



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-10- 48

TITLE: Approving the April 2010 Master Plan of The Richard Stockton College of New Jersey

Commissioner Haas moves and Commissioner Witt
seconds the motion that:

WHEREAS, N.J.A.C. 7:50-4.52(e) of the Comprehensive Management Plan provides that agencies of the State of New Jersey may submit for Pinelands Commission approval comprehensive plans for existing and planned land use, resource management and development activities within the Pinelands; and

WHEREAS, The Richard Stockton College of New Jersey is located within the Pinelands Area of Galloway Township, Atlantic County; and

WHEREAS, on June 20, 1990, the Richard Stockton College of New Jersey Board of Trustees adopted a Facilities Master Plan for the College and submitted said master plan to the Pinelands Commission for review and approval; and

WHEREAS, on July 13, 1990, the Pinelands Commission issued an order to approve the June 1990 Facilities Master Plan of the Richard Stockton College of New Jersey through its adoption of Resolution PC4-90-102; and

WHEREAS, Resolution #PC4-90-102 specifies that any amendment to the Richard Stockton College of New Jersey's June 1990 Facilities Master Plan be submitted to the Executive Director for review and approval in accordance with N.J.A.C. 7:50-4.52(e) of the Comprehensive Management Plan; and

WHEREAS, also on July 13, 1990, the Pinelands Commission approved a memorandum of agreement with the College, the purpose of which was to establish a cooperative approach for implementation of the 1990 Facilities Master Plan, including the pursuit of options to permanently restrict lands outside the Regional Growth Area to the uses prescribed in the 1990 Facilities Master Plan; and

WHEREAS, on December 9, 2009, the Board of Trustees of the Richard Stockton College of New Jersey approved a new master plan for the College; and

WHEREAS, the Pinelands Commission received an adopted copy of the April 2010 Master Plan of The Richard Stockton College of New Jersey on April 29, 2010; and

WHEREAS, the 2010 Master Plan sets forth a comprehensive plan for the future development and expansion of the college campus in recognition of increased enrollment and projections of future growth; and

WHEREAS, the 2010 Master Plan increases the size of the College's development area by approximately 450 acres and the amount of developable land contained therein by 151 acres; and

WHEREAS, to balance these increases, the 2010 Master Plan proposes the permanent protection of 1,257 acres on and proximate to the College campus, including 170 developable acres that were not previously designated for protection in the 1990 Facilities Master Plan; and

WHEREAS, permanent protection of these 1,257 acres effectively implements the 1990 Facilities Master Plan and will be of greater benefit to Pinelands resources than the restrictions contemplated in the 1990 Facilities Master Plan; and

WHEREAS, the 2010 Master Plan supersedes the 1990 Facilities Master Plan and, as a result, renders the 1990 Memorandum of Agreement between the Commission and the College moot;

WHEREAS, a public hearing to receive testimony on the College's 2010 Master Plan was duly advertised and noticed and held on July 7, 2010 at the Pinelands Commission office, 15C Springfield Road, New Lisbon, New Jersey; and

WHEREAS, the Executive Director has reviewed the 2010 Master Plan and determined that it meets the requirements of N.J.A.C. 7:50-4.52(e) for approval of state agency plans; and

WHEREAS, the Executive Director has recommended that the Commission approve the 2010 Master Plan; and

WHEREAS, approval of the 2010 Master Plan would indicate the Commission's acceptance of the land use and threatened and endangered species plans set forth therein for the College but would in no way relieve the College of its obligation to submit applications for development to the Commission for review and approval pursuant to N.J.A.C. 7:50-4.51 et seq.; and

WHEREAS, all such proposed development would be reviewed by the Commission in accordance with the standards of the Comprehensive Management Plan and the provisions of the 2010 Master Plan; and

WHEREAS, the Executive Director has further recommended that, until such time as evidence of the College's recordation of appropriate deed restrictions on the lands proposed for permanent preservation has been submitted to the Commission, no development, with the exception of that required for public health and safety purposes, should be approved by the Pinelands Commission in the new development areas established in the 2010 Master Plan; and

WHEREAS, the Commission's CMP Policy and Implementation Committee reviewed the 2010 Master Plan and the Executive Director's Report at its July 30, 2010 meeting and recommended that the 2010 Master Plan be approved, contingent upon the inclusion of appropriate clarifications in this resolution and the Executive Director's Report concerning the 2010 Master Plan's status *vis-a-vis* the 1990 Facilities Master Plan and the 1990 guidance memorandum of agreement; and

WHEREAS, the requested clarifications to this resolution and the Executive Director's report have been made; and

WHEREAS, the Pinelands Commission has duly considered all public testimony concerning the 2010 Master Plan and has reviewed the Executive Director's report; and

WHEREAS, the Pinelands Commission accepts the recommendations of the Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the April 2010 Master Plan of The Richard Stockton College of New Jersey is hereby approved.

BE IT FURTHER RESOLVED that:

1. No development, with the exception of that required for public health and safety purposes, shall be approved by the Pinelands Commission in those areas identified as 2, 5, 6, 7, 8 and 10 on Exhibit #1 in the April 2010 Master Plan until such time as evidence of the College's recordation of appropriate deed restrictions on all of the areas identified on Exhibit #7 of the 2010 Master Plan, as amended per Exhibit C in the Executive Director's report, has been submitted to the Commission;

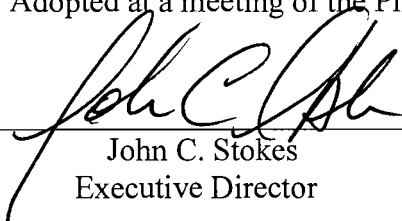
2. Nothing herein shall be construed to relieve the College of its obligation to secure approval from the Pinelands Commission pursuant to N.J.A.C. 7:50-4.51 et seq. for all development to be carried out in accordance with the 2010 Facilities Master Plan, unless and until such time as an intergovernmental agreement between the Commission and the College may be executed pursuant to N.J.A.C. 7:50-4.52(c)1; and
3. Any amendments to the April 2010 Master Plan shall be submitted to the Commission for review and approval in accordance with N.J.A.C. 7:50-4.52(e).

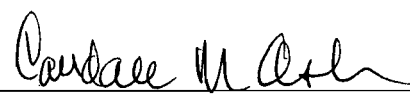
Record of Commission Votes

	AYE	NAY	NP	ABS		AYE	NAY	NP	ABS		AYE	NAY	NP	ABS
Brown	✓				Henderson	✓				McGlinchey	✓			
Campbell			✓		Jackson	✓				McIntosh	✓			
Ficcaglia	✓		✓		Kennedy	✓				Witt	✓			
Galletta			✓		Link	✓				Ashmun	✓			
Haas	✓				Lloyd	✓								

Adopted at a meeting of the Pinelands Commission

Date: September 10, 2010


 John C. Stokes
 Executive Director


 Candace Ashmun
 Acting Chairperson