



The Pinelands Commission

P.O. Box 7, New Lisbon, N.J. 08064 (609) 894-9342

CERTIFICATE OF FILING

January 3, 1991

Mr. and Mrs. Cella
1115 Boulevard
Seaside Park, NJ 08752

Please Always Refer
To This App. No.

RE: App. No. 83-5386.01
Block 12, Lot 1
Jackson Township

Dear Mr. and Mrs. Cella:

This application for the development of one single family dwelling and a ten stall horse barn accessory to the proposed single family dwelling on the above-referenced 13.61 acre lot is complete. The lot is located in a Pinelands Regional Growth Management Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within 5 days of receiving any approval.

The Plot Plan, consisting of 2 sheets, submitted to the Pinelands Commission, was prepared by Maser Sosinski and Associates and dated October 12, 1990.

The applicant has represented that the horse barn will be for private use only.

The septic system shall be located in an area where the seasonal high water table is at least 5 feet below the natural ground surface.

The Pinelands Commission

P.O. Box 2, New Haven, N.J. 06501 (203) 834-9333



OFFICE OF THE COMMISSIONER

January 11, 1981

Mr. and Mrs. Collins
1115 Ashbury
Baltimore Park, NJ 08132

Please Acknowledge
to this office

Re: Appl. No. 83-0388-01
Pinelands
County, New Jersey

Dear Mr. and Mrs. Collins:

This application for the development of one (1) single dwelling and a two (2) story house is being reviewed by the Commission. The lot is located in the Pinelands Regional Growth Management Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can take action on the application. The agency may choose to review the application or the proposed development. The application will be reviewed by the Commission and if approved, the proposed development will be subject to the Pinelands Regional Growth Management Area. The proposed development will be subject to the Pinelands Regional Growth Management Area.

The lot is located in the Pinelands Regional Growth Management Area. The proposed development will be subject to the Pinelands Regional Growth Management Area.

The applicant has represented that the proposed development will be subject to the Pinelands Regional Growth Management Area.

The applicant has represented that the proposed development will be subject to the Pinelands Regional Growth Management Area.

This application is for the proposed single family dwelling and ten stall horse barn only. Any future development, including any proposed road improvement, shall be governed by the land use ordinances of Jackson Township and the Pinelands Comprehensive Management Plan.

THIS CERTIFICATE OF FILING IS NOT AN APPROVAL. It is the letter necessary for other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the development review staff.

Sincerely,



William F. Harrison, Esq.
Assistant Director

WFH/bs

cc: Secretary, Jackson Township Planning Board
Jackson Township Environmental Commission
Jackson Township Construction Code Official
Ocean County Health Department
Anthony J. Cella
Rosetto Realty, Inc.
Mr. and Mrs. D. Donoughe



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

RE-AMENDED CERTIFICATE OF FILING

January 28, 2009

Diamond Developers
811 16th Avenue
Belmar, NJ 07719

Please Always Refer To This Application Number

Re: Application #1983-5386.002
New Block 23001, Lots 22-28
(old Block 12, Lots 1, 2.01, 2.02 and 3;
and old Block 16, Lots 2, 3 and 4)
Jackson Township

Dear Applicant:

This application for a 322 lot subdivision and the development of 313 single family dwellings on the above referenced 101.4 acre parcel is complete. There are two existing single family dwellings and associated accessory structures, greater than 50 years old, proposed to be demolished and reconstructed for a total of 315 single family dwellings on the parcel. One of the proposed lots will contain a clubhouse and associated recreational facilities. One of the proposed lots will contain stormwater management facilities and a public sanitary sewer pump station. Five of the proposed lots will be used for open space. This application also proposes installation of 15,038 linear feet of public sanitary sewer main and 15,181 linear feet of public water main within the internal roads of the subdivision and 11,885 linear feet of public sanitary sewer main and 2,093 linear feet of public water main within the South Hope Chapel Road right-of-way. The parcel is located in a Pinelands Regional Growth Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.



