



State of New Jersey
THE PINELANDS COMMISSION
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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

December 18, 2023

Christopher Trantas (via email)
Not Your Mother's Garden, LLC
800 S. Black Horse Pike
Williamstown NJ 08096

Re: Application # 2023-0042.001
Block 2902, Lot 5
Monroe Township

Dear Mr. Trantas:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this 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 municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county 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*.

If you have any questions, please contact Devin Williamson of our staff.

Sincerely,

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

- Enc: Certificate of Filing
[Local Agency Approval Submission Checklist](#)
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)
- c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
Keith Conroy (via email)



Philip D. Murphy
Governor

Tahesha L. Way
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Laura E. Matos
Chair

Susan R. Grogan
Executive Director

CERTIFICATE OF FILING

Application #: 2023-0042.001

Applicant: Not Your Mother's Garden, LLC

Municipality: Monroe Township

Block 2902, Lot 5

Regional Growth Area, RG-C Zoning District: 2.17 acres

Proposed Development

Change of use of three commercial buildings and the construction of a 2,584 square foot commercial building

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 7 sheets, prepared by Conroy Engineers and dated as follows:

Sheets 1-5 & 7, dated 9/6/2023

Sheet 6, dated 9/6/2023, last revised 10/30/2023

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

December 18, 2023

Date

BACKGROUND

Existing development:

- ♦ Three commercial buildings serviced by public sanitary sewer. A dwelling unit is located within one of the commercial buildings.

Relevant Information:

- ♦ There are wetlands located on the parcel.
- ♦ The proposed development will be serviced by public sanitary sewer.

CONDITIONS

1. All development, including clearing and land disturbance, shall be located no closer to wetlands than existing development.

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* 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.

