State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
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www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: CMP Policy & Implementation Committee

From: Gina A. Berg
Director, Land Use Programs

Date: September 17, 2025

Subject: September 26, 2025 Committee meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, September 26, 2025. We have also enclosed the following:

- minutes from the Committee's August 29, 2025 meeting;
- A packet of material related to the Rule Package #1 CMP amendments including a cover memo, draft resolution, and adoption notice.

The Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

www.youtube.com/c/PinelandsCommission

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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

September 26, 2025 – 9:30 a.m.

This meeting will be held in person and virtually
Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey
Watch the meeting on the Pinelands Commission YouTube channel:
www.youtube.com/c/PinelandsCommission
To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: **859 5919 1063**

Agenda

1. Call to Order
2. Adoption of minutes from August 29, 2025, CMP Policy & Implementation Committee Meeting
3. Rule Package #1 Response to Comments
    - Review of public comments and draft adoption notice
    - Recommendation to Commission
4. Pinelands Long-Term Water Level Monitoring Program Summary
5. Update on Commission Review of 4th Round Affordable Housing Plans
6. Public Comment
7. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING
This meeting was conducted both remotely and in-person
The public could view/comment through Pinelands Commission YouTube link:
www.youtube.com/c/PinelandsCommission
Richard J. Sullivan Center
15C Springfield Rd
New Lisbon, New Jersey 08064
August 29, 2025 – 9:30 a.m.

MINUTES

Members in Attendance: Deborah Buzby-Cope, Jerome H. Irick, Jessica Rittler Sanchez

Members in Attendance (Zoom): Alan W. Avery, Jr., Mark S. Lohbauer, Chair Laura E. Matos

Members Absent: Theresa Lettman, Douglas Wallner

Staff Present: Gina Berg, John Bunnell, Ernest Deman, Lori Friddell, Susan R. Grogan, Brad Lanute, Paul Leakan, Stacey P. Roth

Also in attendance: Michael Eleneski with the Governor's Authorities Unit (Zoom)

1. Call to Order

Chair Matos called the meeting to order at 9:32 a.m.

2. Adoption of minutes from the July 25, 2025 CMP Policy & Implementation Committee Meeting

Commissioner Irick moved the adoption of the July 25, 2025 meeting minutes. Commissioner Lohbauer seconded the motion. Commissioners Avery, Irick, Lohbauer, Matos and Rittler Sanchez voted to adopt. Commissioner Buzby-Cope abstained. The motion passed.

3. Rutgers University Agrivoltaics Presentation

Attachment A to these minutes and posted on the Commission's website at the following address:
https://www.nj.gov/pinelands/home/presentations/Rutgers%20Agrivoltaics%20Program%20Presentation.pdf

Dave Specca of the Rutgers University Agrivoltaics Program provided an overview of their program. He explained that the program is multidisciplinary and includes interaction among the Program's team of scientists, the municipalities, the community, and the landowner or farmer. He discussed the initial results from three farms that are participating in the Agrivoltaics Program, the arrays, types of panels in use, energy production, and results of the crop trials. He explained the advantages and disadvantages of vertical bifacial panels, as well as single or double-wide axis tracker arrays on both crop production and energy export. He said the program continues to evaluate how solar panels affect growth and aims to identify which type of installation is best suited to a particular crop, region and climate. He said the university does not

want to make predictions based upon one year's crop trial results but will continue to gather data over the full three-year program period.

Mr. Specca said that in consideration of the importance of cranberry production to the Pinelands, he would share a presentation from an agrivoltaics project on a cranberry farm in Massachusetts. ***Attachment B to these minutes and posted on the Commission's website at the following address:*** https://www.nj.gov/pinelands/home/presentations/Ring%20Road%20Solar%20Project%2008.06.25.pdf

He said that agrivoltaics project results will vary regionally as impacted by climate. He presented the Ring Road Solar and ESS project of Massachusetts, noting that this project includes a DC-Coupled energy storage system, which creates a steadier flow of power and makes balancing the grid easier for the utility company. He reviewed the project design, explaining that the installation within a bog is challenging, as it requires higher elevation of the panel pivot to allow clearance and specific equipment to install mounting posts without cement or drilling. However, the results suggest crops benefit from the additional shading and reduction of temperature extremes. He explained the use of a DC-coupled battery for additional solar energy storage and grid-balanced delivery of the generated electricity. Mr. Specca said they found that coordination is essential between an Energy Production Company (EPC) firm, the farmer and the local utility.

Mr. Specca continued with a review of the New Jersey Board of Public Utilities' (BPU) Dual-Use Solar Energy Pilot Program, which intends to install 200 megawatts of energy production over a three-year period. He explained that the BPU is working to develop rules and regulations for dual-use solar in New Jersey. He said the BPU has contracted with the Rutgers Agrivoltaics Program (RAP) to assist with implementation and monitoring of the program.

He presented the program's project requirements noting the competitive selection process and necessary commitment to keeping the farmland in active agricultural/horticultural use with dual-use solar in place. He said there may be a monetary incentive to participating in the program through value-added to the SREC-II certificate for producing solar. Mr. Specca reviewed the dual-use project requirements and restrictions, noting that it cannot be sited on farms in the New Jersey Farmland Preservation Program, wetlands, or in Pinelands preservation areas without a waiver from the BPU. Mr. Specca also outlined the pilot program research requirements.

Mr. Specca said the dual-use solar program can provide benefits to farmers by creating a new, stable revenue source or in reducing energy costs. Program participation allows continued crop yield while producing clean energy for the state.

Chair Matos asked for Commissioner comments.

Commissioner Lohbauer said he supports the concept of agrivoltaics and hopes trial results are encouraging. He inquired if the three Rutgers farms are participating in the BPU pilot program. Mr. Specca said they are not part of the pilot since the program was not available at the start of the Rutgers research.

Commissioner Lohbauer asked if data shows which type of panel is more efficient in solar production. Mr. Specca said that a vertical, fixed bifacial is less efficient for energy production

due to its non-perpendicular orientation to the sun. A single axis that tracks the sun is more efficient and favored by farmers since it can be oriented to allow full sun on crops, tracking can be overridden, and it offers protection from hail and frost.

Commissioner Lohbauer asked if testing has evaluated the impact of higher post heights on farm production. Mr. Specca said higher posts cost more to install but offer lighting and equipment access advantages. He said the goal is to optimize both crop and energy systems. Mr. Specca said communities are more accepting of solar fields if agriculture continues.

Commissioner Lohbauer asked if the pilot program is engaging blueberry and cranberry bog farms. He said Pinelands farms could benefit from the resulting data. Mr. Specca said Rutgers recommended that the BPU look at the agricultural survey data to better allocate projects among regionally important crops throughout the state.

Commissioner Lohbauer noted the benefit of utility scale storage batteries onsite. Mr. Specca said with current technology and the right size agrivoltaics, farms could become energy independent and potentially produce some of their own nitrogen fertilizer.

Commissioner Lohbauer inquired if the Rutgers agrivoltaics program results show promise for implementation in New Jersey. Mr. Specca said it is too soon to predict, but certain crops seem more promising. He added that agrivoltaics creates a second income stream that might help farms become more economically stable and encourage long-term, generational farming.

Commissioner Rittler Sanchez asked if crop rotation affects solar design choice. Mr. Specca said it has a significant impact and design versatility is a scoring component on system evaluations. He said a system needs to have flexibility for crop change.

Commissioner Rittler Sanchez inquired if trials were completed on corn crops. Mr. Specca said trials were not conducted locally due to corn being a tall crop requiring a lot of light, but he said the state of Indiana is conducting corn crop research using 10-foot posts.

Commissioner Rittler Sanchez asked if using onsite battery storage capacity would allow a group of farms to generate sufficient electricity to qualify as community solar projects where the electric grid is weak. Mr. Specca said battery storage can regulate energy flow to the grid but added that battery storage can double the cost of a project installation.

Commissioner Rittler Sanchez questioned why electrical utilities are not more involved. Mr. Specca said utility companies support clean energy technology but solar and wind does not produce power 24 hours and thus creates a challenge in balancing the energy grid.

Commissioner Irick thanked Mr. Specca for his presentation and congratulated the Rutgers program on their receiving the National Solar Farm of the Year award. Mr. Specca said that the Rutgers program is considered a model for other universities.

Commissioner Irick inquired about disposal options for panels after their 30-year useful life. Mr. Specca said there is ongoing research on disposal options and reuse. He added that the panels

continue to produce electricity at about 80% of their original capacity after their useful life and potential re-use of the panels is being explored in areas that could benefit from both energy production and additional crop shading. He said that methods of extracting rare earth minerals from recycled panels are being tested.

Commissioner Irick questioned what the Pinelands Commission could consider to facilitate use of agrivoltaics for farmers regarding the constraints on development and clearing in wetlands in the Pinelands Comprehensive Management Plan (CMP.)

Mr. Specca said the BPU does not consider projects for the dual use program that involve new clearing in wetlands but does allow projects on agriculturally modified wetlands. The BPU is creating a model zoning ordinance for municipalities to consider for allowing agrivoltaics.

Chair Matos said the Pinelands Commission has reached out to the BPU to initiate conversation on the topic and to identify opportunities and challenges as the program relates to the Pinelands.

Commissioner Avery thanked Mr. Specca for the presentation and said he believes agrivoltaics have potential benefits for New Jersey farms, but he does not see those projects as supporting the essential character of the Pinelands. He said he prefers these dual use projects to the standard solar farms that do not allow continued agriculture.

Commissioner Avery inquired whether dual use solar is economically viable without public subsidy. Mr. Specca said dual-use solar projects have a faster start-up timeline that reduces cost but the effect of tariffs on the supplies has not been seen yet. Discussion followed on current SREC values. Commissioner Avery inquired if a system still qualifies for an SREC if it only uses battery. Mr. Specca said that if a system is connected to the grid it will qualify for SREC.

Commissioner Avery asked if the NJ Farm Bureau supports the program. Mr. Specca said they have been supportive of the research. Commissioner Avery inquired what considerations are given to system end of life decommissioning. Mr. Specca said projects proposals for the BPU dual use program are also evaluated on their decommissioning plan. He added that some municipalities are asking for an escrow to cover decommissioning.

Commissioner Avery inquired if under the State Farmland Preservation Program would both the county and state need to approve a solar project on a deed restricted farm?

Susan Payne, former Director of the State Agriculture Development Committee (SADC), was asked to respond and said solar is currently allowed on a preserved farm through the SADC only to power the farm and not for exporting electricity to the grid. This type of agrivoltaics facility is not permitted on preserved farms. She said the legislature would have to amend the Farmland Preservation Act to set conditions under which it would be allowed.

Chief of Legal and Legislative Affairs Stacey Roth asked if most of the current agrivoltaics projects are falling under the Competitive Solar Incentive (CSI) program. She also asked if agrivoltaics projects larger than 5 MWs require authorization from the electric provider. She

further inquired whether modifications to existing electric transmission infrastructure are needed to add additional capacity generated by the BPU's Dual Use Solar program.

Mr. Specca said that solar energy developers carefully select their sites to be in areas where the grid is capable.

Chair Matos thanked Mr. Specca for his presentation.

4. Update on the Interagency Council on Climate Resiliency

Attachment C to these minutes and posted on the Commission's website at the following address:
https://www.nj.gov/pinelands/home/presentations/2025.08.29%20-%20IAC%20Update.pdf

Chief Planner Brad Lanute provided an update on the work of the Interagency Council on Climate Resilience, of which the Pinelands Commission is a member agency.

He first highlighted the State of the Climate Annual Report released this month by the New Jersey Climate Change Resource Center at Rutgers University. He said the report summarizes historic projected climate trends regarding temperature, sea-level rise and rainfall. He noted the report details the risks of extreme weather events, including recent studies on projected drought trends.

Mr. Lanute highlighted the report's NJ monthly temperature and precipitation departures between August 2024 to July 2025, noting that it was an unusual weather year with dramatic shifts. Mr. Lanute said the report focused on future drought projections. The report suggests New Jersey will see wetter winters, and drier summers with more drought-prone summers in the future.

Commissioner Rittler Sanchez inquired if the data was obtained regionally or statewide. Mr. Lanute deferred to the Rutgers report for findings.

Mr. Lanute presented background on the establishment of the Interagency Council on Climate Resilience (IAC), and its multi-agency work product. He said IAC helps to support the development and implementation of the NJ Statewide Climate Change Resilience Strategy. Regarding the various priorities included in the strategy, he said the work of the Pinelands Commission most closely aligns to the priority of strengthening the resilience of New Jersey's ecosystems. He reviewed the 2024 work products of the IAC, including the release of the 2024 annual report. The 2024 annual report noted the Commission's work regarding the Pinelands Management Area Climate Vulnerability Assessment, Pinelands Conservation Fund land acquisition priorities and the implementation of the K-C rules at the municipal level.

Mr. Lanute said the Statewide Extreme Heat Resilience Action Plan (RAP) update is scheduled to be released later this year. To support the 2024 Extreme Heat RAP, the Commission committed to identifying heat tolerant native plant species for potential inclusion in the CMP list of native species.

Mr. Lanute referenced extreme heat awareness week from earlier in the summer and recent webinars that included how extreme heat threatens NJ's natural world and expert discussion on the unique ecology of the Pinelands. He also highlighted the recent IAC report on the flood resilience initiatives of multiple agencies. With regard to the Pinelands Commission, he said there was discussion involving the implementation of the CMP environmental standards, including stormwater management and water supply management.

He reviewed the IAC working groups and their individual focus points as outlined in his attached presentation. He said the Commission has been participating in the Vulnerability Assessment working group, which seeks to increase the sharing of data and tools among state agencies. He described the challenges of developing standardization for such assessments given the wide diversity among agencies in terms of their missions and size.

Chair Matos thanked Chief Planner Lanute and Land Use Programs Director Gina Berg for their participation in the IAC.

Chair Matos asked for Commissioner comments.

Commissioner Lohbauer thanked Mr. Lanute for the presentation and inquired if the IAC has any projections for actual increased temperatures as opposed to ranges. Mr. Lanute said the 2024 State of the Climate report has a section that looks at where New Jersey is in terms of meeting its greenhouse gas emission targets.

Commissioner Lohbauer asked if the report speaks to whether the state is on target for meeting its greenhouse gas emission reduction targets.

Mr. Lanute said he would have to defer to the report, but that he believed the report suggested the State is on the right path.

5. Public Comment

There were no public comments.

Commissioner Lohbauer thanked Commissioner Irick for his suggestion of the topic of agrivoltaics as an agenda discussion item for this committee.

6. Adjournment

There being no other business, Commissioner Irick moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. All voted in favor. The meeting was adjourned at 11:08 a.m.

