



State of New Jersey
THE PINELANDS COMMISSION
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PHILIP D. MURPHY
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Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

July 9, 2019

Fred Clayton, Trustee (via email)
Pleasant Plains Gun Club
700 Chilvers Avenue
Whiting, NJ 08759

Re: Application # 2008-0208.002
Application # 2008-0208.001
Block 78, Lot 7
Manchester Township

Dear Mr. Clayton:

We have reviewed the information received on June 4, 2019 proposing a 576 square foot storage barn on the above referenced 22.3 acre parcel.

There is an existing gun club on the parcel. By letter dated September 17, 2008 to P. Egloff of the Gun Club and a February 9, 2009 letter to William Daley of the Gun Club, we advised of a forest clearing violation on the parcel (Application No. 2008-0208.001). Specifically, approximately 13,000 square feet of forest was cleared on the parcel. The clearing was apparently undertaken to establish a wildlife food plot. There are wetlands on the parcel. The forest clearing occurred in the required 300 foot buffer to wetlands. The Gun Club proposed to resolve this clearing violation by planting tree seedlings to restore the cleared forested area. This forest clearing violation has not been resolved. The clearing of approximately 13,000 square feet of forested area that occurred within the required buffer to wetlands continues to constitute a violation of the wetlands protection standards and the application requirements of the Manchester Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP).

To address the forest clearing violation, please provide a restoration/revegetation plan proposing to replant the clearing with native Pinelands vegetation, including a date by which restoration will be completed. Please note that suitably sized seedlings (at least 3 to 4 inches) spaced no greater than 10 feet apart are acceptable to our staff. The plan should include provisions for the replanting of vegetation that does not survive and for the elimination of non-native invasive species which may become established in the cleared area. No restoration should begin until you have received a written response from our staff indicating agreement with the proposed plan.

In addition to the forest clearing, approximately 10,000 square feet of existing sand parking area and sand driveways on the parcel have been surfaced with stone without completion of an application to the Commission. The surfacing of approximately 10,000 square feet of parking area and driveways with stone requires an application to the Commission. Undertaking this development without application to the

Commission constitutes a violation of the application requirements of the Township land use ordinance and the CMP.

To resolve this violation, the stone surfacing must be removed or an application for the stone surfacing must be completed with the Commission. If you elect to remove the stone surfacing, please submit a schedule for the removal of the stone. If you elect to complete an application for the stone surfacing, please submit the following additional information:

1. The appropriate application fee and construction cost estimate for the stone surfacing of the parking area and driveways. Additional information regarding application fees can be viewed online at www.nj.gov/pinelands/appli.
2. Because the stone parking area and driveways exceed 5,000 square feet, please submit a stormwater management plan and calculations prepared by an appropriately licensed professional which demonstrate that the proposed development is consistent with the stormwater regulations contained in the Township land use ordinance and the CMP (N.J.A.C. 7:50-6.84(a)6). The CMP, including these regulations, can be viewed online at www.nj.gov/pinelands.
3. A site plan prepared by an appropriately licensed professional showing:
 - a. The location of all existing and proposed development including all existing buildings, structures, parking areas, limits of disturbance/clearing and driveway. The plan must specify the square footage of the parking area and driveways and indicate same as “proposed.”
 - b. The location of wetlands located at the rear of the parcel and the required 300 foot buffer to wetlands. The wetlands location may be approximated by the location of the sand road which runs along the wetland boundary.
 - c. The location of any proposed stormwater management swales or other stormwater structures.

With respect to the proposed 576 square foot barn, please note that our records indicate the parcel is located in Manchester Township’s PPA zoning district. A gun club could qualify as a low intensity recreational use as defined in the Township land use ordinance and the CMP provided it meets certain conditions. One of those conditions is that the gun club must be located on a parcel greater than 50 acres. Since the gun club is located on a 22.3 acre parcel, it is not considered a low intensity recreational use. That means the gun club is considered a pre-existing (pre-1981) non-conforming use. A pre-existing nonconforming use is limited to a 50% expansion of the area, use or intensity of a use that existed as of 1981.

As of 1981, there was a 1,600 square foot gun club building on the parcel. The currently proposed 576 square foot storage barn would qualify as a less than 50% expansion of the 1,600 square feet of building existing as of 1981.

A review of aerial photographs indicates that additional small structures or buildings may have been placed on the parcel after 1981. Any other existing structures or buildings that were placed on the parcel after 1981 would further limit the future building square footage that could be developed on the parcel under the 50% expansion of a nonconforming use provision.

No further development of the parcel, including construction, clearing or land disturbance, may occur until an application has been completed with the Commission for the stone surfacing of the parking area and driveways, copies of all applicable state, county and municipal permits and approvals have been submitted to the Commission and the Commission staff has issued a letter indicating that any such approvals or permits can take effect.

Please respond within 30 days of the date of this letter. By copy of this letter, we are updating Manchester Township officials of this matter.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal line extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

- c: Secretary, Manchester Township Planning Board (via email)
- Manchester Township Administrator (via email)
- Manchester Township Zoning Officer (via email)
- Manchester Township Construction Code Official (via email)
- Manchester Township Environmental Commission (via email)
- Pleasant Plains Gun Club (via email)