



State of New Jersey

THE PINELANDS COMMISSION

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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

JOHN C. STOKES
Executive Director

September 24, 2010

Ronald Trebing
Buena Vista Township
890 Harding Highway
Buena Vista Township, NJ 08310

Please Always Refer To
This Application Number

Re: Application # 1995-1659.003
Block 5102, Lots 12 & 13
Buena Vista Township

Dear Mr. Trebing:

We have reviewed the information submitted on July 29, 2010 proposing clearing and development of a football field on the above referenced parcel. There is an existing municipal park on the parcel. We have also received and reviewed your September 20, 2010 letter regarding this application. It is our understanding of the September 20, 2010 letter that the Township proposes to amend the application to include certain existing development that has already occurred on the lot.

Please submit the following information to complete the application:

1. Provide the appropriate application fee for the development that already occurred on the lot that will be included in this application (The paving of an existing 36,000 square foot parking lot, the installation of approximately 2,431 linear feet of sidewalks and paved pedestrian path, the construction of four storage sheds and a car port, the construction of a 720 square foot restroom facility, the placement of a 306 square foot storage trailer, a 42 foot diameter gazebo and field lighting.)
2. The above referenced parcel is located in Buena Vista Township's FA-2 zoning district (a Pinelands Forest Area). In a Forest Area, recreational facilities are limited to a 50 percent expansion of the recreational facility that existed as of 1979. To demonstrate consistency with the 50% expansion provision, please indicate the size of the existing recreational facility and the total number of people who used the facility per week as of January 14, 1981 and the proposed size of the



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E-mail: info@njpines.state.nj.us



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recreational facility and the anticipated number of people who will use the recreational facility as a result of the proposed expansion.

Please provide a stormwater management plan and calculations prepared by an appropriately licensed professional which demonstrate that all concerned development is consistent with the stormwater regulations contained in the Pinelands Comprehensive Management Plan (CMP).

Information available to our staff indicates the presence of Barred owl and Pine Barrens treefrog within the immediate vicinity of the proposed development. The proposed football field will necessitate the clearing of a wooded area within 300 feet of wetlands. Please provide information to demonstrate how the proposed development is consistent with the threatened and endangered species protection standards for these two species. If a 300 foot buffer is maintained, it is only necessary to address Barred owl.

5. Please flag all wetlands located on and within 300 feet of the above referenced parcel. Once the wetlands have been delineated, please contact this office to schedule a site inspection to review the wetlands lines.
6. A copy of the legal notice that has been published in the official newspaper of the municipality in which the project is located (Sample Notice Form enclosed).
7. A copy of the certified list of property owners within 200 feet of the above referenced lot. A certified list of all real property owners within 200 feet may be secured from the municipal tax assessor's office.
8. Copies of the certified mail receipts and one completed sample letter documenting that all owners of all real property within 200 feet in all directions of the above referenced lot have been notified of the application (Sample Notice Form).
9. The parcel is served by an onsite septic system(s). Please provide the following information to demonstrate that the proposed development will be consistent with the water quality (septic dilution) standards of the Buena Vista Township land use ordinance and the CMP:
 - a. Provide the days per week and weeks per year that the recreational facility will be utilized; and
 - b. Indicate the maximum number of people that will utilize the recreational facility on a monthly basis.
10. It appears that the storage trailer, storage sheds and portions of the paved pedestrian path and nature trail are located within the required buffer to wetlands. In addition, it appears that a portion of the nature trail may also be located in wetlands. (The nature trail was previously approved by the Commission but, it has

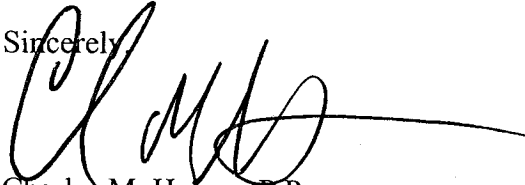
not been constructed in the location of the approved plan). To resolve the violation regarding the construction of the storage trailer, storage sheds and portions of the paved pedestrian path and nature trail within the required buffer to wetlands, please either demonstrate that they are providing an adequate buffer to wetlands (N.J.A.C. 7:50-6.7) or provide a schedule for their removal, relocation, and the revegetation of the areas in the wetland buffers. It must also be demonstrated that any portion of the nature trail that is located in wetlands is a permitted use in wetlands, or it must be removed and the area revegetated.

The development specified in Item #1 above and the construction of the Commission approved nature trail in wetlands and wetland buffers constitute violations of the CMP. Regardless of whether an application for the proposed football field is completed, the above referenced violations of the Township land use ordinance and the CMP must be resolved.

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 Ernest Deman of the Regulatory Programs 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

Enclosure: Sample Notice Form

c: David Scheidegg