Certified as true and correct:

Lori A. Friddell

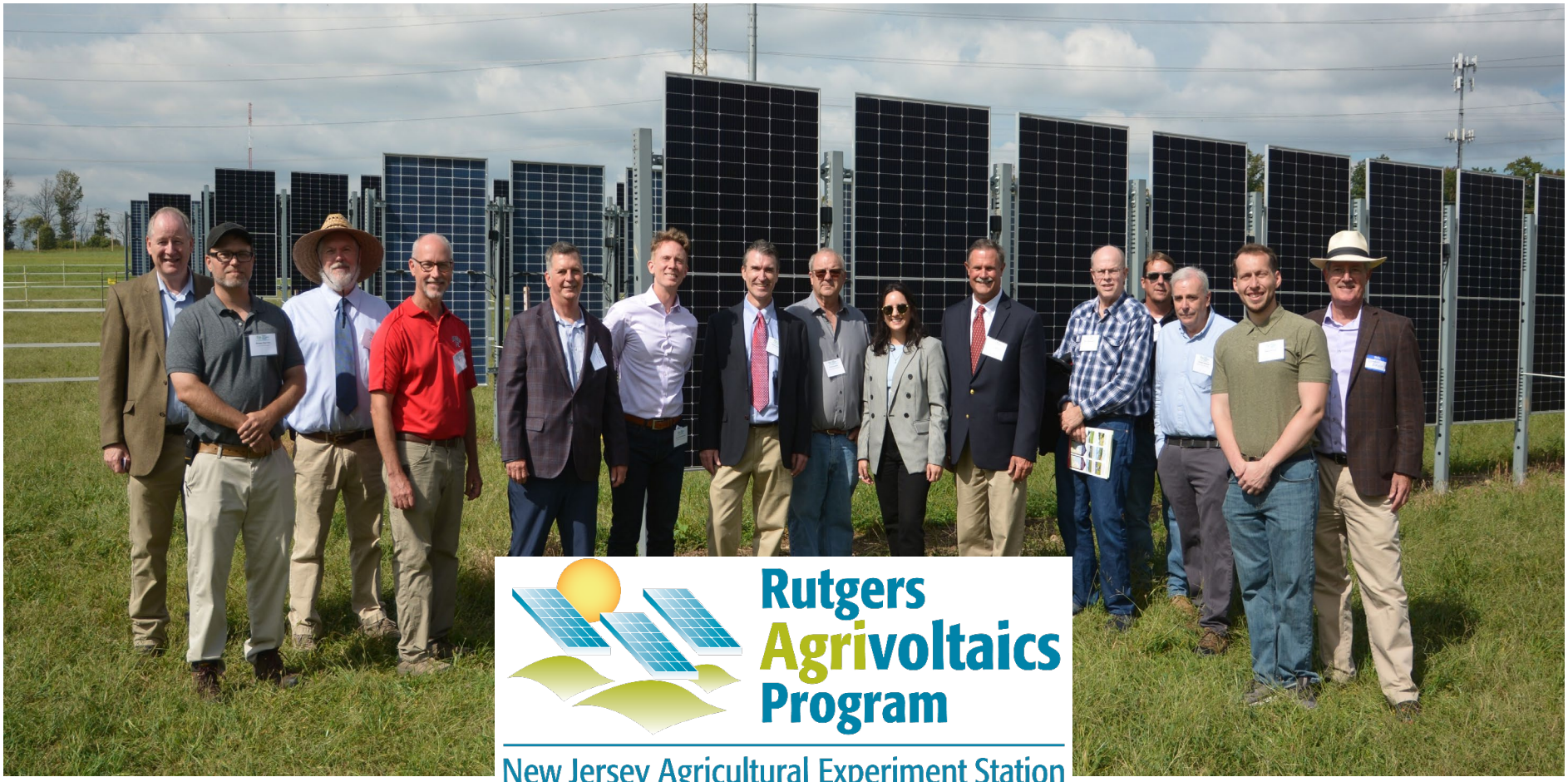
Lori Friddell, Land Use Programs Technical Assistant

Date: September 12, 2025


RUTGERS UNIVERSITY
Rutgers Agrivoltaics Program
New Jersey Agricultural Experiment Station
Agrivoltaics: Opportunities and Challenges for Agriculture
Dave Specca, RAP Lead

Rutgers Agrivoltaics Program Team(Sept. 2024)

Plant Sciences, Animal Sciences, Engineering, Economics, Social Science, Environmental Science, Meteorology



Agrivoltaics at Rutgers' NJAES Farms

Animal Farm
New Brunswick



170 kW_{DC} Installed

Large Animal Grazing and Forage Production





(left) **Vertical bifacial panels for beef cattle grazing and forage production**

(right) **Grass evaluation to understand how solar panels affect growth**

RAREC
Upper Deerfield



255 kW_{DC} Installed

Staple and Specialty Crop Production





(left) **Tomato, eggplant & pepper under double wide single-axis tracker arrays**

(right) **Soybeans under single wide single-axis tracker arrays**

Snyder Farm
Pittstown



95 kW_{DC} Installed

Hay Production





(left) **Hay production under single wide single-axis tracker arrays**

(right) **Raking hay between single-axis tracker arrays**

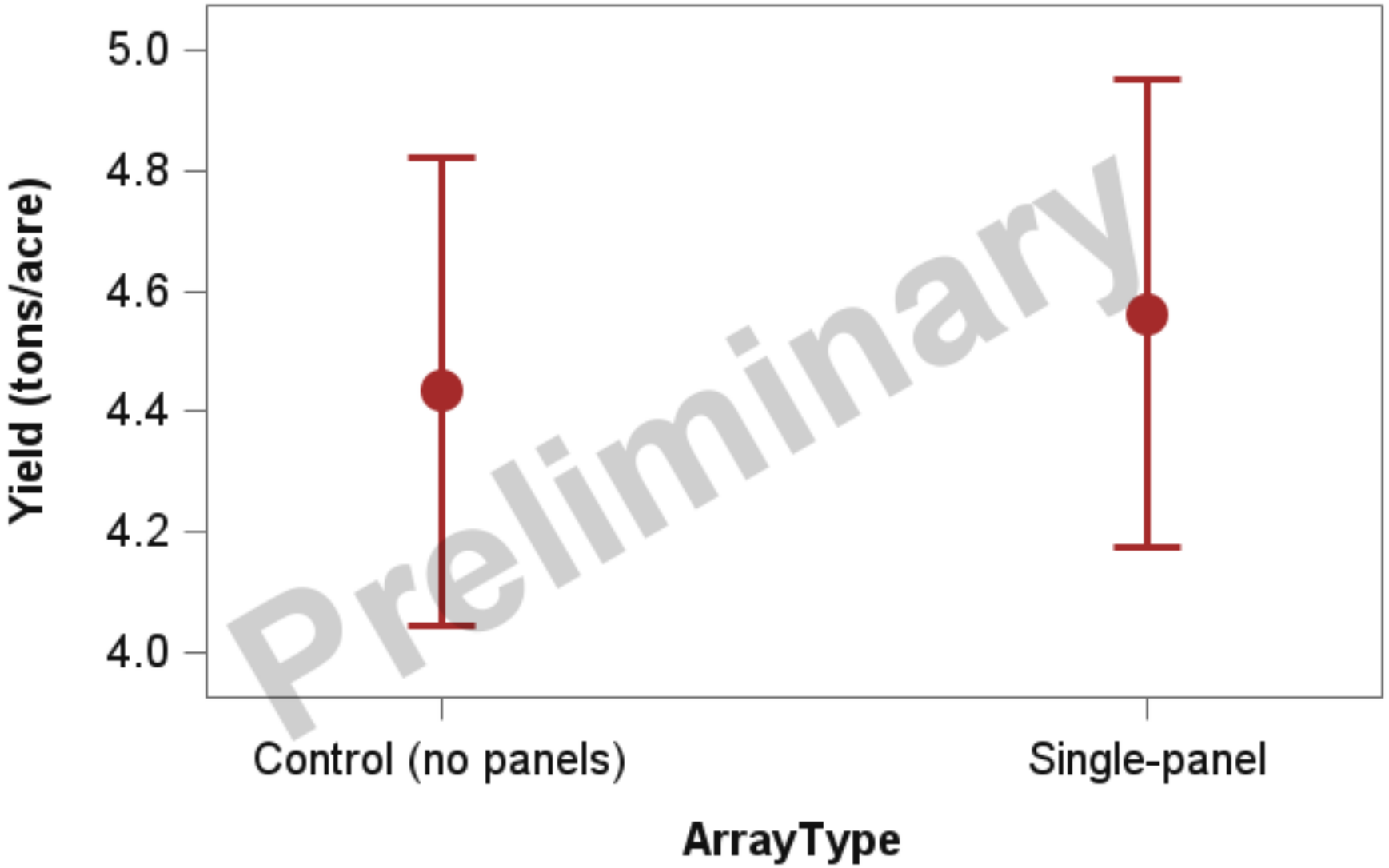
Note: All arrays have bifacial panels. All arrays are exporting power to a utility.

Freshly Mowed Orchard Grass – First Cutting
Snyder Farm



Hay yield in 2024

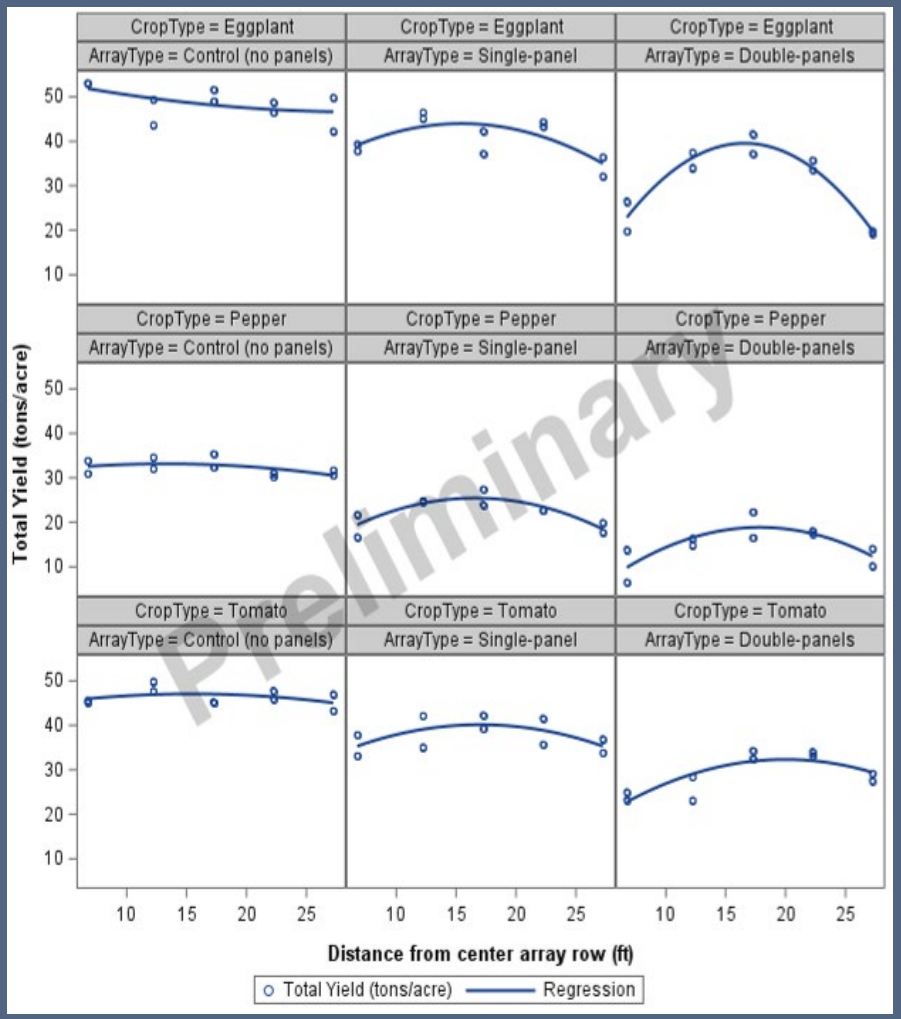
No significant effect of Solar Arrays



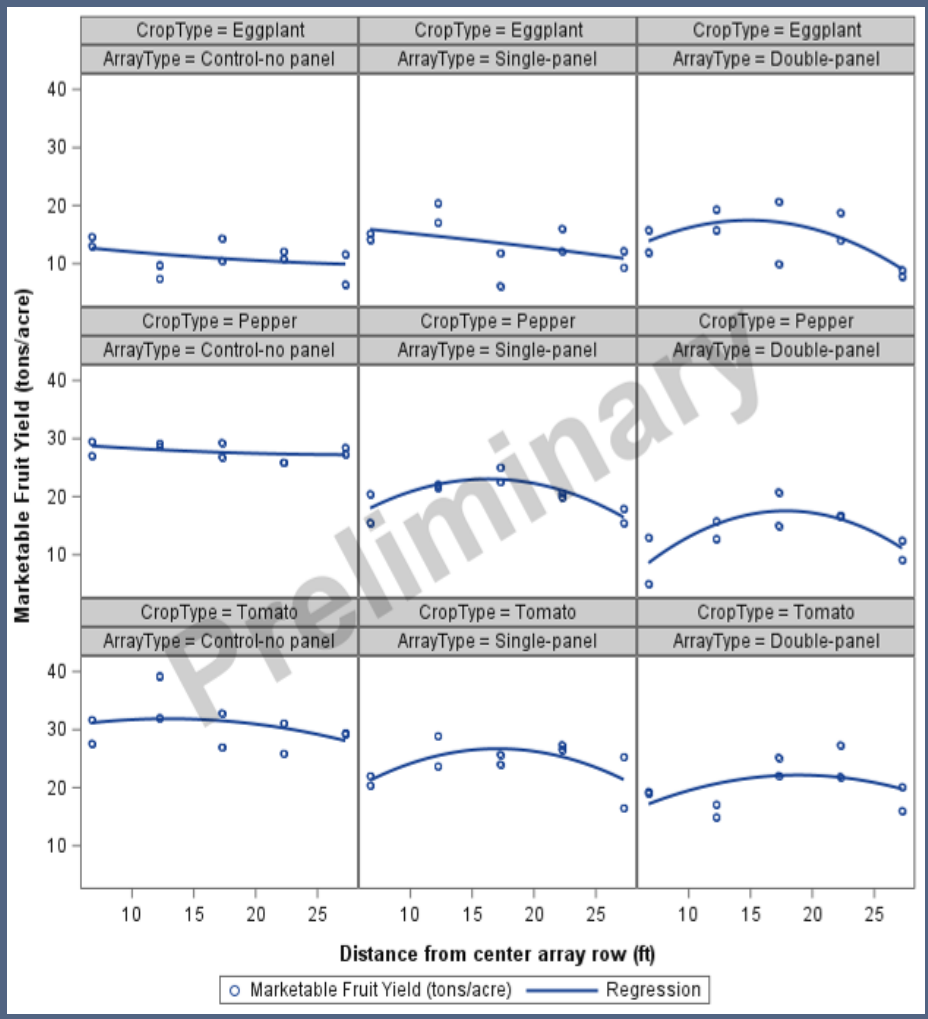
Beefsteak Tomato – Bell Pepper – Sicilian Eggplant, RAREC