<http://www.nj.gov/pinelands/>
E-mail: info@njpines.state.nj.us



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The subdivision plan, consisting of fifty-five sheets, submitted to the Commission was prepared by Professional Design Services and dated as follows:

Sheets 1, 3-9, 16-51, 53 and 54 – August 22, 2008; revised December 10, 2008
 Sheet 2 – June 8, 2005; revised September 24, 2006
 Sheets 10-15, 52 and 55 – August 22, 2008; revised January 9, 2009

The Offsite Utility Extension Plan, consisting of 14 sheets, submitted to the Pinelands Commission was prepared by Property Development Services, Inc. and dated as follows:

Sheets 1-13 - October 20, 2005; revised February 27, 2006
 Sheet 14 - October 25, 2005; revised February 27, 2006

On March 30, 2006, the Commission issued a Certificate of Filing for a 273 lot subdivision and development of a total of 266 single family dwellings on an 88.26 acre parcel consisting of old Block 12, Lots 1, 2.02 & 3 and old Block 16, Lots 2-4 in Jackson Township. Subsequently, the applicant included old Block 12, Lot 2.01 in the application and proposed to increase the number of single family dwellings to a total of 315, resulting in issuance of an Amended Certificate of Filing, dated September 21, 2006. That Amended Certificate of Filing indicated that the proposed development was inconsistent with the stormwater management standards. This Re-Amended Certificate of Filing is being issued because the applicant has revised the development plan to propose a reduced buffer to wetlands and to demonstrate that the proposed development is consistent with the stormwater management standards of the CMP.

An application for the development of one single family dwelling on old Block 12, Lot 1 was previously completed with the Pinelands Commission (App. No. 1983-5386.001). The Commission was not notified of any approvals or permits issued for the proposed single family dwelling.

An application for the development of a commercial use on old Block 12, Lot 2.02 was previously initiated with the Pinelands Commission but not completed (App. No. 1981-2253.001).

There are freshwater wetlands on and within 300 feet of the above referenced parcel. All development, including clearing and land disturbance, must be located at least 175 feet from all freshwater wetlands. The above referenced plan indicates that this requirement is being met.

The applicant's Pinelands application represents that the proposed development will be serviced by public sanitary sewer.

The above referenced parcel appears to be located in Jackson Township's RG-3 zoning district. When utilizing public sanitary sewer, this zoning district permits single family dwellings at a residential density of 2.5 dwelling units per acre. Therefore the "by-right" residential density on the 101.4 acre parcel is 253 dwelling units. This application proposes a total of 315 dwelling units. To maintain consistency with the residential density requirements of the Jackson Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP), the applicant

must acquire and redeem 15.5 Pinelands Development Credits (PDCs) (1.0 PDCs = 4 dwelling units).

The concerned parcel is located in a high fire hazard area. To maintain consistency with the fire hazard mitigation standards of the Jackson Township land use ordinance and the CMP, a 200 foot wide fuel break, located offsite on adjacent Block 23001, Lot 29, is proposed between the proposed structures located on the southern portion of the parcel and the forest. Within this fuel break shrubs, understory trees, bushes and ground cover must be selectively removed, mowed or pruned and maintained on an annual basis and all dead plant material must be removed. The applicant proposes a program for these maintenance activities within the fuel break.

The stormwater management plan for this development proposes to maintain 19.8 acres as wetlands and wetland buffers and 5.3 acres as indigenous woods to meet the nonstructural design standards of the CMP. The CMP provides that proposed development be designed to meet the nonstructural stormwater management strategy standards of the New Jersey Department of Environmental Protection (N.J.A.C. 7:8-5.3). These standards require that any land area used as a nonstructural stormwater management measure be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk's office, or subject to an approved or equivalent restriction which ensures that such measure is maintained in perpetuity.

The stormwater management regulations of the CMP (N.J.A.C. 7:50-6.84(a)6vii) require that any proposed stormwater management facilities be regularly maintained. The applicant proposes a stormwater maintenance plan. Any approval granted by Jackson Township must address the stormwater maintenance responsibilities of the applicant.

A copy of any county and municipal permit or approval for the proposed development must be submitted to the Pinelands Commission. Prior to Commission issuance of a letter advising that any submitted permit or approval may take effect, the applicant shall provide information demonstrating that the area to remain wooded will be protected by one of the above specified methods.

