



State of New Jersey

THE PINELANDS COMMISSION

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CHRIS CHRISTIE  
Governor

JOHN C. STOKES  
Executive Director

**REPORT ON AN APPLICATION FOR  
MINOR PUBLIC DEVELOPMENT**

April 22, 2010

Ronald Trebing, CMFO/Administrator  
Buena Vista Township  
P.O. Box 605  
Buena, NJ 08310

**Application Information:** App. No. 1983-6122.002  
Block 4528, Lot 2 (1.65 acres)  
Block 4601, Lot 12 (50.43 acres)  
Buena Vista Township, Atlantic County

**FINDINGS OF FACT**

**Proposed Development:** Change in uses:  
Existing 1,854 square foot warehouse to a retail use  
Existing 1,250 square foot warehouse to a retail use

**Pinelands Mgmt Area:** Village of Richland

**Relevant Facts:**

- Existing 1,185 square foot post office and existing 1,768 square foot retail use are located on Block 4528, Lot 2 (1.65 acres)
- Application to resolve violation: change of uses occurred without completion of a Commission application
- Parcel served by onsite septic system
- 6.34 acre portion of Block 4601, Lot 12 proposed for deed restriction to meet groundwater (septic dilution) requirement. Area proposed for deed restriction for septic dilution purposes is non-contiguous to Block 4528, Lot 2, in accordance with Ordinance 19-2007 of the certified Buena Vista Township land use ordinance.



[www.nj.gov/pinelands](http://www.nj.gov/pinelands)

E-mail: [info@njpines.state.nj.us](mailto:info@njpines.state.nj.us)



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**Public Notice:** No public comments received

**CONCLUSION**

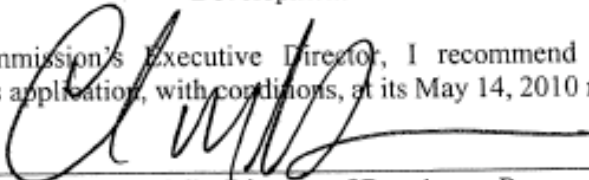
The proposed development is a permitted use in a Pinelands Village (N.J.A.C. 7:50-5.27(a)). The proposed development conforms to the standards set forth in the (N.J.A.C. 7:50-4.57) (CMP Standards for Public Development). If the condition listed below is imposed, the proposed development will be consistent with the management standards contained in CMP, Subchapter 6, and Buena Vista Township's certified master plan and land use ordinance.

**Condition of Approval:** A copy of the recorded deed to Block 4601, Lot 12 containing the septic dilution deed restriction of 6.34 acres of Block 4601, Lot 12 shall be submitted to the Commission prior to issuance of a municipal certificate of occupancy.

**Appeal of Recommendation:** The CMP (N.J.A.C. 7:50-4.91) provides the right to appeal this recommendation made by the Executive Director to the Pinelands Commission. Any valid appeal will be forwarded to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission within 18 days of the date of this document and must include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service, (a notarized statement), indicating that service of the notice has been made by Certified mail, on:
  - a. the applicant (unless applicant requesting appeal);
  - b. Buena Vista Township Planning Board;
  - c. Buena Vista Township Environmental Commission;
  - and
  - d. Atlantic County Department of Regional Planning and Development.

On behalf of the Commission's Executive Director, I recommend that the Pinelands Commission approve this application, with conditions, at its May 14, 2010 meeting.

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

- c. Sec., Buena Vista Township Planning Board  
 Buena Vista Township Environmental Commission  
 Atlantic County Department of Regional Planning and Development  
 David Scheidegg  
 Rhonda Ward