Total Yield



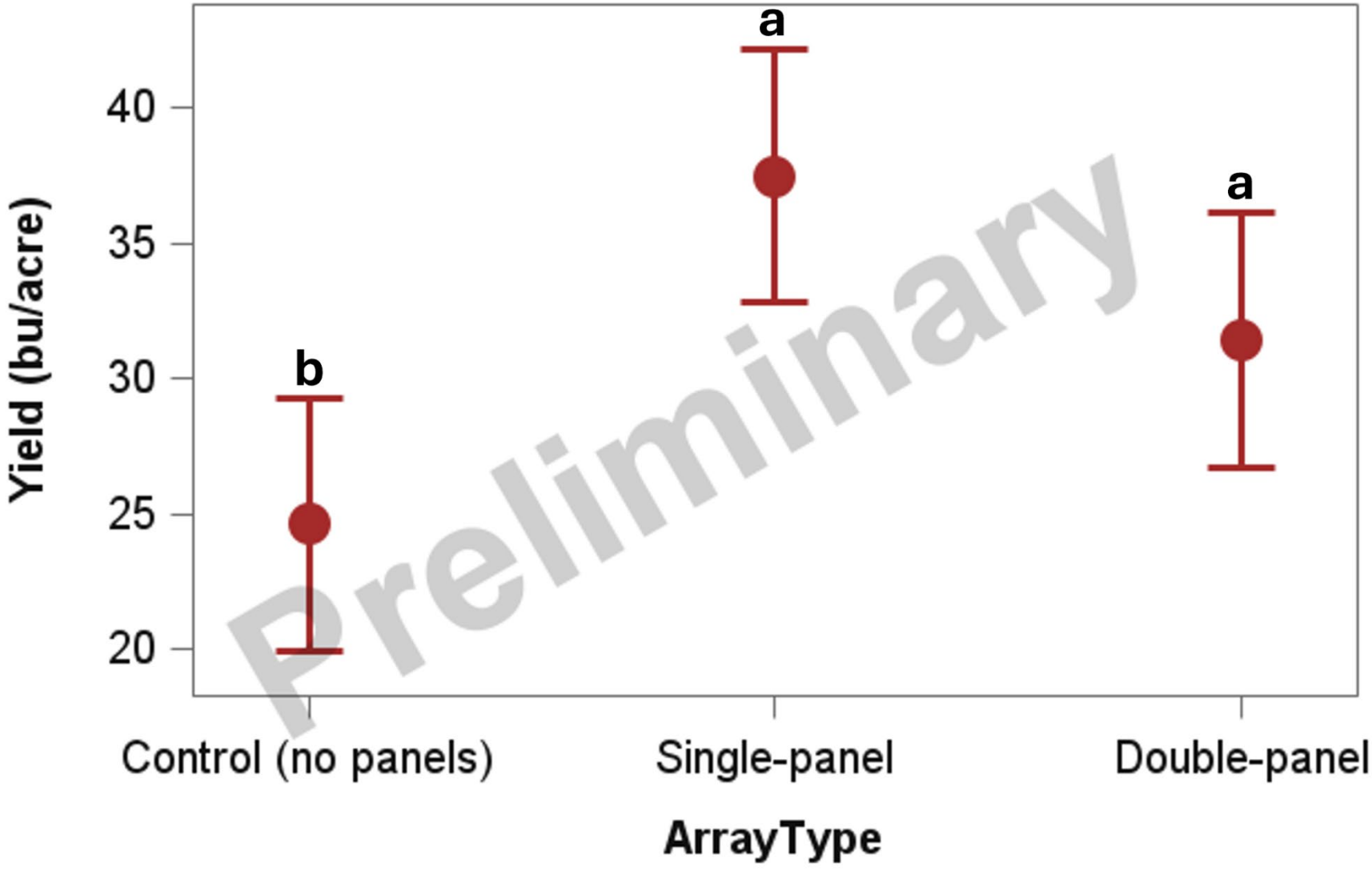
Marketable Yield

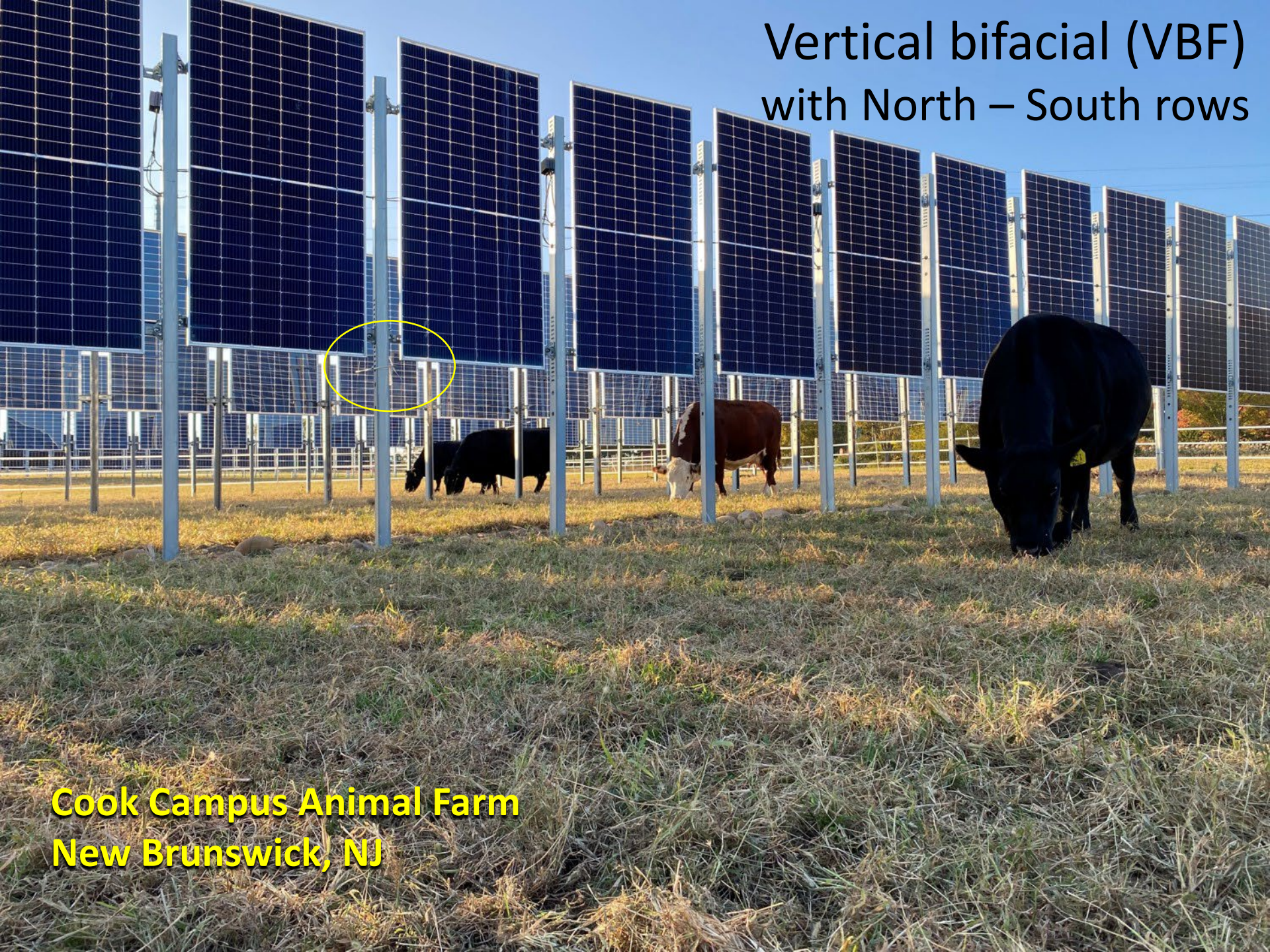



Soybean, RAREC

Soybean yield in 2024

Positive significant effect of Solar Arrays




Vertical bifacial (VBF)
with North – South rows
Cook Campus Animal Farm
New Brunswick, NJ

Cranberry Agrivoltaics Project

Ring Road Solar Project 08.06.25.pptx

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ENERGY INFRASTRUCTURE

Greenbacker SM

The Dual-Use Solar Energy Pilot Program

- The Dual-Use Solar Energy Act requires Board of Public Utilities (BPU) to develop rules and regulations for dual-use solar in New Jersey
- BPU's process for developing new programs typically involves developing a Straw Proposal, Draft Rules and Final Rules for public stakeholder input
- BPU has contracted with the Rutgers Agrivoltaics Program (RAP) to assist with implementation and monitoring
- Stakeholders have provided input, the BPU is finalizing the program, including eligibility criteria, operational requirements, and processes

Dual-Use Solar Energy Pilot Program



Rutgers Snyder Farm

In order to participate in the program, applicants:

- Must apply and be selected through a competitive process.
- Must commit to keeping farmland with dual-use solar in active agricultural/horticultural use
- May propose a monetary incentive in the form of an “adder” to the SREC-II (certificate for producing solar).

Dual-use projects:

- Cannot be sited on “prime agricultural soils and soils of statewide importance,” unless undertaken as part of a research study with a New Jersey agricultural institution
- ***Cannot be sited on wetlands or in Highlands/Pinelands preservation areas, unless a waiver is granted by BPU
- Cannot be sited on farms in the New Jersey Farmland Preservation Program

Pilot Program Research Requirements



- Management and collection of the data for the first three (3) at no cost to the participant. Participants may choose to contract with a non-Board appointed entity to collect the data at their own cost.
- The Board's designee in this case is the Rutgers Agrivoltaics Program (RAP) at Rutgers University.
- RAP will contact the Project Team of an EOI application after it has been encouraged to apply for the full application to discuss the details of the research program.

Dual-use solar can provide benefits to farmers… and New Jersey

- Farmers derive new revenue, or reduced costs, from generating electricity
- In addition to existing solar incentives, farmers may receive an added economic incentive from being part of the Dual-Use Pilot Program
- Crop yield and performance can continue to be strong with dual-use solar
- *All while producing 100% clean energy for New Jersey*



Rutgers Agrivoltaics Program

New Jersey Agricultural Experiment Station

RUTGERS UNIVERSITY

Thank You!!!

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609-360-0107
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Agrivoltaics.Rutgers.edu

Ring Road Solar & ESS Project



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ENERGY INFRASTRUCTURE

Greenbacker℠

Ring Road Solar & ESS Project

Plympton/Kingston, MA

4,433.00KWDC/2,000.00KW AC
(1P SAT)

13,500 Kwh DC-COUPLED
ENERGY STORAGE SYSTEM



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ENERGY INFRASTRUCTURE

Key Features and Benefits

- **Land Use Efficiency:**
  - Dual Use – Solar and Cranberry Sale Revenues
  - DC Coupled Battery – Additional Solar energy to store!
- **Designed for Farming Access:**
  - Modules installed 10LF high
  - Foundation Locations planned for Equipment Turns
- **Crop Productivity & Water Conservation:**
  - Shade reduces temperature extremes benefiting heat sensitive crops
  - Lesser Irrigation Needs!
- **Smart Program with Agri Adder**
- **Collaboration with UMass**
  - Yield, Compaction & Plant BioMass





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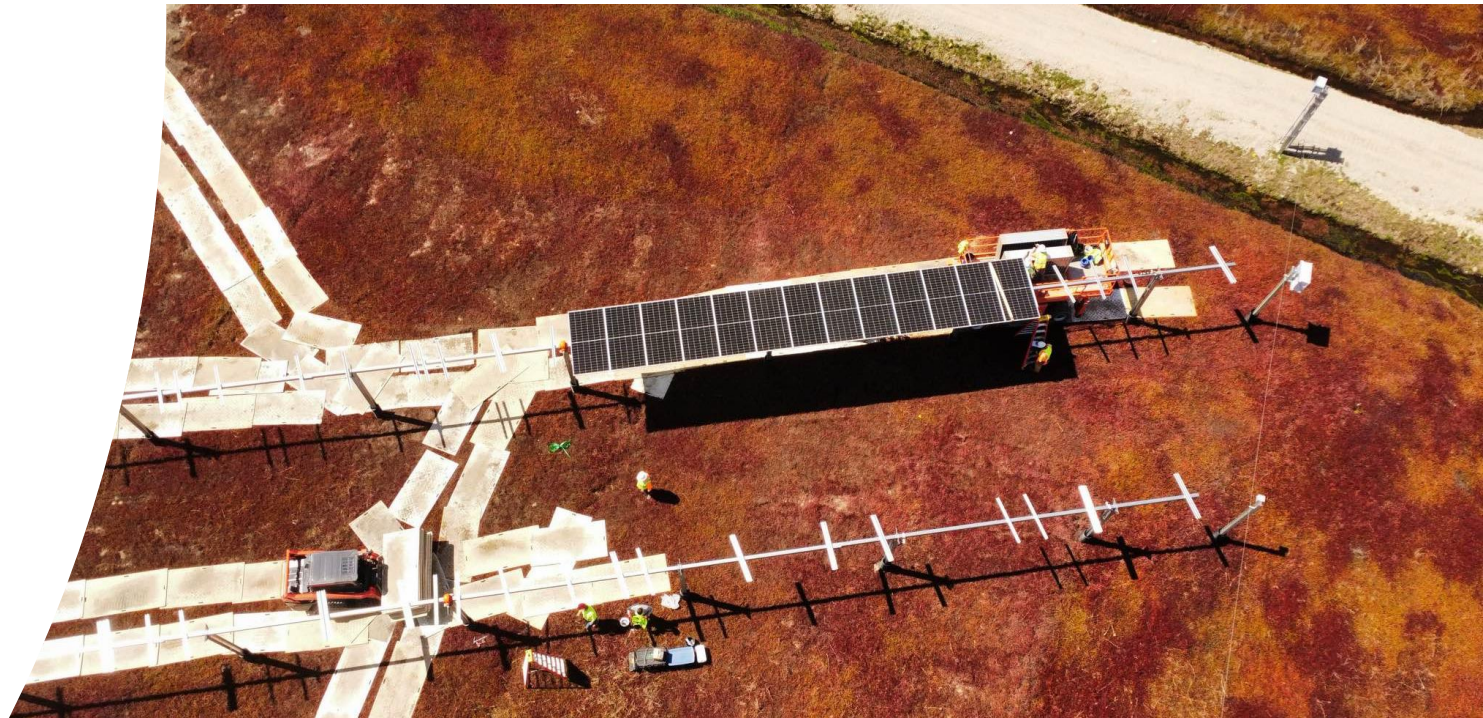
Design

- Ground Coverage Ratio
  - Different Pitch/Row-Row for Crop Yields
- Extensive Structural Design due to Organics and 10LF high Modules
- Routing Electrical Infrastructure
  - CAB Posts (minimal trenching!)
  - DC Combiner Locations (for access)
  - Avoiding Irrigation structures/ditches
  - Bog to Bog and then field to field!
- (2) separate AHJs







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Pile installation

- Specialized Equipment/predrill
- Routing Path/Matts (min. turns!)
- Refusal Strategy/design
- Protect Wines





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Rack/Module Install

- Safety at 10LF high Install
- Low productivity
- Construction Sequence





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Specialized crew training

- Matting!
  - Types/Color/specifications
  - Duration
- Route Planning
- Material Management
- Debris Management (working with food!)
- Working with a Farmers perspective!





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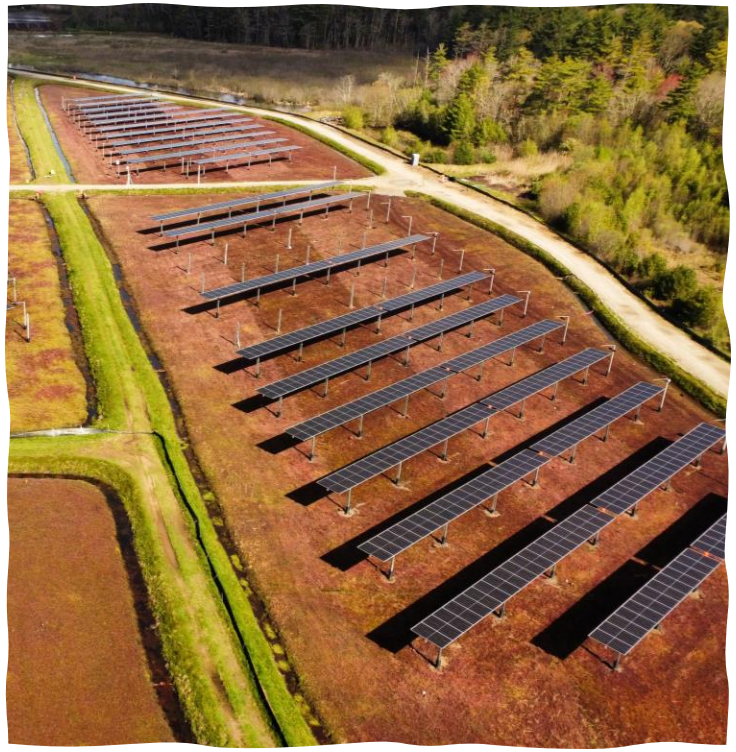
Path forward

An EPC’s perspective







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- Involve EPC firm as early as possible!
  - Permit Reviews
  - Farming operations and design/construction
  - Constant Stakeholder Communication
  - Sowing/Harvest Seasons & Schedule
  - Farmer Safety!





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- More data the better!
  - Gaining insights of subsurface conditions!
  - Soil testing & compaction levels
  - Drain tiles/irrigation systems
  - Fertilizer spraying methods
- Equipment Selection
  - Racking System heavily dictates land usage
  - Type of electrical design
    - Trench V/S CAB
    - Equipment in the field
  - Farmer Safety during operations
- Plant Operations/SOP
  - Develop with Farmer’s input!



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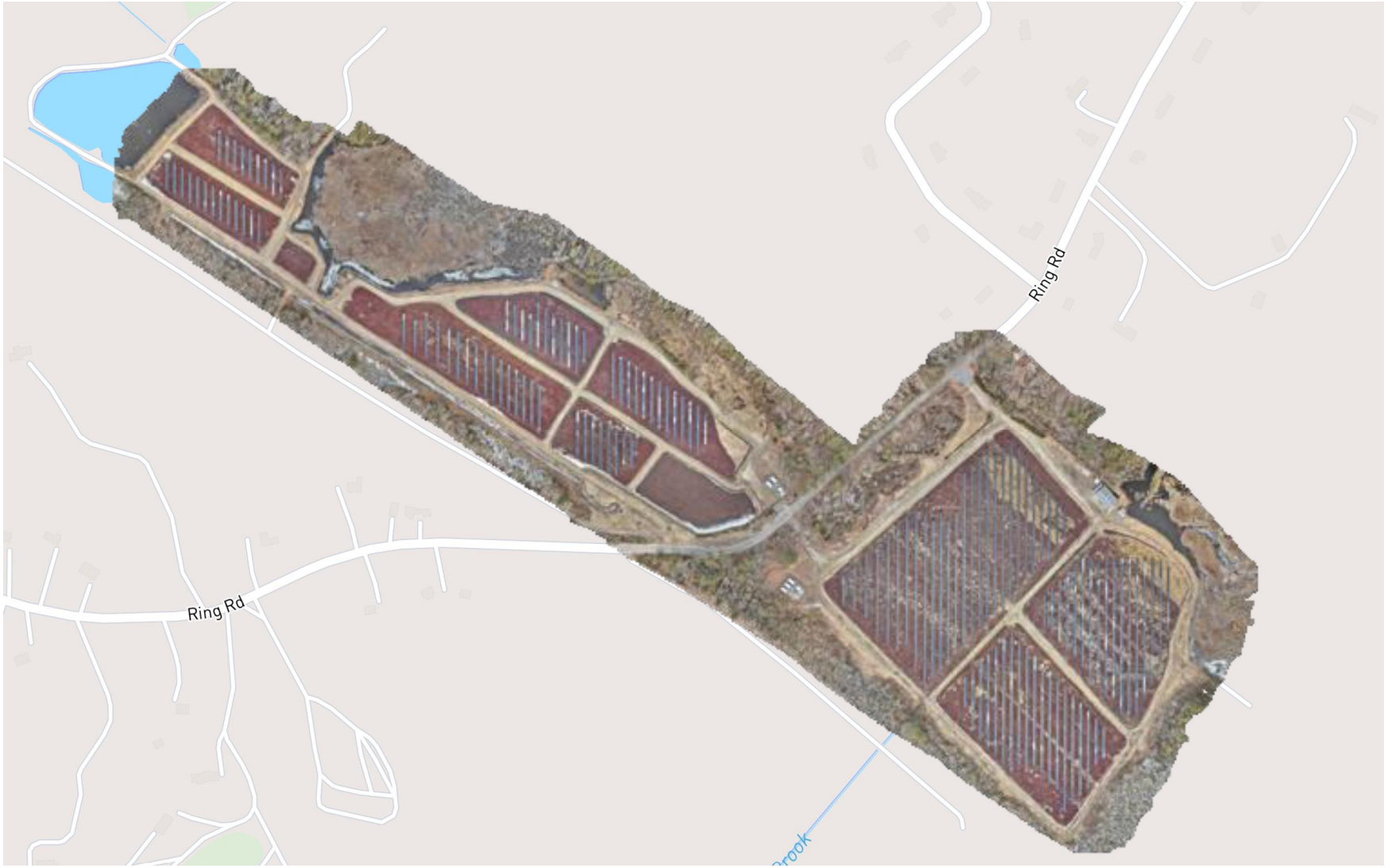
Thank you!