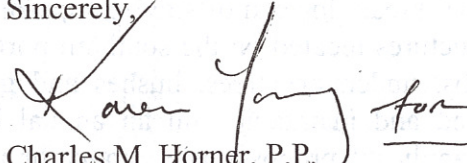
Prior to Commission issuance of a letter advising that any submitted final municipal approval may take effect, the Commission must receive a letter from the PDC bank indicating that the requisite 15.5 PDCs have been acquired and submitted to the PDC bank for redemption. Additionally, a recorded copy of an easement for the proposed 200 foot fuel break on Block 23001, Lot 29 must be submitted to the Commission.

THIS CERTIFICATE OF FILING IS NOT AN APPROVAL. It is the letter necessary for other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,


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

JR:ED:KY

- c: Secretary, Jackson Township Planning Board
Jackson Township Construction Code Official
Jackson Township Zoning Officer
Jackson Township Environmental Commission
Ocean County Planning Board
Pinelands Development Credit Bank
Professional Design Services, Inc.
Betsy Piner



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

AMENDED CERTIFICATE OF FILING

(Inconsistent)

September 21, 2006

Diamond Developers
811 16th Avenue
Belmar, NJ 07719

Please Always Refer To
This Application Number

Re: Application # 1983-5386.002
Block 12, Lots 1, 2.01, 2.02 & 3
Block 16, Lots 2-4
Jackson Township

Dear Applicant:

This application for a resubdivision of the above referenced 101.4 acre parcel, resulting in 322 lots, and the development of 313 age-restricted single family dwellings is complete. There are two existing single family dwellings and associated accessory structures, greater than 50 years old, proposed to be demolished and reconstructed for a total of 315 age-restricted single family dwellings on the parcel. One of the proposed lots will contain a clubhouse and associated recreational facilities. One of the proposed lots will contain stormwater management facilities and a public sanitary sewer pump station. Five of the proposed lots will be used for open space. This application also proposes installation of 15,038 linear feet of public sanitary sewer main and 15,181 linear feet of public water main within the internal roads of the subdivision and 11,885 linear feet of public sanitary sewer main and 2,093 linear feet of public water main within the South Hope Chapel Road right-of-way. The parcel is located in a Pinelands Regional Growth Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any



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modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.

The Subdivision Plan, consisting of 54 sheets, submitted to the Pinelands Commission was prepared by Property Development Services, Inc. and dated as follows:

Sheet 1 - April 7, 2006; revised August 30, 2006
Sheet 2 - June 8, 2005; revised January 20, 2006
Sheets 3-10, 16-19 & 23-54 - April 7, 2006; revised June 9, 2006
Sheets 11-15 & 20-22 - August 1, 2005; revised June 9, 2006

The Offsite Utility Extension Plan, consisting of 14 sheets, submitted to the Pinelands Commission was prepared by Property Development Services, Inc. and dated as follows:

Sheets 1-13 - October 20, 2005; revised February 27, 2006
Sheet 14 - October 25, 2005; revised February 27, 2006

On March 30, 2006, the Commission issued a Certificate of Filing for a 273 lot subdivision and development of a total of 266 single family dwellings on an 88.26 acre parcel consisting of Block 12, Lots 1, 2.02 & 3 and Block 16, Lots 2-4 in Jackson Township. The applicant has included Block 12, Lot 2.01 in the project and currently proposes to increase the number of proposed dwellings to a total of 315, resulting in issuance of this Amended Certificate of Filing.

An application for the development of one single family dwelling on Block 12, Lot 1 was previously completed with the Pinelands Commission (App. No. 1983-5386.001). The Commission was not notified of any approvals or permits issued for the proposed single family dwelling.

An application for the development of a commercial use on Block 12, Lot 2.02 was previously initiated with the Pinelands Commission but not completed (App. No. 1981-2253.001).

There are freshwater wetlands on and within 300 feet of the above referenced parcel. All proposed development, including clearing and land disturbance, must maintain at least a 300 foot buffer to freshwater wetlands. The above referenced plan indicates that this requirement is being met.

The applicant's Pinelands application represents that the proposed development will be serviced by public sanitary sewer.

