

Lynn - OPRA

Denise Peterson

From: Jasmin Elalfy <opra+request-40836-aa58536a@requests.opramachine.com>
Sent: Tuesday, March 14, 2023 4:38 AM
To: Denise Peterson
Subject: OPRA request - OPRA Request: New Jersey 47 , Millville, NJ 08332 - Cumberland County

Dear Maurice River Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Address: New Jersey 47 , Millville, NJ 08332 - Cumberland County
Block:247
Lot: 8

Construction: Any and all permits (open & closed) from [1984] to [March 6, 2023], inspections, approvals, violations. N/A

Any record of the property having an oil or septic tank. - N/A - nothing on file

Any health or code violations and reports - N/A - nothing on file

Any Certificate of Occupancies - N/A - nothing on file

Any recorded surveys - ~~included~~

Any special assessments - N/A - nothing on file

If waterfront or flood zone add the following: unknown - nothing on file

Any elevation certificates - N/A - nothing on file

Any letters of substantial damage - N/A - nothing on file

Any tidelands or CAFRA permits - N/A - nothing on file

Yours faithfully,

Jasmin Elalfy

included:
4/2/07 -
letter from Pinelands

3/22/23
Lynn Bergman

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-40836-aa58536a@requests.opramachine.com

Is dpeterson@mauricerivertwp.org the wrong address for OPRA requests to Maurice River Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=maurice_river_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/opra_request_new_jersey_47_millv

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

August 2, 2007

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

James A. Anderson
7 Barth Road
Millville, NJ 08332

Please Always Refer To
This Application Number

Re: Application # 1992-0220.002
Block 247, Lots 8 and 10.03
Maurice River Township

Dear Mr. Anderson:

We have reviewed your application received on July 3, 2007 proposing the development of a single family dwelling, served by an onsite septic system, on 14.84 acre Lot 8. You propose to deed restrict 0.23 acre Lot 10.03 under the residential density transfer provision to meet the minimum lot size standards of the Maurice River Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP).

The proposed dwelling must meet the applicable environmental standards. Both the Maurice River Township land use ordinance and the CMP prohibit most development in wetlands and require up to a 300 foot buffer to wetlands for all development, including the proposed dwelling, septic system and all clearing and land disturbance. Additionally, any proposed septic system must be located at least 300 feet from wetlands and in an area where the seasonal high water table is a minimum of five feet below the natural ground surface. Based on information available to the Commission and a Commission staff site inspection, it does not appear that the proposed development of a single family dwelling on Lot 8 can meet these standards. You may submit additional information if you believe that these standards can be met.

Both the Maurice River Township land use ordinance and the CMP also require that any proposed development must be consistent with the threatened and endangered (T&E) species protection standards. These standards provide that no development shall be carried out unless it is designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and on any local populations of T&E plant species. Information available to the Commission staff indicates the presence of the following T&E species in the vicinity of Lot 8 and that suitable habitat may exist for these species on or in the vicinity of the lot:



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



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The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

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1. Bald eagle (*Haliaeetus leucocephalus*)
2. Osprey (*Pandion haliaetus*)
3. Sensitive joint-vetch (*Aeschynomene virginica*)
4. Stiff Tick trefoil (*Desmodium strictum*)

If the proposed dwelling cannot meet all of the required environmental standards, it is necessary to apply for a Waiver of Strict Compliance (Waiver) from the appropriate standard(s). If you wish to proceed with your application, it currently appears that a Waiver from the following standards will be necessary:

- A. Minimum buffer to freshwater wetlands; and
- B. Minimum depth to seasonal high water table of 5 feet when utilizing an on-site septic system.

The Waiver regulations allow the development of a dwelling on certain parcels of land, provided the dwelling will meet certain minimum environmental standards.

For the proposed development to meet the minimum environmental standards to qualify for a Waiver, it must be demonstrated that the proposed development, including clearing and land disturbance, will not occur on or within 50 feet of wetlands, the proposed septic system will be located in an area where the seasonal high water table is at least 2 feet beneath the natural ground surface and not within 50 feet of a surface water body. Additionally, it must be demonstrated that the proposed development will be consistent with the T&E species protection standards.

A Commission Waiver is intended to provide a minimum beneficial use to a parcel. The overall parcel subject of any Waiver application must include any contiguous property that has been in common ownership with the subject lot at any time on or after January 14, 1981. One of the requirements for a Waiver to be approved is that the overall parcel does not have an existing minimum beneficial use. An existing single family dwelling is typically considered by the Commission to constitute a minimum beneficial use. Based upon an initial review of municipal tax records available to the Commission staff, it appears that Block 247, Lot 8 was in common ownership with contiguous Block 247, Lot 7 after January 14, 1981. At this time, it does not appear that the proposed dwelling would qualify for a Waiver without Lot 7 and any other lot(s) that have been in common ownership with the subject lot on or at any time after January 14, 1981 being included in the Waiver application as an overall parcel.

In addition, it appears that an existing structure on Lot 7 may have served as a single family dwelling. As noted above, one of the requirements for a Waiver to be approved is that the overall parcel does not have an existing minimum beneficial use. If there is an existing dwelling on Lot 7, the overall parcel would appear to have an existing minimum beneficial use, so it is unlikely that a Waiver would be approved. However, each application is reviewed on a case-by-case basis.

If you wish to pursue an application for a Waiver, please inform this office in writing and we will advise you on how you may proceed with the application. To proceed with a Waiver application, you may wish to initially submit information regarding the use of the structure on Lot 7. Please note that additional information, including wetlands mapping, a plot plan, threatened and endangered species information, soil boring information and Waiver public notice requirements, will be necessary to complete that application.

Please also note that, since the proposed development does not meet CMP standards, the Waiver regulations require an applicant to purchase a specified number of Pinelands Development Credits (PDCs). A Waiver from the minimum buffer to wetlands standard and seasonal high water table standard requires the purchase of 0.25 PDCs.

Pinelands Development Credits are assigned to the most environmentally sensitive areas of the Pinelands. By purchasing the required PDCs, an applicant is preserving land in the most environmentally sensitive areas of the Pinelands. For information concerning the current price and purchase of these PDCs, please visit the Pinelands Development Credit Bank's website at <http://www.state.nj.us/dobi/pinelands/pinelandsbank.htm> or contact the Bank (Telephone #609-984-0569). For general informational purposes only, the cost of each 0.25 PDC has recently approached \$30,000.

If a Waiver is approved, you must still complete a Commission development application and receive a Certificate of Filing. The Certificate of Filing will note the need to purchase 0.25 PDCs.

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 the Regulatory Programs staff.

Sincerely,



Michael J. Shanahan
Environmental Specialist



1200 S West Blvd
Vineland, NJ 08360
efile@acuprintcorp.com

INVOICE

Date	Invoice #
3/21/2023	23-63103

856-692-6633

Bill To
Maurice River Township ATTN: Accounts Payable P.O. Box 218 Leesburg, NJ 08327

Ship To
Maurice River Township ATTN: Accounts Payable P.O. Box 218 Leesburg, NJ 08327 856-785-1120 ext. 13

P.O. Number	Terms	Rep	Project	
	Net 30	SR	Prints	
Quantity	Description		Price Each	Amount
1	30 x 42 B&W Bond Print		3.33	3.33
OPRA Request - 2005 Survey 247/8				
Received by:			TOTAL	\$3.33
Credit Card Purchases are subject to a 3.5% fee. Pay with CASH and save!				

Credit Card Purchases are subject to a 3.5% fee.

Pay with CASH and save!