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State of New Jersey
THE PINELANDS COMMISSION
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

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

January 27, 2022

Gary Cicero (via email)
BEMS Southampton, LLC
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

Re: Application # 1981-1601.007
Block 2702, Lots 3 - 5
Southampton Township

Dear Mr. Cicero:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Ernest M. Deman of our staff.

Sincerely,

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

Enc: Certificate of Filing
Local Agency Approval Submission Checklist

c: Secretary, Southampton Township Planning Board (via email)
Southampton Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Ryan Merritt (via email)
Michael J. Gross, Esq. (via email)



Philip D. Murphy
Governor

Sheila Y. Oliver
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New Jersey Pinelands Commission
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Laura E. Matos
Chair

Susan R. Grogan
Acting Executive Director

CERTIFICATE OF FILING

Application #: 1981-1601.007

Applicant: BEMS Southampton, LLC

Municipality: Southampton Township

Block 2702, Lots 3 - 5

Rural Development Area, RD Zoning District: 54.5 acres

Proposed Development

Construction of a 26 acre ground mounted solar energy facility

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 25 sheets, prepared by Kimley-Horn & Associates, Inc. and dated as follows:

Sheets 1-25, dated 9/14/2021

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

January 27, 2022

Date

BACKGROUND

Existing development:

- ♦ Former municipal landfill

Relevant Information:

- ♦ There are wetlands located on the parcel.
- ♦ The applicant has indicated that the location of the proposed interconnection(s) has not been determined. The proposed interconnection(s) must be included on any plan submitted for any municipal or county permit or approval and must be consistent with the Township's municipal land use ordinance and the Pinelands Comprehensive Management Plan (CMP).
- ♦ The submitted plan proposes to utilize several plants for landscaping that are not native to the Pinelands Area. The Township's land use ordinance and the CMP (N.J.A.C. 7:50-6.24(c)4) requires the use of native Pineland's vegetation for landscaping associated with the proposed development.

CONDITIONS

1. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.
2. The solar energy facility shall be decommissioned within twelve months of the cessation of its utilization.
3. Any plan submitted to the municipality or county must be revised to utilize only native Pineland's vegetation and to indicate the location of any proposed interconnection(s).

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



LOCAL AGENCY APPROVAL SUBMISSION CHECKLIST

- ✓ All approvals (including permits) issued by local agencies (including counties and municipalities) must be submitted to the Pinelands Commission. **No approval shall take effect and no development may occur until the Commission issues a letter indicating that the approval may take effect.**
- ✓ Identify the approvals required for your development proposal in the list below. Be sure to submit all items listed as quickly as possible as each approval is issued to you.
- ✓ Be sure that all approved plans contain all specified site restrictions and conditions listed in your Certificate of Filing (e.g., wetlands/wetland buffers, threatened/endangered species protection, scenic setback). This includes notes as well as depictions of clearly labeled lines, clearing limits, envelopes, etc.

	Type of approval(s):	Submit a copy to the Commission:
MUNICIPAL	<ul style="list-style-type: none"> Subdivision approval (<i>preliminary, final, major and minor</i>) Site plan approval (<i>preliminary, final, major and minor</i>) Variance and/or waiver Certificate of Appropriateness General development plan approval 	<input type="checkbox"/> Resolution granting approval <input type="checkbox"/> Approved plan(s), signed and sealed <input type="checkbox"/> Municipal engineer's and planner's reports <input type="checkbox"/> Stormwater management report (<i>if revised since issuance of Certificate of Filing</i>)
	<ul style="list-style-type: none"> Construction permit Zoning permit Demolition permit Forestry permit Mining permit Certificate of Occupancy 	<input type="checkbox"/> Permit
COUNTY	<ul style="list-style-type: none"> Subdivision approval (<i>preliminary/conditional, final, major and minor</i>) Site plan approval (<i>preliminary/conditional, final, major and minor</i>) Soil Conservation District certification 	<input type="checkbox"/> Approval <input type="checkbox"/> Approved plan(s), signed and sealed
	<ul style="list-style-type: none"> Standard septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan (<i>only necessary if your Certificate of Filing contains a wetland protection condition and/or threatened/endangered species protection condition</i>)
	<ul style="list-style-type: none"> Alternate design septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan <input type="checkbox"/> Written certification of approved plan by alternate design system manufacturer