Prateek Tare
Co-Founder/Executive VP
ptare@distributedei.com





Interagency Council on Climate Resilience Update

CMP Policy and Implementation Committee

August 29, 2025

Climate Science in New Jersey

Rutgers: New Jersey Climate Change Resource Center

- Released in August
- Recent webinar available online (James Shope, Anthony Broccoli, David Robinson)



Kathryn Davies, Anthony Broccoli — Department of Environmental Sciences, Rutgers University

James Shope — Department of Environmental Sciences, Rutgers University; New Jersey Agricultural Experiment Station, Rutgers University; New Jersey Climate Change Resource Center, Rutgers University

Mathieu Gerbush — Office of the New Jersey State Climatologist, Rutgers University

Marjorie Kaplan — Rutgers Climate and Energy Institute; New Jersey Climate Change Resource Center, Rutgers University; New Jersey Agricultural Experiment Station, Rutgers University

David Robinson — Office of the New Jersey State Climatologist, Rutgers University; Department of Geography, Rutgers University

Efthymios Nikolopoulos, Diogo S.D. Araujo — Department of Civil and Environmental Engineering, Rutgers University

Robert Kopp — Department of Earth and Planetary Sciences, Rutgers University

Jeanne Herb — Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University

Ashlyn Spector — New Jersey Climate Change Resource Center, Rutgers University; Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University

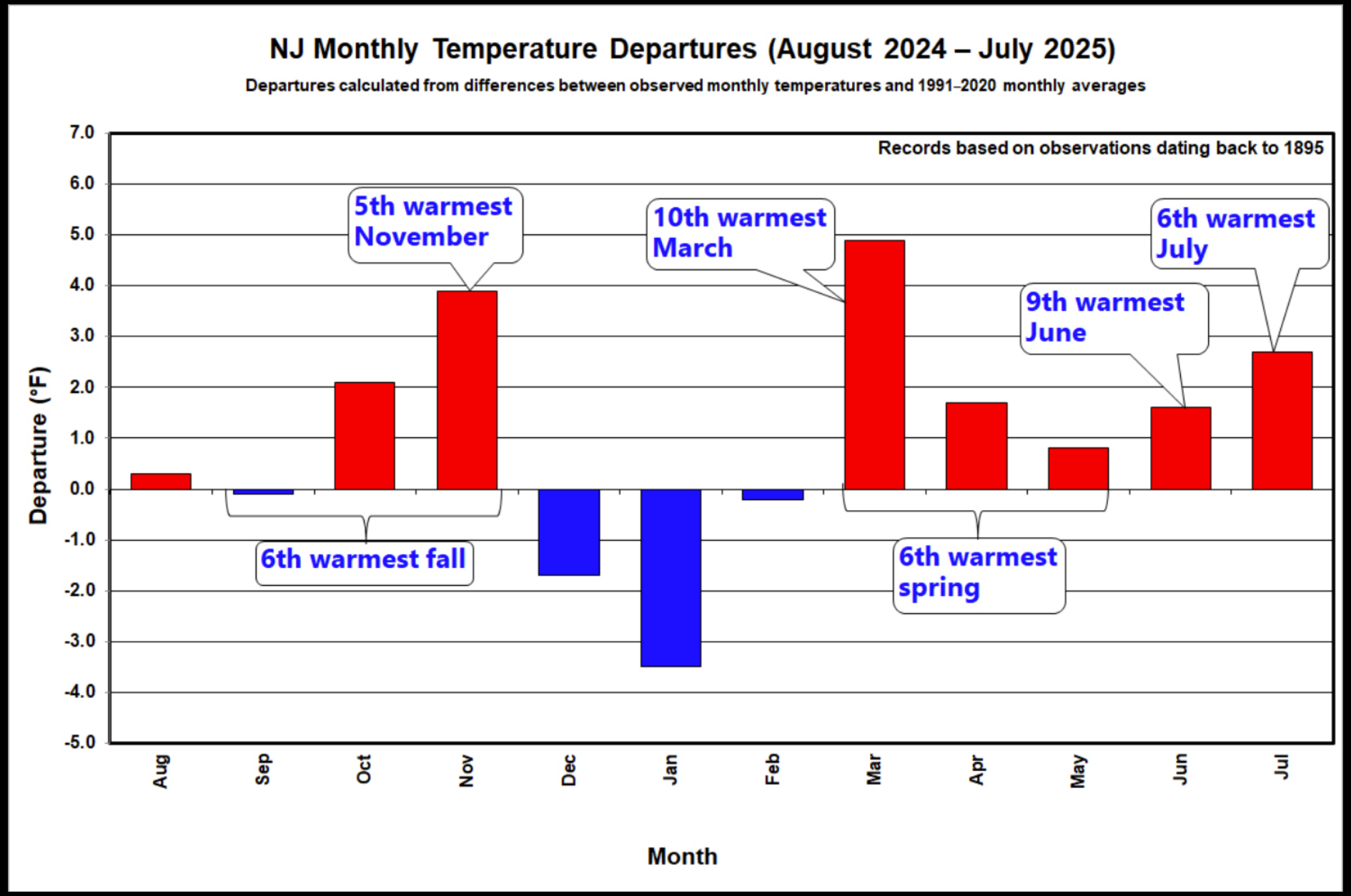
Davies, K., Shope, J., Broccoli, A., Gerbush, M., Kaplan, M., Robinson, D., Nikolopoulos, E., Araujo, D., Kopp, R., Herb, J. & Spector, A. 2025. State of the Climate: New Jersey 2024. Rutgers, The State University of New Jersey, New Brunswick, NJ. DOI: 10.7282/00000539.

State of the Climate: New Jersey 2024

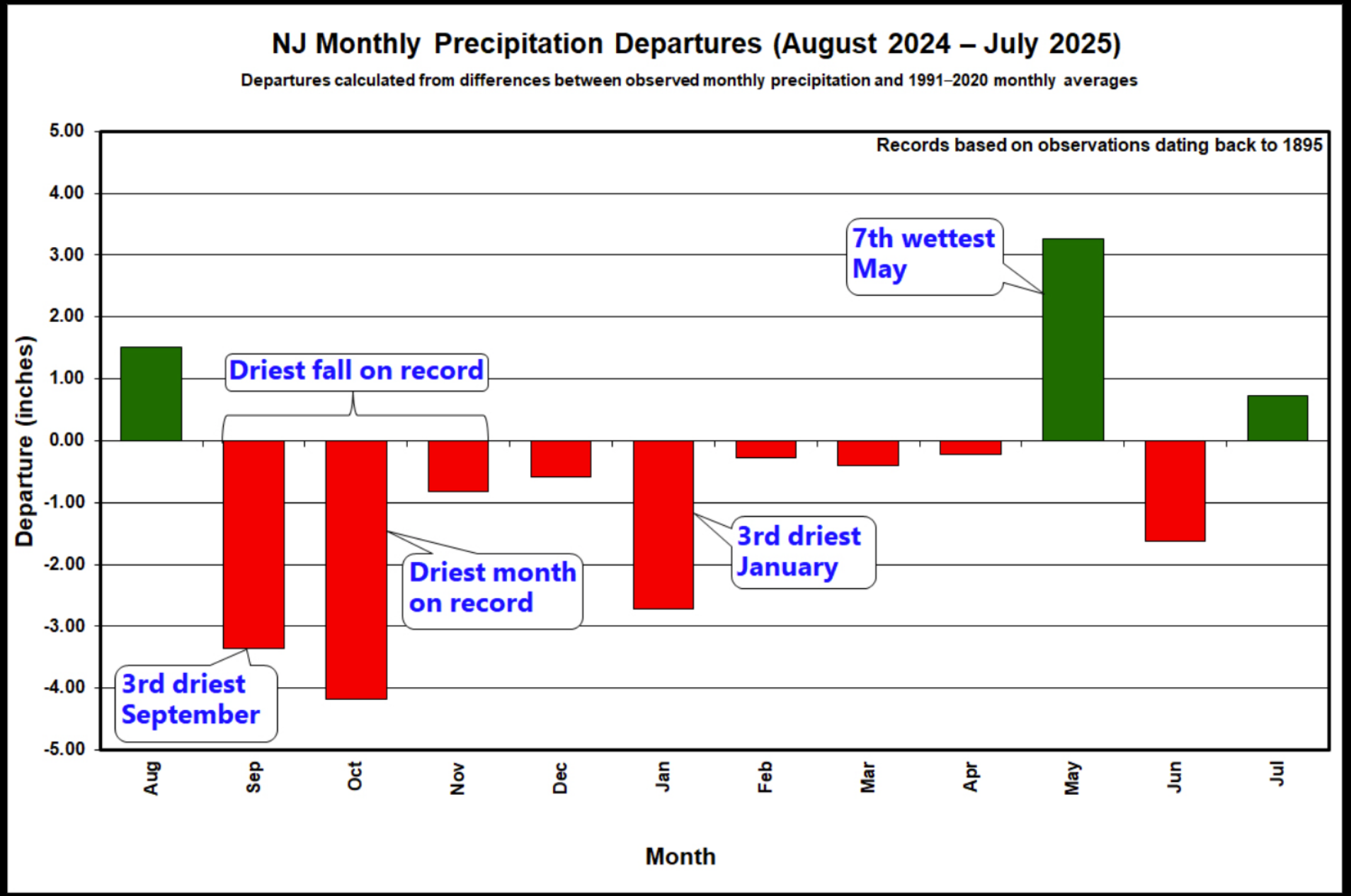
Summary of Historic and Projected Trends in New Jersey Climate

	Temperature	Sea-Level Rise	Precipitation	Extreme Events
Historic Trends	New Jersey's annual temperatures have risen by approximately 4 °F since 1900.	Sea level has increased along the New Jersey coastline at 0.17 inches/yr (~18.9 inches since the early 1900s).	Total annual rainfall within New Jersey has increased by ~7% since the early 1900s.	New Jersey has experienced multiple extreme rainfall and flooding events from tropical systems that mirror Post Tropical Cyclone Helene in southern Appalachia.
Future Projections	With moderate greenhouse gas emissions New Jersey's annual temperatures are projected to increase 3.7–6.2 °F by 2100 relative to the 1991–2020 average.	By 2100, sea level in New Jersey will likely rise 1.7–3.9 ft with 2°C of global warming and 2.0–5.1 ft with 3.5°C of global warming.	With moderate greenhouse gas emissions, annual rainfall is expected to increase by 3–13% by 2100 and extreme 24-hour rainfall is projected to increase by 5–15%.	With a warming climate, it is more likely that New Jersey will experience more intense rainfall from tropical systems and greater impacts farther inland.

Davies, K., Shope, J., Broccoli, A., Gerbush, M., Kaplan, M., Robinson, D., Nikolopoulos, E., Araujo, D., Kopp, R., Herb, J. & Spector, A. 2025. State of the Climate: New Jersey 2024. Rutgers, The State University of New Jersey, New Brunswick, NJ. DOI: 10.7282/00000539.



https://climate.rutgers.edu/stateclim/images/nj_12month_temp_dep.JPG



https://climate.rutgers.edu/stateclim/images/nj_12month_pcp_dep.JPG

Future Drought Projections

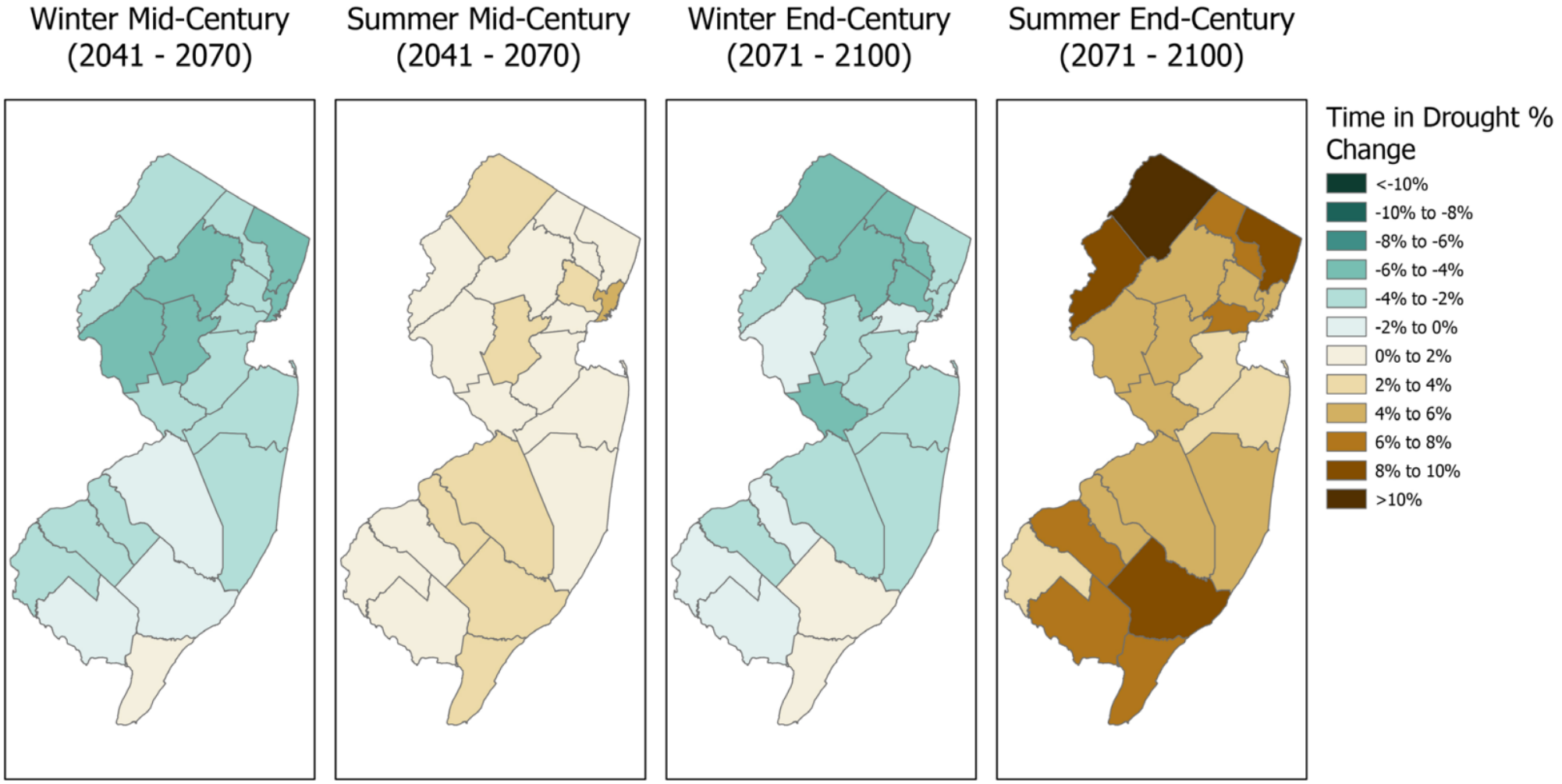


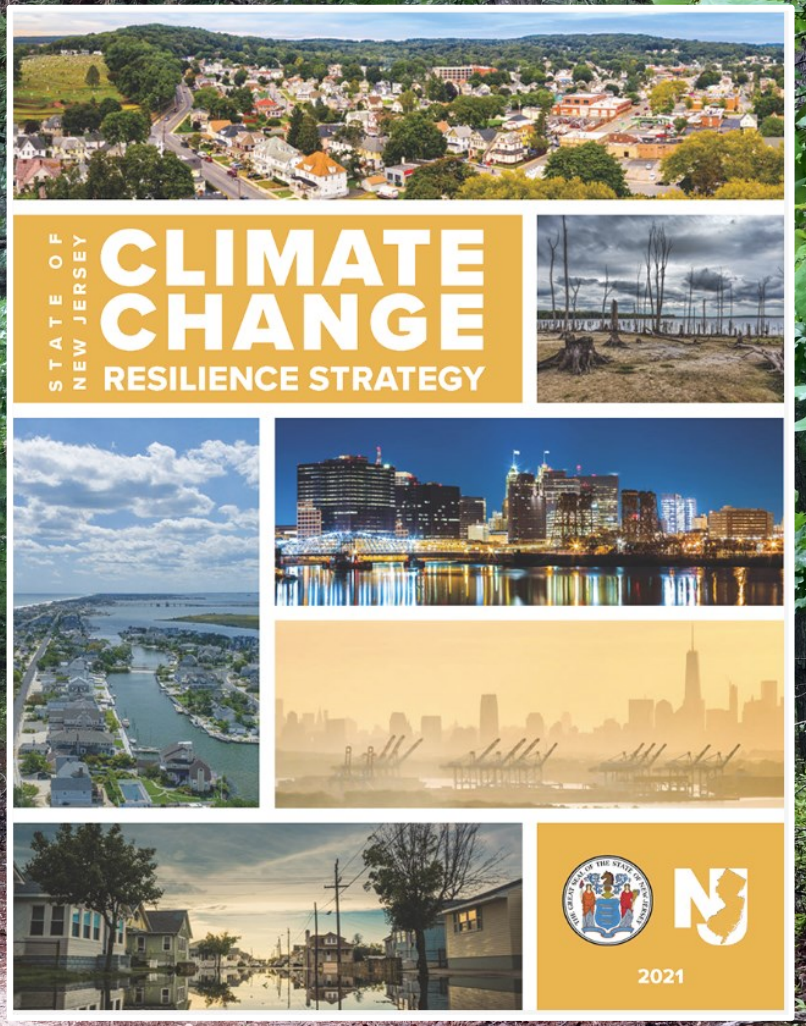
Figure S1. Projected change in percent time in drought conditions by county for the winter and summer seasons by the mid- and end-21st century.

