Preservation Area District or a Pinelands Forest Area.

The CMP (N.J.A.C. 7:50-5.29(a)2.) also requires that the proposed natural gas main not require any development in the Pinelands Preservation Area District or in a Pinelands Forest Area. The proposed natural gas main does not require development in the Preservation Area District or a Pinelands Forest Area.

The applicant has demonstrated that proposed natural gas main is a permitted land use in a Military and Federal Installation Area.