



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



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 13, 2023

Michael Textores, PE, PP, CME
Van Cleef Engineering
755 Memorial Parkway
Suite 110
Phillipsburg, NJ 08865

RECEIVED

SEP 18 2023

Re Application # 2023-0140.001
Block 101, Lot 1
Little Egg Harbor Township

Van Cleef Engineering Associates
Phillipsburg, NJ

Dear Mr. Textores:

This is in response to your letter and plan received by the Commission on August 18, 2023 proposing the construction of a 2,200 square foot commercial storage facility and associated site improvements on the above referenced parcel.

The Commission directly regulates development in the state-designated Pinelands Area. This parcel is located outside of the state-designated Pinelands Area. No application to the Commission is required for the proposed development.

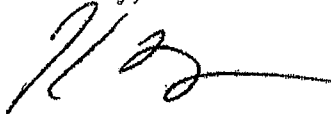
However, this parcel is located in the federally-designated Pinelands National Reserve (PNR). The federally-designated PNR encompasses a geographically larger area than the state-designated Pinelands Area. In 1988, the Commission entered into a Memorandum of Agreement (MOA) with the New Jersey Department of Environmental Protection (NJDEP) regarding certain development that is proposed in the PNR, but located outside the Pinelands Area. In part, that MOA provides that the NJDEP will consider the Commission a reviewing agency for any Coastal Area Facility Review Act (CAFRA) application or Waterfront Development application in the PNR where such application constitutes major development as defined in the Pinelands Comprehensive Management Plan (CMP). Since the submitted information demonstrates that the proposed development constitutes major development as defined in the CMP and appears to require a NJDEP application, in accordance with the MOA, the NJDEP is required to solicit Commission staff comments on the application.

If you have not already done so, please submit your application package to the NJDEP. Any Commission staff comments will be submitted directly to the NJDEP following our receipt of a request from their office.

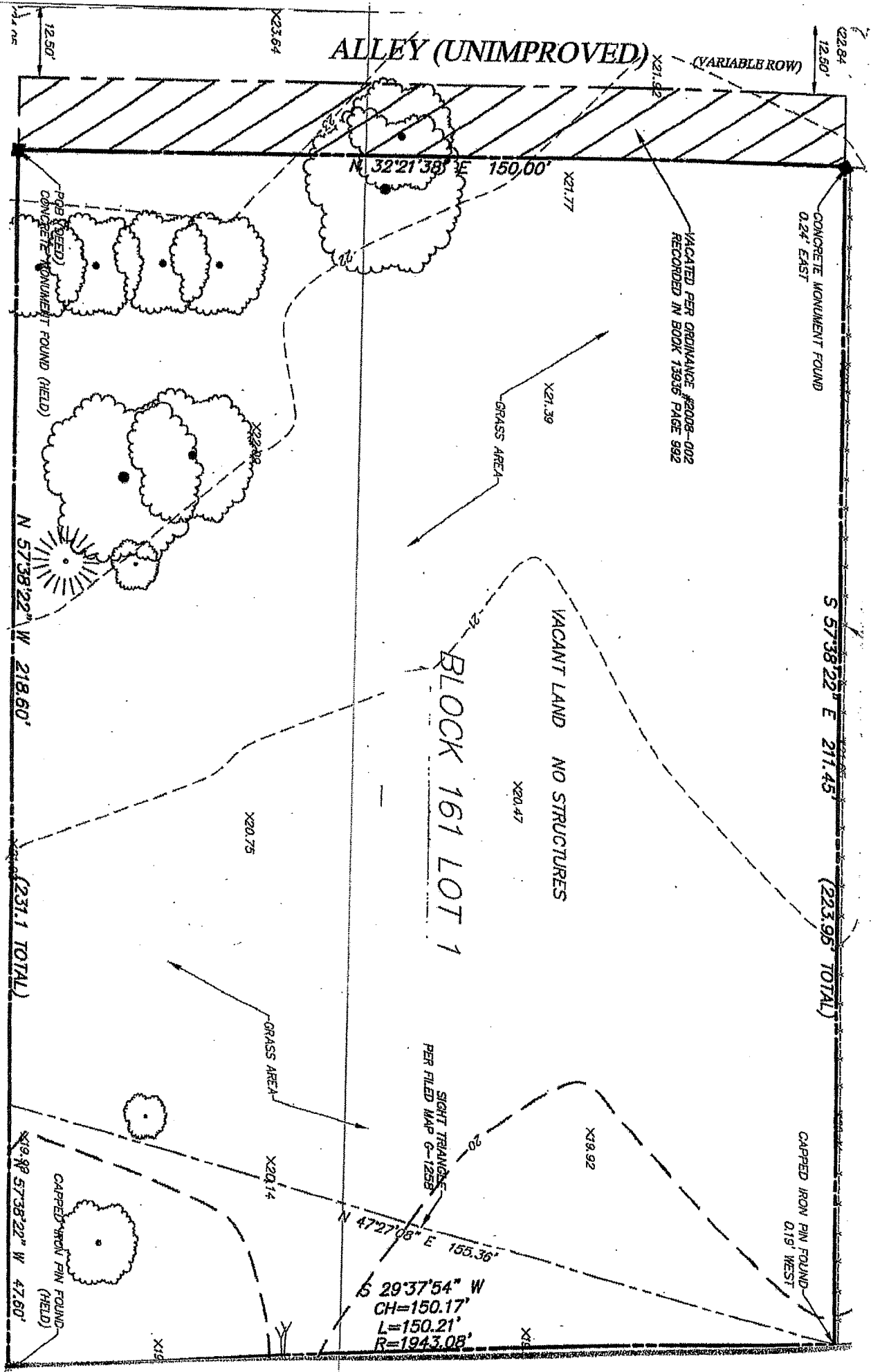
Please note that it remains necessary to obtain any other permits and approvals required by law.

If you require additional information, please feel free to contact our staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. S. Carter', with a long horizontal flourish extending to the right.

Kenneth S. Carter
Environmental Specialist 1



ALLEY (UNIMPROVED)

~~(VARIABLE ROW)~~

CONCRETE MONUMENT FOUND
0.24' EAST

VACATED PER ORDINANCE #2008-002
RECORDED IN BOOK 13936 PAGE 992

S 57°38'22" E 211.45'

(223.95 TOTAL)

CAPPED IRON PIN FOUND-
0.19' WEST

N 32°21'38" E 150.00

X21.77

X21.39

GRASS AREA-

VACANT LAND NO. STRUCTURES

X20.47

BLOCK 161 LOT 1

X20.75

GRASS AREA

X2014

N 47°27'08" E 155.36'

$S\ 29^{\circ}37'54''\ W$
 $CH=150.17'$
 $L=150.21'$
 $R=1943.08'$

CONCRETE MONUMENT FOUND (HELD)

N 57°38'22" W 218.60'

1231.1 TOTAL)

CAPPED GREEN PIN FOUND.
(HELD)

~~19.99~~ 57°38'22" W 47.60'