Davies, K., Shope, J., Broccoli, A., Gerbush, M., Kaplan, M., Robinson, D., Nikolopoulos, E., Araujo, D., Kopp, R., Herb, J. & Spector, A. 2025. State of the Climate: New Jersey 2024. Rutgers, The State University of New Jersey, New Brunswick, NJ. DOI: 10.7282/00000539.

Interagency Council on Climate Resilience

- Established in 2019 by EO No. 89 to develop short- and long-term actions plans that will promote the mitigation, adaptation, and resilience of New Jersey's economy, communities, infrastructure, and natural resources.

- The IAC helps support the development and implementation of the NJ Statewide Climate Change Resilience Strategy (2021).

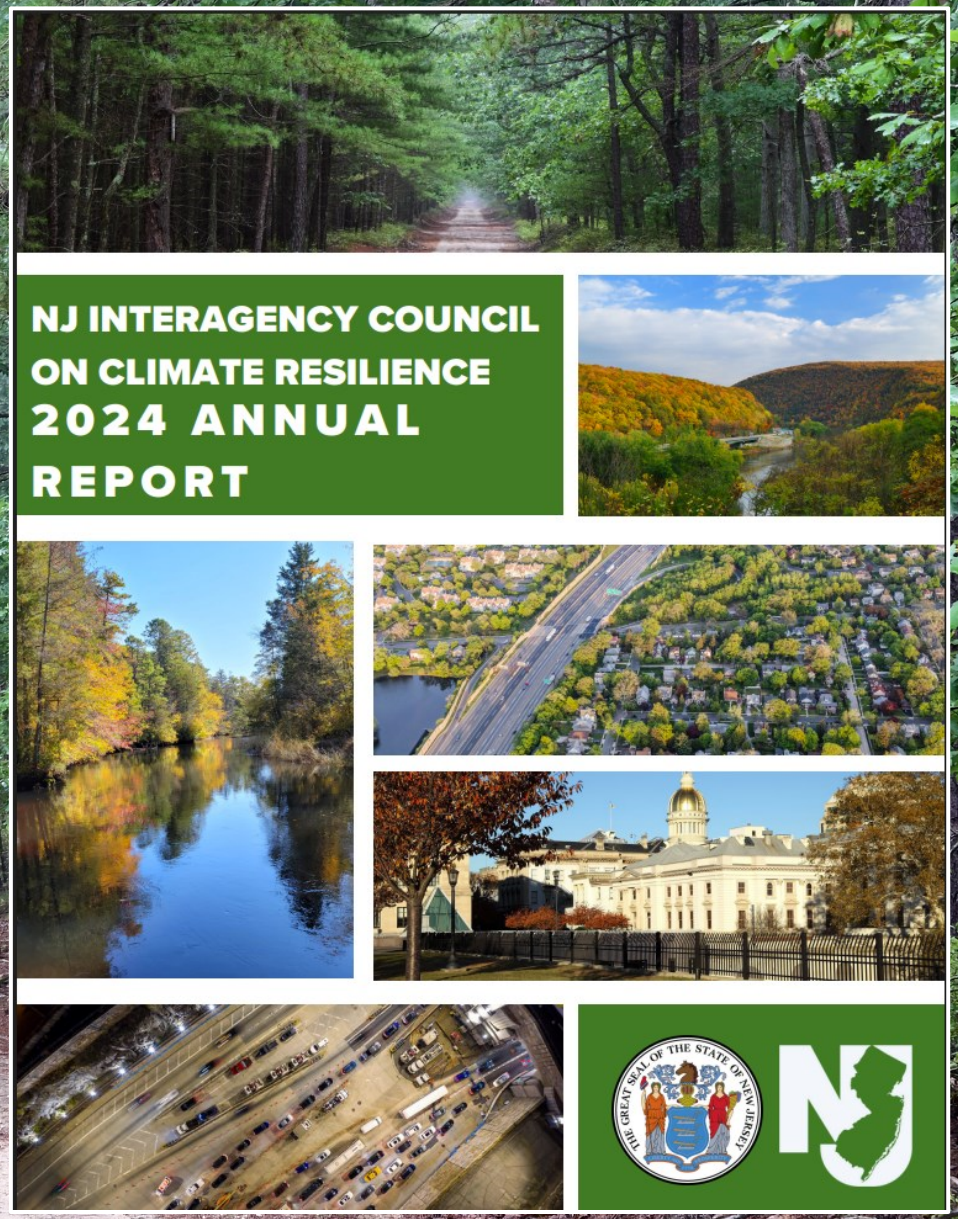


Interagency Council on Climate Resilience

- 26 member agencies
- Strategic direction and support provided by the DEP Office of Climate Resilience
- Monthly meetings; periodic agency-head meetings

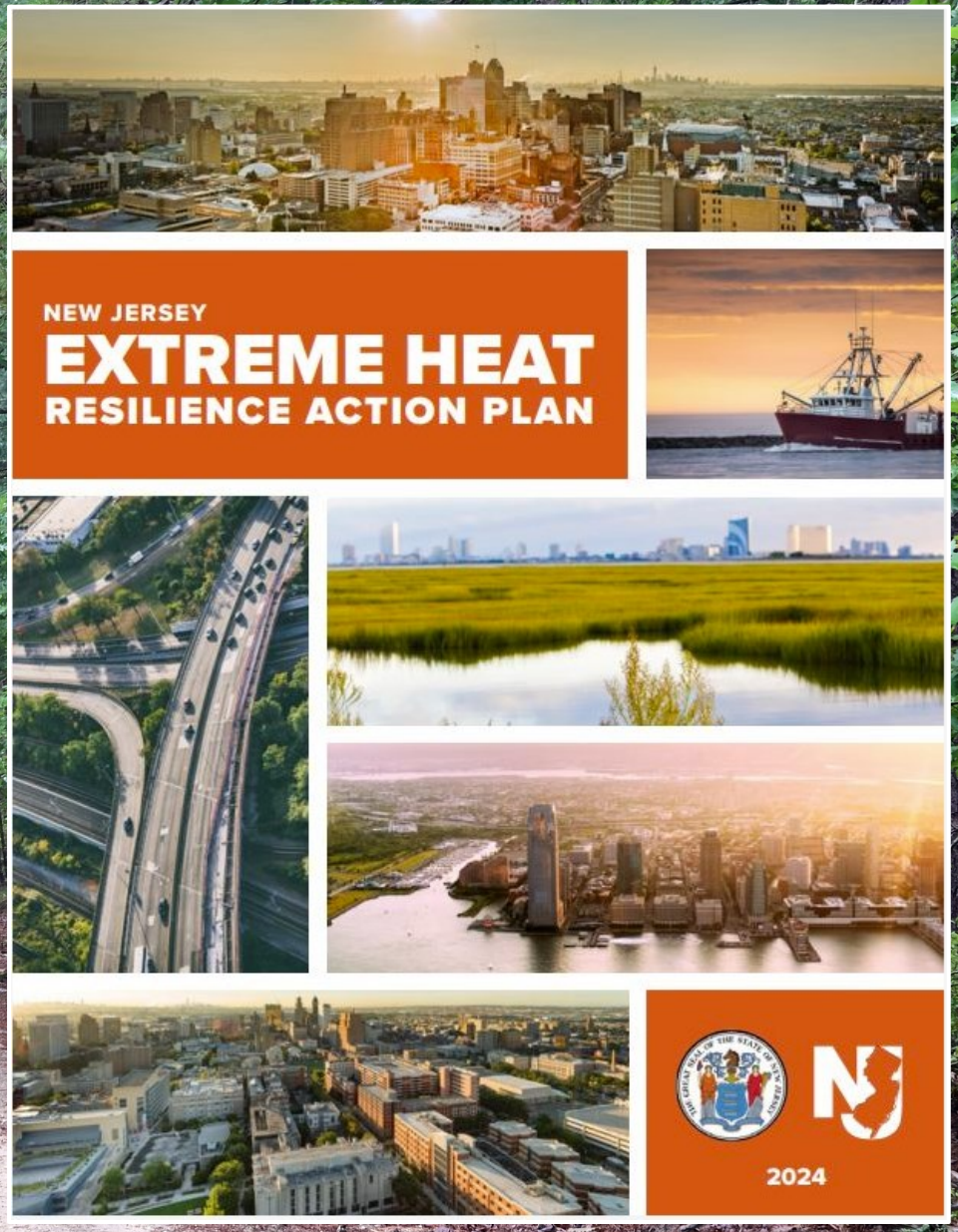
IAC Work Products

- 2024 Annual Report – Released in March
  - Pinelands Management Area Climate Vulnerability Assessment; PCF Acquisition Priorities; Implementation of K-C Rules at municipal level
- New Jersey Statewide Flood Resilience Initiatives – Released this week
- Statewide Extreme Heat Resilience Action Plan – Update planned for later this year



Extreme Heat RAP

- Extreme Heat RAP was released in 2024
  - Heat tolerant native species
- Extreme heat awareness week 2025 (June 2nd – June 6th)
  - 4 Webinars, including one on how Extreme Heat Threatens NJ's Natural World
- 2025 Update due out later this year



Flood Resilience Initiatives

- Flood Safety Week - August 25th – August 29th (This week)
- Statewide Flood Initiatives Report
- Discusses implementation of Pinelands CMP environmental standards including, stormwater management and water supply management.



IAC Working Groups

- Extreme Heat Coordinated Communications
  - Focus: developing and disseminating consistent outreach and educational materials on extreme heat (e.g., webinar series)
- IAC Outreach & Engagement Strategy
  - Focus: enhancing and improving public understanding of the work of the IAC (e.g., public listening sessions)
- Vulnerability Assessment
  - Focus: sharing information on how state agencies are conducting vulnerability assessments; look for standardization where possible (e.g., sharing of latest data and tools – NJ Adapt)

State of New Jersey
THE PINELANDS COMMISSION
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(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

Memorandum

To: Members of the Policy and Implementation Committee

From: Susan R. Grogan
Executive Director

Subject: Adoption of Rule Package #1

Date: September 17, 2025

Please find attached for your review and recommendation a packet of information related to Comprehensive Management Plan (CMP) amendments known as Rule Package #1. Rule Package #1 amendments deal with various sections of the CMP including 1) application fees; 2) expiration of completeness documents; 3) Regional Growth Areas and the Pinelands Development Credit Program (PDC); 4) redesignation of the Black Run watershed in Evesham Township from Rural Development Area to Forest Area on the Land Capability Map; and 5) minor clarifications and updates.

Following authorization by the Commission on April 11, 2025, the amendments were published in the New Jersey Register on June 16, 2025. Subsequently, a public hearing was held on July 15, 2025, and written comments were accepted through August 15, 2025. A copy of the original proposal, the written comments, a summary of the oral comments and the draft adoption notice are attached for your review. After reviewing the submitted comments, we recommend adoption of the amendments without change.

A total of 490 commenters submitted comments through written and/or oral testimony. Most comments supported redesignation of the Black Run watershed to Forest Area, either stating specific support of the rule (342) and/or support for added protection of the watershed and its resources (111). Other commenters offered more general support for the proposed amendments, protection of the Pinelands and the natural resources of the Pinelands. The remaining comments discussed application fees, expiration of completeness documents, and the PDC Program in Regional Growth Areas. Copies of all the written comments and a summary of the oral comments are included with this packet.

In addition to the required public hearing and comment period, staff sent or will send notification letters to applicants whose Certificates of Filing or Waivers of Strict Compliance will be expiring. Staff completed an extensive outreach effort to contact 1,647 applicants whose Certificates of Filing were issued between 2004 and August 2025. Over 600 of those notifications were sent by regular mail due to the lack of email addresses. Following Commission adoption of the amendments, staff plans to notify

an additional group of applicants that Waivers of Strict Compliance issued prior to March 2, 1992 will expire one year from the effective date of the amendments. All applicants are afforded the opportunity to submit new applications if they still wish to pursue development of their properties. Re-application is expected to give applicants, municipalities, and the Commission a clearer path to obtaining/issuing/approving local approvals if the application does proceed.

Staff will be prepared to review and discuss the comments and responses to comments at the Policy and Implementation Committee meeting on September 26, 2025. Following the Committee's consideration, and approval by the Governor's office, the resolution will be placed on the agenda of the full Commission for adoption. Our hope is to schedule Commission action for the November 14, 2025 meeting.

If the Commission adopts these amendments on November 14th, publication of the adoption notice in the New Jersey Register would occur in early February 2026. Upon adoption, the amended rules will take effect.

Attachments:

1) Draft resolution
2) Draft adoption notice
3) Summary of Oral Comments
4) Compiled Written Comments
5) Rule proposal (PRN 2025-063)

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: To Adopt Amendments to the Comprehensive Management Plan in Accordance with the Administrative Procedure Act (Fees; Certificates of Filing; Waivers of Strict Compliance; Land Capability Map; Regional Growth Areas; Pinelands Development Credits)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, N.J.A.C. 7:50-5 of the Comprehensive Management Plan sets forth criteria for the designation of Pinelands management areas and depicts the boundaries of these areas on a Land Capability Map, adopted as part of the Comprehensive Management Plan at N.J.A.C. 7:50-5.3(a)24; and

WHEREAS, updated information generated by and made available to the Commission concerning natural resources in the Black Run Watershed indicates that a change in the designation of an area in Evesham Township, Burlington County, from a Rural Development Area to a Forest Area is warranted; and

WHEREAS, the Commission is therefore amending the Land Capability Map adopted at N.J.A.C. 7:50-5.3(a)24 in order to implement the above-described management area change; and

WHEREAS, the Commission has also identified the need to amend the Comprehensive Management Plan to adjust fees required for certain development applications so as to better reflect staff resources expended on the review of such applications; and

WHEREAS, the Commission also wishes to establish expiration provisions for certain Waivers of Strict Compliance, Certificates of Filing and other completeness documents issued by the Commission in order to ensure that proposed development is consistent with current Comprehensive Management Plan standards and reduce the confusion and administrative burden that results when applicants seek to rely on decades-old documents; and

WHEREAS, the Commission further wishes to update provisions related to development and land use in Pinelands Regional Growth Areas, as well as standards related to the allocation, use and severance of Pinelands Development Credits; and

WHEREAS, the Executive Director has submitted to the Commission proposed amendments to the Pinelands Comprehensive Management Plan to accomplish the above-described objectives in a manner that furthers the goals of the Comprehensive Management Plan; and

WHEREAS, on April 9, 2025, the Pinelands Commission authorized publication of the proposed amendments through adoption of Resolution PC4-25-11; and

WHEREAS, the proposed amendments were published in the June 16, 2025, New Jersey Register at 57 N.J.R. 1210(a); and

WHEREAS, the Pinelands Commission held a public hearing to receive testimony on the proposed amendments on July 15, 2025; and

WHEREAS, the Pinelands Commission also solicited written comments on the proposed amendments through August 15, 2025; and

WHEREAS, the Pinelands Commission received both oral and written comments on the notice of proposed amendments; and

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WHEREAS, at its September 26, 2025 meeting, the Commission's Policy and Implementation Committee reviewed all public comments received on the proposed Comprehensive Management Plan amendments and the responses prepared by Commission staff; and

WHEREAS, the Pinelands Commission has reviewed the Notice of Adoption dated September __, 2025 and all public comments received by the Commission on the rule proposal; and

WHEREAS, the Pinelands Commission desires to adopt the proposed amendments in accordance with the September ___, 2025 Notice of Adoption; 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:

1. The Commission hereby adopts the proposed Comprehensive Management Plan amendments as published in the June 16, 2025 New Jersey Register, and in accordance with the attached September ___, 2025 Notice of Adoption.