The above referenced parcel appears to be located in Jackson Township's RG-3 zoning district. When utilizing public sanitary sewer, this zoning district permits single family dwellings at a residential density of 2.5 dwelling units per acre. Therefore the "by-right" residential density on the 101.4 acre parcel is 253 dwelling units. This application is for a total of 315 dwelling units. To maintain consistency with the residential density requirements of the Jackson Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP), the applicant must acquire

and redeem 15.5 Pinelands Development Credits (PDCs) (1.0 PDCs = 4 dwelling units).

The concerned parcel is located in a high fire hazard area. To maintain consistency with the fire hazard mitigation standards of the Jackson Township land use ordinances and the CMP, a 200 foot wide fuel break, located offsite on adjacent Block 12, Lot 4, is proposed between the proposed structures located on the southern portion of the parcel and the forest. Within this fuel break shrubs, understory trees, bushes and ground cover must be selectively removed, mowed or pruned and maintained on an annual basis and all dead plant material must be removed. The applicant proposes a program for these maintenance activities within the fuel break.

The Jackson Township land use ordinances and the CMP require the provision of a four year maintenance guarantee and the guarantee of a ten year inspection and maintenance program for the stormwater management system. To meet this requirement, the applicant has indicated that the stormwater management basins will be dedicated to Jackson Township. Any approval granted by Jackson Township should indicate if the Township has agreed to assume responsibility for the inspection and maintenance of the stormwater management basins or the applicant must propose an alternate method of providing the required inspection and maintenance guarantees.

The Jackson Township land use ordinances and the CMP require that the rates of runoff generated from a parcel by a two year, ten year and one hundred year storm, each of a 24 hour duration, shall not increase as a result of the proposed development. The calculations must utilize the Soil Conservation Service Technical Release No.55, "Urban Hydrology for Small Watersheds." Pursuant to Technical Bulletin 2004-2.0 from the Natural Resources Conservation Service adopted July 12, 2004, the DelMarVa dimensionless hydrograph must be used in modeling watersheds in the Coastal Plain of New Jersey. The submitted stormwater rate calculations did not account for the currently proposed stormwater collection system located within South Hope Chapel Road. As a result, this application is inconsistent with the stormwater management standards of the Jackson Township land use ordinances and the CMP because the applicant has not demonstrated that the post-development runoff rates will not increase due to the proposed development. This issue is potentially resolvable by submitting revised stormwater rate calculations to demonstrate that the post-development runoff rates will not increase.

A copy of any municipal or county approval or permit issued for the proposed development must be submitted to the Pinelands Commission. Commission receipt of any municipal or county approval or permit for the development as currently proposed may result in the scheduling of a Commission staff public hearing to review the issue raised by the above noted inconsistency.

Prior to Commission issuance of a letter advising that any submitted final municipal approval may take effect, proof of acquisition and redemption of 15.5 PDCs, documentation concerning the stormwater maintenance guarantees and a recorded copy of an easement for the proposed 200 foot fuel break on Block 12, Lot 4 must be submitted to the Commission.

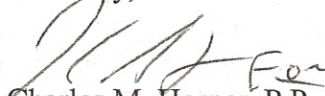
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other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Charles M. Horner, P.P.

Director of Regulatory Programs

c: Secretary, Jackson Township Planning Board
Jackson Township Construction Code Official
Jackson Township Environmental Commission
Ocean County Planning Board
Pinelands Development Credit Bank
Property Development Services, Inc.
Betsy Piner



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

CERTIFICATE OF FILING

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

March 30, 2006

Diamond Developers
811 16th Avenue
Belmar, NJ 07719

Please Always Refer To
This Application Number

Re: Application # 1983-5386.002
Block 12, Lots 1, 2.02 and 3
Block 16, Lots 2, 3 and 4
Jackson Township

Dear Applicant:

This application for a 273 lot subdivision and the development of 264 single family dwellings on the above referenced 88.26 acre parcel is complete. There are two existing single family dwellings and associated accessory structures, greater than 50 years old, proposed to be demolished and reconstructed for a total of 266 single family dwellings on the parcel. One of the proposed lots will contain a clubhouse and associated recreational facilities. Two of the proposed lots will contain stormwater management facilities. One of the proposed lots will contain a stormwater management basin and a sanitary sewer pump house. Three of the proposed lots will be used for open space. This application also proposes 11,912 linear feet of sanitary sewer gravity main, 10,370 linear feet of sanitary sewer force main and 23,125 linear feet of water main within the internal roads of the proposed subdivision and within the South Hope Chapel Road right-of-way. The application also proposes the improvement of approximately 900 linear feet of the South Hope Chapel Road right-of-way. The parcel is located in a Pinelands Regional Growth Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.



