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

October 26, 2020

Travis Richards (via email)
Weishoff & Richards, Attorneys at Law
141 High Street
Mount Holly, NJ



Re: Application # 1988-1133.005
Block 701, Lot 4.01
Southampton Township

Dear Mr. Richards:

We have reviewed the information received on October 5, 2020 and October 22, 2020 regarding the reconstruction (replacement) of a single family dwelling (mobile home) on the above referenced parcel.

The regulations contained in the Pinelands Comprehensive Management Plan (CMP) provide that the proposed reconstruction (replacement) of a single family dwelling (mobile home) within five years of its demolition (removal) from a parcel does not require application to the Commission. To clarify, if a single family dwelling (mobile home) is removed from a parcel, then a single family dwelling (mobile home) can be replaced on the parcel within five years of its removal without application to the Pinelands Commission. This means the replacement of a single family dwelling (mobile home) on a parcel within five years of its removal does not require a Pinelands Commission Certificate of Filing.

The information submitted on October 5, 2020 includes an affidavit from Shaun Richards indicating that multiple single family dwellings (mobile homes) were removed from the parcel within the past five years. This letter makes no determination regarding the number of single family dwellings (mobile homes) that were removed from the parcel within the past five years. Please discuss that matter with an appropriate Township official.

Please also note that as indicated in our April 30, 2020 letter, although no application to the Commission is required for the replacement of an existing single family dwelling (mobile home) within five years of its removal, the proposed replacement dwelling must still meet the environmental standards of the Southampton Township land use ordinance and the CMP. There are wetlands located on the parcel. The replacement single family dwelling (mobile home) must either be located at least 300 feet from wetlands or no closer to wetlands than the previously existing development on the parcel.

If you have any questions, please contact Timothy Capella of our staff.

Sincerely

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

Charles M. Horner, P.P.

Director of Regulatory Programs