2. The Executive Director shall forward the amendments and minutes of this action to the Governor of the State of New Jersey and shall also forward these amendments to the United States Secretary of the Interior for review in accordance with Section 502 of the National Parks and Recreation Act of 1978.

3. The amendments shall take effect as provided in the Pinelands Protection Act and upon publication in the New Jersey Register.

ENVIRONMENTAL PROTECTION

PINELANDS COMMISSION

Pinelands Comprehensive Management Plan

Fees; Hearing Procedures; Action on Applications; Certificates of Filing; Public Hearings; Waivers of Strict Compliance; Map Status; Standards for Development and Land Use in Regional Growth Areas; Pinelands Development Credits; Pilot Program for Alternate Design Wastewater Treatment Systems

Adopted Amendments: N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47 and 10.22

Proposed: June 16, 2025, at 57 N.J.R. 1210(a).

Adopted: _____ by the New Jersey Pinelands Commission, Susan R. Grogan, Executive Director

Filed: _____, as R.____ d._____, **without change.**

Authority: N.J.S.A. 13:18A-6j.

Effective Date: _____

Expiration Date: Exempt.

The New Jersey Pinelands Commission (Commission) is adopting amendments to N.J.A.C. 7:50-1, General Provisions, 4, Development Review, 5, Minimum Standards for Land Uses and Intensities, and 10, Pilot Programs of the Pinelands Comprehensive Management Plan (CMP). The amendments were proposed on June 16, 2025 at 57 N.J.R. 1210(a). The adopted amendments more specifically relate to (1) application fees for certain categories of development and Letters of Interpretation; (2) the expiration of completeness documents and waivers of strict

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compliance; (3) Regional Growth Areas and the Pinelands Development Credit Program; (4) the redesignation of the Black Run watershed in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area; and (5) minor clarifications and updates.

The Commission transmitted the notice of proposal to each Pinelands municipality and county, as well as to other interested parties, for review and comment. Additionally, the Commission:

- Sent notice of the public hearing to all persons and organizations that subscribe to the Commission's public hearing registry;
- Sent notice of the public hearing and provided a copy of the notice of proposal to all Pinelands counties and municipalities, and other interested parties;
- Placed advertisements of the public hearing in the four official newspapers of the Commission, as well as on the Commission's own webpage;
- Submitted the proposed amendments to the Pinelands Municipal Council, pursuant to N.J.S.A. 13:18A-7.f;
- Distributed the proposed amendments to the news media maintaining a press office in the State House Complex; and
- Published a copy of the proposed amendments on its webpage at www.nj.gov/pinelands.

Summary of Public Comments and Agency Response:

The Commission accepted oral comments on the June 15, 2025 proposal at the formal public hearing held in live video format (Zoom) before Commission staff on July 15, 2025, and written

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comments by regular mail, facsimile, or e-mail through August 15, 2025. The public hearing was recorded in video format and is on file in the Commission's digital records.

A total of 490 people provided comments on the proposal either by oral testimony at the public hearing or in written comments.

The following individuals and organizations submitted comments:

1. Nicole Wall
2. Joseph DeFeo
3. JR
4. Stephanie Wisenauer
5. Megan Applegate-Wood
6. Jennifer Rubeo
7. Abigail Bierman
8. Valerie Chumbley
9. Sherrie Pearl
10. Nicole Jacoberger
11. Joan Ford
12. Christina Bartnikowski
13. Charles and Beverly Trueland
14. Karina Sandoval
15. George
16. Werner Raff

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17. Darren Marcotte
18. Allison Coulter
19. Maria Escalante
20. Christine Mamas
21. Lori Chimento (submitted written and oral comments)
22. Carl Stone
23. Diane Fanucci
24. Thomas Pluck
25. Clark Perks
26. Michael Lippert
27. Julie Alway
28. Jonathan M. Korn
29. Ed Stahl
30. Jillian Lauk
31. Michael Curran
32. Mary Franklin
33. Nancy Carter
34. Carol Arrowood
35. Patricia Kiernan
36. Kandie Press
37. Dr. Howard Press
38. Brandon Tomei
39. Maxwell McClendon

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40. Julia Pestalozzi
41. Carly DeGirolamo
42. David C. Patterson, Esq., Maressa Patterson, LLC
43. Steve Malitsky
44. Joshua Dossick
45. Phil Warren
46. Anonymous
47. Edward Ferruggia
48. Marty Lawler
49. Anthony Bombara
50. Dipankar Chatterjee
51. Rick Walsh
52. Deana Siri
53. Sara Pyle
54. Rich & Loretta Lipp
55. Gwenn Albrecht
56. Marcin Kuszynski
57. Robert Talewsky
58. Jeff Alken
59. Evelyn Perkowska
60. Jesmin Mitra
61. Richard Bernstein
62. Roberta Bachman

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63. Richard Taylor, Friends of the Black Run Preserve

64. Steven Fenster

65. Tracey Doron (submitted written and oral comments)

66. Brittany Jacobsen

67. Lori Bonfrisco

68. Rachel Read

69. Katharine

70. Andreea Trifas

71. Bruce George Smith

72. Denise L. Lytle

73. Diana Chauca

74. Kathleen Goodman

75. Aimee Prendergast

76. Gia Wizeman

77. Don Vonderschmidt

78. Erica Jackson

79. Serena Jackson

80. Emily Darcy

81. Deborah Larsen

82. Juliana DePasquale

83. Stefania Mis

84. Alexander Bershadsky

85. Rebecca Canright

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86. Nancy Reamy

87. Eric Baratta

88. Michael Rothmel

89. Kevin Papa (submitted written and oral comments)

90. Ellen Pedersen

91. Tyler Putman

92. Nicole Belolan

93. Kristie Desousa

94. Robert Paccione

95. Jessica Sautter

96. Alice Houseal

97. Christopher Norulak

98. Kathryn Newell

99. Margaret Harbison

100. Tara Rozanski

101. Darlene Saggiomo

102. Kim DeMeo

103. Jake Matro

104. Tim Batten

105. Thomas J. Carroll

106. Marina Linderman

107. Judith Leshner

108. Jennifer Mcloskey

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109. Valerie Rey

110. Perry Capelakos

111. Anna Linderman

112. Christine Panagotopulos

113. Mary DeLia

114. Erin Panagotopulos

115. Nancy Raleigh

116. Jenna Romano

117. Alex Linderman

118. Stephanie Horton

119. Michael Pellegrino

120. Chantel Rivera

121. Linda Scholz

122. Sophia Wenzke

123. Mike Paglia

124. Emily Wheatley

125. Olesya Rosner

126. Julia McCay

127. Rajdeep Usgaonker

128. Chris Raab

129. Jen Wolfson

130. Amy King

131. Patrick Doyle

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132. Evan Sharko

133. Diana Ryan

134. Autumn Haig

135. Dave Storms

136. Tina Cooper

137. Maegan Kuhlmann, New Jersey Sierra Club (submitted written and oral comments)

138. Kyle Novoa

139. Jessica Vanliere

140. Jackie Greger, New Jersey Sierra Club

141. Vanessa Marrocco

142. Denise Brush

143. Jessica Bader

144. Lea Dixon

145. Denise Pietsch

146. Julia Gandy

147. Mary Peyerl

148. Leonard Morlino

149. Katie Prutzman

150. Alex Meder

151. Patrick Ditmars

152. Carolyn McCrath

153. Alaina Clune

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154. Diane Herbert (submitted written and oral comments)

155. Bill Craig

156. Karen Greenfeld

157. Julie Maravich

158. Claire Joslyn

159. Dominic Sorrentino

160. Kate Brady

161. Jason Howell, Pinelands Preservation Alliance

162. Tom Kenny

163. Sheila Woznuknau

164. Trisha Beling

165. Lisa Berg (submitted written and oral comments)

166. Alaina Bromley

167. Dr. Amy Golden, Friends of the Black Run Preserve

168. William Skinner

169. Nika Svirinazichyus

170. Maureen Toman-Logan

171. Rose Taylor

172. Francesca Martelli

173. Jaylin Baez

174. Christy Steglik

175. Maria Pezzato (submitted written and oral comments)

176. Mandy Skalski

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177. Amy Gonzalez

178. Teresa Mullen

179. Olga Koturlash

180. Susan Pettijohn

181. Ahnelizse Solwaczny

182. Rosemary Bernardi

183. Dan Donnelly

184. Vanessa Garcia

185. Jeanette York

186. Tracy Capistrand

187. For Every Child, Student Led Organization

188. Adam C. Warner

189. Brandon Weinberg

190. Joan Nemeth

191. Lidia

192. Christian Bifulco

193. Kaitlyn Buchler

194. Sarah Linehan

195. Shane Heeraman

196. Paul Bartholomew

197. Sandra Myer

198. Brooke C

199. Anne Harrison

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200. Tara Turse

201. Brett Greenfeld

202. John Long

203. Don Werder

204. Susan Harrison

205. Sarah Thomasson

206. Nicquelle Denney

207. Lydia Smith

208. Wendy Canzanese

209. Anna Ferster

210. Angelica

211. Zephy Turturro

212. Randy Freed

213. Stephen Nuttall

214. Megan Manogue

215. Edwin Wurster

216. Kevin Kraft

217. Jennifer L. Kraft

218. Christian Corby

219. Brandon Lodriguss

220. Kalista Kraft

221. Sam Lyons

222. Ryan Rupertus

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223. Anna Paccione

224. Mark Midura

225. Kollin Hughes

226. Nanette Wizov

227. Theodore Liu

228. Eric Penalver

229. Shaina Galley

230. Christopher McManus

231. Nathaniel Kott

232. Marcus Coia

233. Elyse Forcier

234. Amanda Germain

235. Colleen Keyser

236. Edward Drakhlis

237. Alexander J. Wenner

238. Brittney Shepherd

239. Willis Scott Moses

240. Martha Cannon

241. Marjorie Howley

242. Nia Diamond

243. Dominic Carrea

244. Shantic

245. Christopher Jardine

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246. Amber Stone

247. Gianna

248. Erin

249. Beth Beetel

250. Sarah Beard

251. Racqel Pascucci

252. Ranica Arrowsmith

253. Sandy Koch

254. Siera Carusone

255. M

256. Heather Weiss

257. Kevin Gallardo

258. Michael S. Scaramella, Esq.

259. Kelsie Busch

260. Colleen DePietro

261. Ellen Fennick

262. Linda Hall

263. Hope Hall

264. Greg Smith

265. Bill Dreisbach

266. Jeffrey A. Monico

267. Lynda McDonough

268. Catherine Herbert

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269. John Selvaggio

270. Valerie Fogleman

271. Sven Pfahlert

272. Bobbie J. Herbs

273. Sheila Nau

274. Beth Holt

275. Scott Schlafer

276. Cary

277. Ila Vassallo

278. Jennifer Cardoso

279. Tom Wall

280. Ann Ferruggia

281. Connie Evans

282. Deborah Kahn

283. Emily Iacovoni

284. David Taylor

285. Holly Widzins

286. Christine Todd

287. Regina Disco

288. Matt McCann, M.S. & Maya K. van Rossum, Delaware Riverkeeper Network

289. Rajeev Sharma

290. Kathy Emrich

291. Melanie Ryan

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292. Britt Paris

293. Cheryl Fisher

294. Mike Kaliss

295. Darren Morze

296. Michelle Santore

297. Denise Longo

298. Jessica Franzini

299. Alison Goldberg

300. Colleen Mikolajczak

301. Debbie Bonfiglio

302. Lancelot Jeff-Macauley

303. Robert Miller

304. Richard Woodward

305. Jeanette Basaure

306. Andy Brzozowski

307. Janet Slaven

308. MaryAnne Cotugno

309. Kimberly Corrigan

310. James McGee

311. Louis Surovick

312. Sangita Kansupada

313. Nicolle Krieger

314. Jaime Austino

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315. Jed Singer

316. Nancy Dippolito

317. Matt Purcell

318. Patrick Violante

319. Anne Krieger

320. Phyllis Garelick

321. John Volpa

322. Guy Romaniello

323. Vince Santore

324. Robert N. Spivack

325. Wendy Joan Spivack

326. Richard

327. Herman Bhasin

328. Eric Nelson

329. Josh Falcone

330. Kevin Krieger

331. Terry & David Bongiovanni

332. Martha Scull

333. Andrew Finn

334. Diane M. Foster

335. Mr. & Mrs. RP Wolfangel

336. Linda Marie Ross

337. Natalie Smith

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338. Julie Gandy

339. Steve Rakoczy

340. Joseph Planamente

341. Lucille Planamente

342. Karen Kaplan

343. Jordan Mead

344. Lisa Swing

345. Norma

346. Harold Koenig

347. Kurt Williams

348. Robert Thomson

349. Donna & Tuck Marcum

350. Elena Grigoryeva

351. Joseph D. Beronio

352. Natalie Santore

353. Benjamin Spalter

354. Michael Natale

355. Zachary Dunn

356. Matt Adler

357. Mike Raleigh

358. Edward Doescher

359. Aimee K. Bentley

360. Darren Norgren

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361. Ann Gillespie

362. Stacey Behm

363. Elizabeth Quinn

364. Sandra L. Perchetti

365. Jeanne Mugler

366. Shannon May

367. Maria T. Byrne

368. Richard W. Nixon

369. Lesley C. Kirsch

370. Gaetano D'Agostino

371. Ewa Tzaferos

372. Kelly Banks

373. Kei Drashner

374. Steven Freeman

375. Courtney Warner

376. Alexander Karpodinis

377. Gabrielle Hance

378. Alfredo

379. Patrick Hennessy

380. Thomas

381. Kyle Rosencranz

382. Maureen Brandau

383. Jasmine Starks

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384. Jeff Greenberg

385. David Pavelko

386. Eileen Anglin

387. Jonathan Lahoda

388. Michael J. Calhoun

389. Jennifer Cipparone

390. Anthony R. Algieri

391. Brielle Andrews

392. Kristen Roskam

393. Ryan Grantuskas

394. Diane Hardies

395. Nicole Toth

396. Melinda Johnson

397. Debbie Polekoff

398. Edward P. Coyle, Jr.

399. John Summer

400. Rebecca Corson

401. Frederick Smith

402. Matthew Duffield

403. Michael

404. Darcy Oordt

405. Robert Cleary

406. Liz Prazeres

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407. Brian Lipski

408. William

409. Victoria Crowell

410. Erica Newsham

411. Chris

412. Edward

413. Jessica Sharick

414. Brandon T. Rozelle

415. Karyn Tappe

416. Sean R. Saunders

417. Candace Dare

418. Alex Younger

419. Holly Jarrett

420. Eileen White

421. Ashley Cubbler

422. Max Weiss

423. Daniel Duffield

424. Julianne Germain

425. Sandra Doyle

426. Corey Therrien

427. Kyle Dillon

428. Ben

429. Justin Schlaffer

DRAFT

430. Such Patel

431. Jay Jones

432. Bab Adase

433. George Rayzis

434. Katie Gatto

435. Stephen Klem

436. Kristin Wyka

437. Erika Frick

438. Matthew Zaum

439. David Acampa

440. Jamie Zaum

441. Diane Holzschuh

442. Evan Holzschuh

443. Chelsea Ward McIntosh

444. Kenny

445. Alex Charnow

446. Victoria Agovino

447. Tiffany Shinn

448. Philip Andrianos

449. Logan Penna

450. Arthur Pisko, Jr.

451. Chris Toner

452. Alexander Houseal, Jr.

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453. Kyle Sosnicki

454. Leonard Rusciani

455. Mark J. Matthews

456. Emily Kulpa

457. Max Perry

458. Elizabeth Chen

459. Sharon Bennett

460. John J. Parker

461. David L. Hall

462. Waverly Pross

463. Dara Purvis

464. Nichole Hall

465. Michael Logue

466. J. Curley

467. Ben Brotsker

468. William Cavagnaro

469. Nicholas Cox

470. Katharine Bolton (Kaplan)

471. Dennis M. Toft, Esq.

472. Alyssa

473. Dina Cirignano

474. Aslan Basol

475. Christine Bresser

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476. Philip Falcone

477. Art Citron

478. Kathy King

479. Shannon Chau

480. Melanie Love

481. Austin Carrig

482. Amy Noble

483. Alexa Guarni

484. Rebecca Murray

485. Anakaren Michel

486. Kathleen Ross

487. Heidi Yeh, Pinelands Preservation Alliance

488. Erin Dennison

489. Gabrielle Mangiamele

490. Teresa Mullen

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The Commission's detailed response to the comments is set forth below. The numbers in parentheses after each comment correspond to the list of commenters above.

