

## PUBLIC NOTICE

Pursuant to N.J.A.C. 7:50-3.45, the New Jersey Pinelands Commission will conduct a public hearing on Pemberton Township Ordinances 12-2011 and 15-2017.. Comments are being sought on whether the ordinances are in conformance with the Pinelands Comprehensive Management Plan (CMP).

Ordinance 12-2011 adopts a new redevelopment plan for the Browns Mills Town Center Redevelopment Area, superseding the plan previously enacted by the Township in 1995. The new plan, dated June 2011, constitutes a form-based code containing extensive design standards that will govern development in the Redevelopment Area. The 2011 redevelopment plan establishes six sub-districts within the Redevelopment Area, referred to as Town Village, Destination Retail, Noteboom Neighborhood, Neighborhood Transition, Mirror Lake and Open Space. Permitted building types (cottages, bungalows, colonial houses, attached/twin homes, townhomes, multiple residential dwellings, village commercial and corridor commercial) are then distributed among the sub-districts, with corresponding lot area and bulk requirements.

Ordinance 15-2017 amends the 2011 Browns Mills Town Center Redevelopment Plan by incorporating requirements for the use of Pinelands Development Credits in association with residential development or variances granted in various sub-districts within the Redevelopment Area. Ordinance 15-2017 also adds single-family detached dwellings as a permitted use in the Open Space sub-district, in recognition of the fact that although much of the sub-district is comprised of publically-owned property, a number of privately-owned lots remain. Finally, Ordinance 15-2017 requires that all development within the Redevelopment Area comply with the minimum environmental standards of the CMP.

The Browns Mills Town Center Redevelopment Area is located in a Pinelands Regional Growth Area. As such, Ordinances 12-2011 and 15-2017 directly relate to CMP standards and must be formally reviewed and approved by the Pinelands Commission before they may take effect.

The hearing will be conducted at the Richard J. Sullivan Center for Environmental Policy and Education - Library, 15C Springfield Road, New Lisbon, New Jersey.

DATE: Wednesday, August 2, 2017  
TIME: 9:30 a.m.

The documents and supporting materials are available for public inspection and copying at the principal offices of the Commission. Anyone interested in giving testimony or obtaining further information may call the Pinelands Commission office at (609) 894-7300 by August 9, 2017. Written testimony may be submitted at the hearing or sent directly to the Pinelands Commission office, 15 Springfield Road, P.O. Box 359, New Lisbon, New Jersey 08064 or via facsimile (609) 894-7330 or by email through the Commission's web site at <http://www.nj.gov/pinelands/home/contact/planning.shtml> no later than **August 9, 2017**.