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The Subdivision Plans, consisting of 53 sheets, submitted to the Commission were prepared by Property Development Services and dated as follows:

Sheets 1, 3-22 and 29-53 - August 1, 2005; revised February 27, 2006
Sheet 2 - June 8, 2005; revised January 20, 2006
Sheets 23-28 - July 3, 2005; revised February 27, 2006

The Off-site Utility Extension Plans, consisting of 14 sheets, submitted to the Commission were prepared by Property Development Services and dated as follows:

Sheets 1-13 - October 20, 2005; revised February 27, 2006
Sheet 14 - October 25, 2005; revised February 27, 2006

All development, including clearing and land disturbance, must maintain at least a 300 foot buffer to freshwater wetlands. The above referenced plans indicate that this requirement is being met.

The applicant's Pinelands application represents that the proposed development will be serviced by public sanitary sewer.

An application for the development of one single family dwelling on Block 12, Lot 1 was previously completed with the Pinelands Commission (App. No. 1983-5386.001). The Commission was not notified of any approvals or permits issued for the proposed single family dwelling.

An application for the development of a commercial use on Block 12, Lot 2.02 was previously initiated with the Pinelands Commission but not completed (App. No. 1981-2253.001).

The above referenced parcel is located in Jackson Township's RG-3 zoning district. When utilizing public sanitary sewer, this zoning district permits single family dwellings at a residential density of 2.5 dwelling units per acre. Therefore the "by-right" residential density on the 88.2 acre parcel is 220 dwelling units. This application is for a total of 266 dwelling units. To maintain consistency with the residential density requirements of the Jackson Township land use ordinances and the Pinelands Comprehensive Management Plan (CMP), the applicant must acquire and redeem 11.5 Pinelands Development Credits (PDCs) (1.0 PDCs = 4 dwelling units).

The concerned parcel is located in a high fire hazard area. To maintain consistency with the fire hazard mitigation standards, a 200 foot perimeter fuel break is proposed to the structures located on the southern portion of the parcel. Any preliminary or final municipal approval must specifically require that, in accordance with the provisions of the Jackson Township land use ordinance and the Pinelands Comprehensive Management Plan, shrubs, understory trees and bushes and ground cover must be selectively removed, mowed or pruned and maintained on an annual basis, that all dead plant material is removed and that there is a specific program for maintenance of the required fuel break.

The Jackson Township land use ordinances and the CMP require the provision of a four year maintenance guarantee and the guarantee of a ten year inspection and maintenance program for the

stormwater management system. To meet this requirement, the applicant has indicated that the stormwater management basins will be dedicated to Jackson Township. Any approval granted by Jackson Township should indicate if the Township has agreed to assume responsibility for the inspection and maintenance of the stormwater management basins or the applicant must propose an alternate method of providing the required inspection and maintenance guarantees.

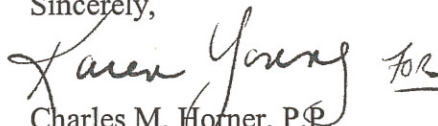
Prior to the Commission issuance of a letter advising that any submitted final municipal subdivision approval may take effect, proof of acquisition and redemption of 11.5 PDCs and documentation concerning the stormwater maintenance guarantees must be submitted to the Commission.

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This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,


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

JR:ED:KY

c: Secretary, Jackson Township Planning Board
Jackson Township Construction Code Official
Jackson Township Environmental Commission
Ocean County Planning Board
Pinelands Development Credit Bank
Property Development Services
Betsy Piner
Jennifer Ruegg