Application Fees (N.J.A.C. 7:50-1.6)

1. COMMENT: Two commenters expressed support for the proposed amendments to application fees. (187, 487)

RESPONSE: The Commission thanks the commenters for their support.

Redesignation of Black Run Watershed, Evesham Township, Burlington County (N.J.A.C. 7:50-5.3)

2. COMMENT: A total of 342 commenters supported the amendments to the Land Capability Map redesignating the Black Run watershed from Rural Development Area to Forest Area, citing a wide range of reasons. Many expressed support for increased protection of the watershed's wildlife, habitats, water quality, and ecology. Some cited the need to protect the Kirkwood-Cohansey aquifer. Others highlighted the importance of protecting open space for health benefits and emotional well-being, or as a means to preserve the watershed and prevent development. (16, 17, 20 – 28, 36, 38, 40, 41, 43 – 47, 50 – 53, 56, 58 – 60, 62 – 66, 72, 77 – 80, 84, 85, 87 – 91, 94, 95, 98, 99, 102, 104, 105, 110 – 113, 115, 117, 118, 125, 127, 130 – 132, 135 - 184, 187, 188, 190, 193, 194, 197, 202 – 204, 206 – 211, 214 – 217, 219, 222, 223, 226, 228, 231, 232, 234 – 236, 239 – 243, 245, 249, 253, 254, 256 – 260, 262 – 268, 270 – 272, 274 – 280, 282 – 284, 287 – 300, 302 – 306, 309 – 331, 333, 335 – 338, 340 – 342, 345 – 369, 371 – 375, 377, 379 – 383, 385, 387, 389 – 392, 394 – 396, 398 – 410, 412 – 428, 430, 431, 435 – 440, 444 – 447, 449 – 454, 457, 458, 460, 462 – 464, 466, 467, 469, 470, 472 – 474, 476, 477, 479 – 481, 484, 485, 487, 490)

RESPONSE: The Commission appreciates the widespread support for the amendment. Over the past two decades, the Commission has conducted extensive work to evaluate the Black Run watershed's ecological integrity and to identify appropriate measures to

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protect its natural resources. The redesignation from Rural Development Area to Forest Area enhances resource protection by reducing development potential within the watershed. However, it should be recognized that the new Pinelands management area designation does not preserve lands in the watershed nor prevent all future development. It merely reduces the range and intensity of permitted land uses. Landowners may still pursue development of their properties consistent with the new Forest Area designation.

3. COMMENT: A total of 111 commenters opposed development in the Black Run watershed or the Black Run Preserve, with some expressing concern that the Black Run Preserve could be developed absent this rulemaking. (1- 19, 21, 29 – 33, 35, 37, 41, 48, 54, 55, 57, 61, 67 – 71, 73 – 76, 81 – 83, 86, 93, 96, 97, 100, 101, 103, 106 – 109, 114, 116, 119 – 122, 128, 129, 134, 175, 186, 191, 195, 196, 198 – 201, 205, 212, 221, 238, 244, 246, 251, 252, 255, 261, 269, 273, 281, 285, 286, 301, 307, 308, 334, 339, 343, 370, 376, 384, 386, 388, 397, 411, 429, 432, 433, 442, 443, 448, 455, 456, 459, 461, 465, 468, 486)

   RESPONSE: This rulemaking does not relate to any specific development proposal, nor does it approve or prohibit development or result in the preservation of any land outright. Rather, it redesignates the Pinelands management area of the Black Run watershed from Rural Development Area to Forest Area, thereby imposing stricter land use regulations that reduce the intensity of permitted development. Owners of land within the affected area retain the right to pursue development projects that are consistent with the new Forest Area designation, as set forth at N.J.A.C. 7:50-5.23, and forthcoming amendments

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to Evesham's land use ordinance that are required to implement the new management area designation.

Notably, close to 60 percent of the redesignated area, including the area known as the Black Run Preserve, is already permanently preserved through various deed restrictions. The Preserve itself remains subject to a deed restriction that requires protection of all lands in their natural, scenic and open existing state, with only low intensity recreational uses (e.g., hiking and nature study) permitted. All other development in the Preserve is not permitted, either under the prior Rural Development Area designation or the new Forest Area designation.

4. COMMENT: One commenter, identifying themselves as the owner of an undeveloped property in the Black Run watershed without public road access, expressed concern about the effect of the management area redesignation on potential development of surrounding parcels that could provide access if developed. They requested designated legal access to their property and the ability for their family to develop the property in the future or to sell it to another party to develop. (202)

   RESPONSE: The identified property and the surrounding lots are not located in the Black Run watershed and are not included in the area being redesignated from the Rural Development Area to the Forest Area. The property and adjacent lots are located in Evesham Township's Rural Development-3 (RD-3) Zone, which is within a Rural Development Area. Residential development in the RD-3 Zone is permitted at a density of 3.2 units per acre, with clustering of residential units on one-acre lots required when

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two or more units are proposed. The commenter's property and the surrounding lots may be developed consistent with the minimum standards of the CMP and Evesham Township's land development regulations. The Commission has no authority to grant easements across private lands. Finally, the CMP does not restrict the sale of property or other property transactions anywhere in the Pinelands.

5. COMMENT: Multiple commenters requested that Evesham Township rezone the Black Run watershed to a Forest Area zoning district to protect the watershed and halt development. (482, 483, 486, 488, 489)

   RESPONSE: The Pinelands Protection Act and the CMP require Pinelands municipalities to adopt master plans and land development regulations consistent with the CMP and any amendment thereto. In accordance with N.J.S.A. 13:18A-12.b and N.J.A.C. 7:50-3.32, Evesham Township has one year from the effective date of this rule adoption to amend its ordinances to reflect the management area redesignation and submit implementing ordinance amendments, including a revised zoning map, to the Commission for review and certification. It must be noted that while the Forest Area designation effectuated by the CMP amendment and the required municipal implementing ordinances will enhance protection of the watershed, limited residential and nonresidential development will continue to be permitted. Elimination of future development potential can only be accomplished through acquisition and preservation of property or imposition of conservation easements or restrictions.

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6. COMMENT: A total of 32 commenters expressed either general support for protecting the Pinelands Area and its resources or general opposition to development in the Pinelands. (15, 34, 49, 92, 123, 124, 126, 133, 185, 192, 213, 218, 220, 224, 225, 227, 229, 230, 233, 237, 247, 248, 250, 332, 334, 344, 378, 393, 434, 441, 475, 478)

   RESPONSE: The Commission thanks the commenters for their support in protecting the resources of the Pinelands and affirms that this rulemaking advances the goals of the Pinelands Protection Act and the CMP to preserve, protect, and enhance the resources of the Pinelands.

7. COMMENT: One commenter said the amendments should have included trail management standards for Pinelands open spaces affected by the redesignation to maximize accessibility for non-destructive, inclusive recreation. (476)

   RESPONSE: While not the subject of this rulemaking, the Commission recognizes that availability of accessible trails in the Black Run watershed and throughout the Pinelands Area is an important issue. The development of any new recreational trails in the Pinelands Area requires application to the Commission and must meet the CMP's minimum environmental standards. These standards appropriately focus on resource protection and currently do not include special provisions for accessible trails. The Commission will be evaluating appropriate amendments to the CMP related to this issue as part of a future rulemaking effort.

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Expiration of Completeness Documents and Waivers of Strict Compliance (N.J.A.C. 7:50-4.15, 4.34 and 4.70)

8. COMMENT: One commenter requested a grace period for applicants whose Certificate(s) of Filing will expire on the effective date of this rule adoption to allow submission of information necessary to advance their proposed development. (42)

   RESPONSE: The Commission does not agree that an additional grace period is warranted. In all cases, the completeness documents (Certificates of Completeness and Certificates of Filing) affected by this rulemaking are at least five years old and, in most cases, significantly older. Upon the effective date of these rules, all completeness documents issued prior to January 1, 2004 will expire. Likewise, any Certificate of Completeness or Certificate of Filing that is five years old or older will expire unless it has been used to obtain a municipal or county approval and the Executive Director has determined that the local approval does not raise any substantial issues with respect to conformance with the CMP and the municipal land use ordinance. The Commission believes this provides sufficient time for any applicant to obtain at least one local approval that is consistent with the CMP, particularly given the fact that Certificates of Filing clearly identify any inconsistencies an application has with the CMP and often spell out how those inconsistencies may be resolved. The same is true of letters that the Commission issues in response to local approvals when they are determined to raise substantial issues with respect to one or more CMP standards.

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The Commission has already completed extensive efforts to notify applicants whose completeness documents were issued since January 1, 2004 for proposed development where no local approvals have been submitted to the Commission and found consistent with the CMP. These individual notices advised applicants that their Certificates of Filing would expire upon adoption of these rules or otherwise provided a future expiration date based on the amendments. Affected applicants were thus provided with an opportunity to obtain and/or submit local approvals and permits to the Commission prior to the effective date of this rulemaking or expiration of the associated completeness document.

The Executive Director retains the ability to determine that a preliminary or final municipal or county approval may take effect because it does not raise a substantial issue with respect to the CMP (see N.J.A.C. 7:50-4.37 and 4.40). This review process provides an opportunity for consideration of the particular circumstances of a development application and associated local approval(s) submitted for Commission review. As an example, such circumstances could include the Commission's receipt of a local approval in the days leading up to the expiration of the associated Certificate of Filing. If the Commission's review determines that approval raises no substantive issues, meaning all CMP land use and environmental standards are met, the Executive Director has the authority to allow the approval to take effect even after the expiration date of the Certificate of Filing. A similar decision could be made for a local approval issued and submitted one or two days after the expiration date of a Certificate of Filing. The Commission believes current CMP procedures provide sufficient flexibility to appropriately address the situations that inevitably arise when expiration dates are

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assigned. In other cases, particularly those where substantial issues related to an application and local approval have not been resolved, or CMP standards and/or municipal zoning have significantly changed in the years since a Certificate of Filing was issued, applicants and property owners will need to apply to the Commission for new Certificates of Filing.

9. COMMENT: One commenter said that a Certificate of Filing should remain in effect without expiration while applicants are pursuing local approvals or assembling property for a development project. (471)

RESPONSE: The Commission affirms its rationale for establishing a five-year duration for completeness documents and does not support broad extensions of the type described by the commenter. The purpose of these amendments is to reduce administrative burdens on Commission staff, local permitting agencies, and applicants, while ensuring that proposed development is consistent with current CMP and municipal standards by providing a more efficient and effective way of taking current environmental conditions of lands proposed for development into consideration. Allowing Certificates of Filing to remain in effect based on a subjective determination as to what constitutes "pursuit" of a local approval would be administratively burdensome to document and track, contrary to the intent of the amendments. Likewise, extending the life span of a Certificate of Filing to accommodate an applicant's timeline for assemblage or acquisition of property would be extremely difficult to implement by regulation and likely impossible to track, given

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that the Commission is generally unaware of and uninvolved in such property transactions.

It is also important to note that Certificates of Completeness and Certificates of Filing are not approvals. Rather, these documents signify that a complete application for development in the Pinelands Area has been submitted to the Commission and allow the applicant to move forward with obtaining required approvals from municipal and county permitting agencies. Completeness documents do not provide protection from changes to regulations in the CMP or at the State or municipal level. Expiration ensures that outdated completeness documents are not used to advance applications unlikely to meet current CMP standards. Over time, the likelihood of regulatory changes that could affect consistency of the proposed development with CMP, State, or municipal regulations tends to increase. The practical impact on affected applicants is that they must reapply to the Commission if they wish to pursue development of their property.

Under these amendments, a Certificate of Filing does not expire if the applicant obtains a local approval and the Commission issues a letter stating that the local approval can take effect. An applicant needs only one local permit or approval, followed by a Commission letter allowing it to take effect, to have the associated Certificate of Filing remain in effect in perpetuity. For example, after these amendments take effect, if the Commission issues a Certificate of Filing on May 1, 2026 indicating consistency with applicable standards, the applicant could use that Certificate of Filing to obtain municipal site plan approval on January 15, 2031. Upon timely receipt of that approval and assuming all standards continue to be met, the Commission would complete its review and issue a

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letter within 15-30 days allowing the site plan approval to take effect. That effective local approval prevents the Certificate of Filing from expiring on May 1, 2031, and allows the applicant to continue to obtain any other necessary permits and approvals such as septic permits and building permits.

10. COMMENT: One commenter said that automatic expiration of Certificates of Filing constitutes a taking of property. (471)

    RESPONSE: The Commission respectfully disagrees. The Commission's issuance of a Certificate of Filing does not confer or remove any ownership or development rights. As described above, it merely documents that an applicant has filed a complete application for development with the Commission, and it identifies any aspects of the proposal that are inconsistent with the CMP or municipal ordinances. Issuance of the Certificate of Filing allows the applicant to obtain necessary municipal or county approvals for the development proposal. If a Certificate of Filing expires in accordance with these amendments, the applicant or property owner will simply need to submit a new application to the Commission for review and processing.

11. COMMENT: One commenter expressed support for expiration of Certificates of Completeness documents and certain Waivers of Strict Compliance granted prior to March 2, 1992. (487)

    RESPONSE: The Commission thanks the commenter for their support.

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Regional Growth Areas and Pinelands Development Credits (N.J.A.C. 7:50-5.28, 5.43, and 5.46)

12. COMMENT: One commenter expressed support for the intent of the amendments at N.J.A.C. 7:50-5.28(a)3v but opposed allowing municipal discretion to exempt units made affordable to low- and moderate-income households from Pinelands Development Credit (PDC) requirements. Rather, they requested the rule contain an automatic exemption for such units and advocated that no PDCs be required for any inclusionary development projects, not just the affordable units. (471)

    RESPONSE: The Commission appreciates the support for the amendment's intent but does not agree with and cannot implement the requested change. The Pinelands Protection Act (N.J.S.A. 13:18A; L.1979, c111, s. 14, eff. June 29, 1979. Amended by L.1987, c. 267, s.2, eff. Sept. 11, 1987) prohibits the Commission from considering the number of low- or moderate-income housing units as a criterion for approval, rejection, or conditional approval of any municipal master plan or land use ordinance (see N.J.S.A. 13:18A-12a). As such, the Commission does not have the authority to require municipalities to exempt any or all affordable or inclusionary housing units from the requirement to redeem PDCs.

    However, the Commission has reviewed and certified municipal ordinances that exempt certain housing types, such as affordable units, from PDC redemption pursuant to the municipal flexibility provisions of the CMP. The amendments codify this successful

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practice by expressly allowing municipalities to adopt such exemptions if they so choose and if specified requirements are met. These requirements are intended to ensure that a reduction in the overall number of PDC opportunities that a municipality is required to provide in its RGA zoning plan does not occur. Therefore, any exemption from PDC redemption requirements must be offset by increased and/or guaranteed PDC use elsewhere within the municipality's Regional Growth Area so that the necessary number of PDC opportunities is maintained.

Under these amendments, a municipality may adopt an ordinance exempting 100% affordable housing projects or inclusionary developments from PDC redemption, provided the municipal land use ordinance continues to accommodate the minimum number of required opportunities for the use of PDCs in the municipality's Regional Growth Area zoning plan. Over the past 10-15 years, Pinelands municipalities have accomplished these sorts of amended zoning plans by transferring PDC obligations to other lands or zones in the municipal RGA or adopting mandatory PDC requirements for development of market rate units in one or more zoning districts or redevelopment areas. Broad PDC exemptions for all units in inclusionary developments in one or more RGA zoning districts are likely to be challenging to accommodate. A more limited approach, such as through a redevelopment plan designed to permit a specific project on a specific parcel of land, has and will continue to be more feasible. However, all such proposals will have to be reviewed in the context of the municipality's overall Regional Growth Area plan.

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13. COMMENT: One commenter expressed support for the amendments at N.J.A.C. 7:50-28, specifically those providing greater flexibility in the distribution of housing types zoned for in Regional Growth Areas, allowing PDC use for non-residential development, and allowing certain housing types, such as affordable housing, to be exempt from PDC requirements. (487)

RESPONSE: The Commission thanks the commenter for their support.

General Comments

14. COMMENT: One commenter said the rule proposal must be supported. (189)

RESPONSE: The Commission appreciates the commenter's support.

15. COMMENT: One commenter expressed support for a prohibition of deforestation. (39)

RESPONSE: The rulemaking does not expressly prohibit deforestation. However, the redesignation of the Black Run watershed from Rural Development Area to Forest Area reduces development potential and, consequently, the extent of deforestation associated with development. The amendments also include revisions to the PDC program, which incentivize the preservation of sensitive environmental and agricultural lands within the Pinelands.

Federal Standards Statement

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Section 502 of the National Parks and Recreation Act of 1978 (16 U.S.C. § 471i) called upon the State of New Jersey to develop a comprehensive management plan for the Pinelands National Reserve. This legislation set forth rigorous goals that the plan must meet but did not specify standards governing individual uses or topics, such as those covered by the adopted amendments. The plan was subject to the approval of the United States Secretary of the Interior, as are all amendments to the CMP.

