



State of New Jersey

THE PINELANDS COMMISSION

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CHRIS CHRISTIE
Governor

JOHN C. STOKES
Executive Director

**REPORT ON AN APPLICATION FOR
PUBLIC DEVELOPMENT**

February 1, 2010

Buena Vista Township
890 Harding Highway
PO Box 605
Buena, New Jersey 08310

**Application
Information:**

App. No. 1985-0238.003
Buena Vista Visitor Center
Block 4529, Lot 3 (0.3 Acres)
Buena Vista Township, Atlantic County

FINDING OF FACT

Proposed Development:

Change in Use: Retail to Institutional (Municipal Visitor Center and Model Railroad Display) and 3,800 s.f. expansion of an existing stone surfaced parking lot.

**Pinelands Management
Area:**

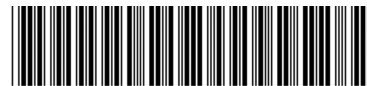
Village of Richland

Relevant Facts:

Existing 3,074 square foot building.
Development undertaken prior to Commission approval.
The existing use is, and the proposed use will be, served by an existing conventional onsite septic system. The existing use does not meet the Pineland's groundwater quality (septic dilution) standard. Based upon applicable Pinelands Comprehensive Management Plan (CMP) regulation, the existing use generates 17.43 ppm nitrogen at the property line and the proposed use will generate 5.02 ppm nitrogen at the property line. The CMP (N.J.A.C. 750-5.2(c)2) permits a change in use if the new use will not require a new septic system, will not degrade surface or groundwater quality and meets the minimum NJDEP water quality and potable water standards. The applicant has demonstrated that the proposed change in use will not degrade surface or groundwater quality and that the minimum NJDEP water quality and potable water standards will be met.

www.nj.gov/pinelands

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Public Notice: Minor Development. Not required.

Submitted Plan: Schaeffer Nassar Scheidegg Consulting Engineers, dated 12/7/09.

CONCLUSION

The proposed change of use and parking area is a permitted use in the Pinelands Village of Richland (N.J.A.C. 7:50-5.27(a)). The proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57 (Standards for Public Development). If the condition(s) listed below is imposed, the proposed development will be consistent with the management standards contained in Subchapter 6 of the CMP.

Condition(s) of Approval: All development shall be consistent with CMP standards.

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 the applicant is requesting the appeal);
 - b. Secretary, Buena Vista Twp. 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 am recommending that the Pinelands Commission approve the application with condition(s) at its February 19, 2010 meeting.

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

- c. Secretary, Buena Vista Township Planning Board
 Buena Vista Township Environmental Commission
 Secretary, Atlantic County Department of Regional Planning and Development
 SNS Consulting Engineers