There are no other Federal requirements that apply to the subject matter of the amendments being adopted.

Full text of the adoption follows:

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CMP Amendment Public Hearing July 15, 2025

Summary of Oral Comments

The fifty-seven commenters listed below gave oral testimony at the July 15, 2025 public hearing held via Zoom. All spoke in favor of the redesignation of the Black Run watershed from Rural Development Area to Forest Area. The public hearing was recorded and can be viewed on the Commission's YouTube page: https://www.youtube.com/watch?v=MDXpTFQXsv4

21. Lori Chimento
41. Carly Degirolamo
65. Tracey Doron
89. Kevin Papa
135. Dave Storms
136. Tina Cooper
137. Maegan Kuhlmann, NJ Sierra Club
138. Kyle Novoa
139. Jessica Vanliere
140. Jackie Greger, NJ Sierra Club
141. Vanessa Marrocco
142. Denise Brush
143. Jessica Bader
144. Lea Dixon
145. Denise Pietsch
146. Julia Gandy
147. Mary Peyerl
148. Leonard Morlino
149. Katie Prutzman
150. Alex Meder
151. Patrick Ditmars
152. Carolyn McCrath
153. Alaina Clune
154. Diane Herbert
155. Bill Craig
156. Karen Greenfeld
157. Julia Maravich
158. Claire Joslyn
159. Dominic Sorrentino
160. Kate Brady
161. Jason Howell, Pinelands Preservation Alliance
162. Tom Kenny
163. Sheila Woznuknau
164. Trisha Beling
165. Lisa & Brian Berg
166. Alaina Bromley
167. Dr. Amy Golden, Friends of the Black Run Preserve
168. William Skinner
169. Nika Svirinazichyus
170. Maureen Toman-Logan
171. Rose Taylor
172. Francesca Martelli
173. Jaylin Baez
174. Christy Steglik
175. Maria Pezzato
176. Mandy Skalski
177. Amy Gonzalez
178. Teresa Mullen
179. Olga Koturlash
180. Susan Pettijohn
181. Ahnelizse Solwaczny
182. Rosemary Bernardi
183. Dan Donnelly
184. Vanessa Garcia

From: Nicole Wall <> Monday, June 16, 2025 8:18
Sent: PM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Nicole Wall on Monday, June 16, 2025 at 20:17:33
---

subject: Public Comment Submissions

Name: Nicole Wall

Phone Number:

Comment Topic: selected=

Message: Hello. I am writing to request that you protect the Pinelands property next to Black Run Preserve in Evesham. We are losing more green space every day. It is home to precious wildlife and bees that need our protection. Evesham and Voorhees are already completely overdeveloped, with multiple houses sitting on the market. A 270 house development is not needed. This space is also important as it counters the pollution from rt 73, which is a major road frequented by trucks and covered in horrible billboards. We must protect the little green space that we have before it is all gone.

Submit: Submit

From: Joseph DeFeo <> Monday, June 16,
Sent: 2025 4:40 PM Comments, PC
To: [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Joseph DeFeo on Monday, June 16, 2025 at 16:39:58
---

subject: Public Comment Submissions

Name: Joseph DeFeo

Comment Topic: selected=

Message: Do not allow this development to happen. Please keep the Black Run Preserve as is so future generations can enjoy and explore nature. One of the main reasons we moved to this area was to be closer to nature and away from the congestion.

Submit: Submit

From: JR <> Tuesday, June 17, 2025
Sent: 2:56 PM Comments, PC
To: [PINELANDS] Public Comment
Subject: Submissions

Below is the result of your feedback form. It was submitted by JR on Tuesday, June 17, 2025 at 14:56:00
---

subject: Public Comment Submissions

Name: JR

Comment Topic: selected=

Message: Dear Commissioners,

I am writing to formally oppose the proposed residential development of approximately 270 single-family homes in Evesham Township on 778 acres of heavily forested and undeveloped Pinelands property adjacent to the Black Run Preserve. As a concerned resident and advocate for responsible environmental planning, I urge the Commission to reject this proposal and protect one of the most ecologically significant regions in New Jersey.

The Black Run Preserve contains rare and sensitive ecosystems that support multiple threatened and endangered species, including the Northern Pine Snake, Timber Rattlesnake, Red-shouldered Hawk, and Barred Owl. This development would fragment habitats, degrade water quality, destroy carbon-sequestering forest, and irreversibly harm the biodiversity that the Pinelands Commission was created to safeguard.

While this development may be considered to meet the Fair Share Housing Act quota, it is critical to acknowledge that this act stems from the Mount Laurel Doctrine, which includes explicit consideration for environmental constraints. In its 1983 decision, the New Jersey Supreme Court clearly stated:

"It does not require bad planning. It does not require suburban spread. It does not require rural municipalities to encourage large scale housing developments. It does not require wasteful extension of roads and needless construction of sewer and water facilities for the out-migration of people from the cities and the suburbs. There is nothing in our Constitution that says that we cannot satisfy our constitutional obligation to provide lower income housing and, at the same time, plan the future of the state intelligently."

This precedent affirms that environmental protection and responsible land use must go hand-in-hand with affordable housing mandates. It is not necessary - and in this case, it is reckless - to destroy a globally rare ecosystem to fulfill a quota, especially when viable alternatives exist.

There are already underutilized commercial areas and infill opportunities within Evesham Township that could support affordable housing without the destructive impact on natural lands.

The Pinelands Commission was created to uphold ecological integrity and long-term sustainability, not to facilitate short-sighted development. The public depends on you to protect New Jersey's natural heritage.

I strongly urge the Commission to reject this proposal and work with Evesham Township to find alternatives that satisfy housing obligations without destroying irreplaceable wilderness.

Thank you for your time and for your commitment to environmental responsibility.

Submit: Submit

From
Sent: Tuesday, June 17, 2025 7:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by S Wisenauer on Tuesday, June 17, 2025 at 19:06:43
---

subject: Public Comment Submissions

Name: Stephanie Wisenauer

Comment Topic: selected=

Message: I ABSOLUTELY DO NOT SUPPORT DEFORESTATION OF WOODED LAND NEXT TO EVESHAM'S BLACK RUN PRESERVE. Deforestation near protected areas like Evesham's Black Run Preserve threatens local ecosystems, disrupts wildlife habitats, and undermines years of conservation efforts. The wooded land adjacent to the preserve plays a critical role in maintaining the area's environmental balance, including water filtration, carbon absorption, and biodiversity. Allowing development in this area could set a harmful precedent and permanently alter the character of a region that serves as a vital natural resource for both people and wildlife.

Submit: Submit

From: Megan Applegate-Wood <> Tuesday, June 17, 2025 9:35
Sent: PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Megan Applegate-Wood on Tuesday, June 17, 2025 at 21:35:17

---

subject: Public Comment Submissions

Name: Megan Applegate-Wood

Comment Topic: selected=

Message: Stop deforestation at Black Run. The habitat loss for countless plant and animal species would be devastating and the peaceful outlet many enjoy would be destroyed. Don't let greed continue to ruin nature!

Submit: Submit

From: Jennifer Rubeo <>
Sent: Tuesday, June 17, 2025 9:47 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jennifer Rubeo on Tuesday, June 17, 2025 at 21:46:35

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subject: Public Comment Submissions

Name: Jennifer Rubeo

Comment Topic: selected=

Message: I am submitting this letter in firm opposition to the proposed development of roughly 270 homes on 778 acres of forested land in Evesham TWP which is directly bordering the Black Run Preserve. This plan would clear a vast and ecologically critical area, threatening the integrity of one of the Pinelands' most biologically sensitive regions.

The Black Run Preserve is home to several endangered species, including the Northern Pine Snake, Timber Rattlesnake, Red-shouldered Hawk, and Barred Owl. Large-scale development in such close proximity would fragment habitats, increase pollution and runoff, and disrupt the balance of this unique ecosystem. The loss of forest cover also poses long-term environmental costs, including decreased biodiversity, reduced carbon capture, and damage to groundwater recharge zones.

Though the project is being pursued under the Fair Share Housing Act, it's important to remember this law falls under the broader Mount Laurel Doctrine, which explicitly warns against irresponsible land use. As the NJ Supreme Court stated in 1983:

> "It does not require bad planning... or wasteful extension of roads and needless construction of sewer and water facilities... We can satisfy our constitutional obligation... and at the same time, plan the future of the state intelligently."

There are far more suitable locations within Evesham-vacant lots, underutilized commercial properties, and redevelopment zones-that could meet affordable housing goals without jeopardizing protected land. Destroying preserved forest should never be the default solution. As one concerned resident said of a similar case in Parsippany: "I'm very frustrated that this significant tract of undeveloped land is being razed for development when so much property... lies vacant."

Approving this proposal would set a dangerous precedent and undermine decades of conservation progress. I respectfully urge the Commission to reject this development and prioritize alternative solutions that protect both our communities and our ecosystems.

Thank you for your attention and your dedication to preserving the Pinelands

Submit: Submit

From: Abigail Bierman <>
Sent: Tuesday, June 17, 2025 10:31 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Abigail Bierman on Tuesday, June 17, 2025 at 22:30:58
---

subject: Public Comment Submissions

Name: Abigail Bierman

Comment Topic: selected=

Message: Hello,

My name is Abigail Bierman and I am a resident of Sturbridge Lakes. One of the things I loved most when I saw my home was the nature surrounding the property and the many animals that live here. Coming from the city, it was a welcomed change. I am saddened to see that there is a proposed development threatening the plants and animals of the Pinelands near my home. Please consider that even though these are not threatened animals, they will become threatened if their homes are destroyed for a new development. Nature is part of what makes our community great and this forest should remain protected.

Submit: Submit

From: Valerie Chumbley <>
Sent: Wednesday, June 18, 2025 11:56 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Valerie Chumbley on Wednesday, June 18, 2025 at 23:56:13
---

subject: Public Comment Submissions

Name: Valerie Chumbley

Comment Topic: selected=

Message: Additional development next to the black run would devastated the unique ecosystem. There's an abundant variety of wildlife in the black that would be nearly eliminated due to additional pollution, fertizers, etc. Additional traffic. To continue to destroy our precious pines is criminal. This land must be protected!!

Submit: Submit

From: Sherrie Pearl <>
Sent: Wednesday, June 18, 2025 7:43 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sherrie Pearl on Wednesday, June 18, 2025 at 19:42:30
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subject: Public Comment Submissions

Name: Sherrie Pearl

Comment Topic: selected=

Message: I strongly oppose the deforestation of the wooded land next to Evesham's Black Run Preserve. Deforestation near protected areas like this threatens local ecosystems, disrupts wildlife habitats, and undermines years of conservation efforts. The wooded land adjacent to the preserve plays a critical role in maintaining the area's environmental balance, including water filtration, carbon absorption, and biodiversity. Allowing development in this area could set a harmful precedent and permanently alter the character of a region that serves as a vital natural resource for both people and wildlife.

Submit: Submit

From: Nicole Jacoberger < >
Sent: Wednesday, June 18, 2025 10:57 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicole Jacoberger on Wednesday, June 18, 2025 at 10:56:42
---

subject: Public Comment Submissions

Name: Nicole Jacoberger

Comment Topic: selected=

Message: Please do not approve development of the wooded land next to Evesham's Black Run Preserve. This land would be a significant loss to wildlife and endangered bees. Voorhees and Evesham already look like a highway, protect the green space before it is too late.

Submit: Submit

From: Nicole Jacoberger <>
Sent: Tuesday, July 8, 2025 12:16 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Opposition to Housing Development

July 8th, 2025
To:
New Jersey Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064

Subject: Opposition to Housing Development on Pinelands Greenspace Next to Blackrun Preserve

Dear Commissioners,

I am writing to voice my strong opposition to any proposal that would allow housing development on preserved greenspace within the New Jersey Pinelands. Turning protected natural land into a residential area directly undermines the purpose and spirit of the Pinelands Protection Act and puts the ecological health of the region at serious risk.

The Pinelands National Reserve spans over 1.1 million acres, encompassing forests, wetlands, and aquifers that are vital to both environmental and public health. The Kirkwood-Cohansey aquifer system, which lies beneath the Pinelands, supplies over 17 trillion gallons of water and serves as a critical drinking water source for southern New Jersey. Disrupting this fragile system with impervious surfaces from development could increase runoff, reduce recharge, and contaminate this vital resource.

Moreover, the Pinelands is home to 43 threatened or endangered species, including the Pine Barrens tree frog and the Corn Snake. Fragmenting their habitat for housing developments puts these species at increased risk of extinction. Once these ecosystems are lost, they cannot be fully restored.

According to a 2022 Rutgers study, New Jersey is on track to lose another 400,000 acres of undeveloped land by 2050 if current development trends continue. The state is already the most densely populated in the country, and allowing further development of protected areas will only accelerate sprawl, increase traffic congestion, strain municipal services, and reduce air and water quality.

There is also a social and climate cost. Greenspaces help mitigate climate change by absorbing carbon dioxide and lowering urban heat. Replacing them with development not only removes those benefits, but adds more emissions and flood risks. Preserving natural lands is also critical for mental health, recreation, and the quality of life of local residents.

There are other locations more appropriate for development that do not jeopardize protected ecosystems. I respectfully urge the Commission to uphold its conservation mandate, protect the long-term ecological integrity of the Pinelands, and reject any proposal that threatens preserved greenspace.

Thank you for your attention to this important matter.

Sincerely,
Dr. Nicole A. Jacoberger
Associate Professor of History
Co-Coordinator, Diversity and Social Justice Program

From: Nicole <>
Sent: Friday, August 1, 2025 8:44 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicole on Friday, August 1, 2025 at 20:44:29
---

subject: Public Comment Submissions

Name: Nicole

Comment Topic: selected=

Message: To:
New Jersey Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064

Subject: Opposition to Housing Development on Pinelands Greenspace Next to Blackrun Preserve

Dear Commissioners,

I am writing to voice my strong opposition to any proposal that would allow housing development on preserved greenspace within the New Jersey Pinelands. Turning protected natural land into a residential area directly undermines the purpose and spirit of the Pinelands Protection Act and puts the ecological health of the region at serious risk.

The Pinelands National Reserve spans over 1.1 million acres, encompassing forests, wetlands, and aquifers that are vital to both environmental and public health. The Kirkwood-Cohansey aquifer system, which lies beneath the Pinelands, supplies over 17 trillion gallons of water and serves as a critical drinking water source for southern New Jersey. Disrupting this fragile system with impervious surfaces from development could increase runoff, reduce recharge, and contaminate this vital resource.

Moreover, the Pinelands is home to 43 threatened or endangered species, including the Pine Barrens tree frog and the Corn Snake. Fragmenting their habitat for housing developments puts these species at increased risk of extinction. Once these ecosystems are lost, they cannot be fully restored.

According to a 2022 Rutgers study, New Jersey is on track to lose another 400,000 acres of undeveloped land by 2050 if current development trends continue. The state is already the most densely populated in the country, and allowing further development of protected areas will only accelerate sprawl, increase traffic congestion, strain municipal services, and reduce air and water quality.

There is also a social and climate cost. Greenspaces help mitigate climate change by absorbing carbon dioxide and lowering urban heat. Replacing them with development not only removes those benefits, but adds more emissions and flood risks. Preserving natural lands is also critical for mental health, recreation, and the quality of life of local residents.

There are other locations more appropriate for development that do not jeopardize protected ecosystems. I respectfully urge the Commission to uphold its conservation mandate, protect the long-term ecological integrity of the Pinelands, and reject any proposal that threatens preserved greenspace.

Thank you for your attention to this important matter.

Sincerely,
Dr. Nicole A. Jacoberger
Associate Professor of History
Co-Coordinator, Diversity and Social Justice Program Madison 314 | Camden County College | 200 College Drive | Blackwood, NJ 08012 | 856.227.7200 | Camdencc.edu/dsj

Submit: Submit

From: Joan Ford <>
Sent: Wednesday, June 18, 2025 11:46 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Joan Ford on Wednesday, June 18, 2025 at 11:46:16
---

subject: Public Comment Submissions

Name: Joan Ford

Comment Topic: selected=

Message: We object to the potential development proposed to be near Black Run Preserve. We live in that area and drive on these roads daily. We are against the massive deforestation that this would create, not to mention the traffic it will cause, overloading these one lane roads. You would have to widen roads all the way from Route 73 to Kettle Run, to Hopewell Road and everywhere in between. Why not repurpose or rezone an already developed and abandoned land rather than developing here. Preserving our remaining natural spaces is critical - not only for protecting the local wildlife and ecosystem but for maintaining the character of our communities. Once natural land is gone, we can't get it back. So let's grow responsibly and sustainably without destroying what makes this place special and this land appealing in the first place.

Submit: Submit

From: Christina Bartnikowski <>
Sent: Wednesday, June 18, 2025 4:29 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christina Bartnikowski on Wednesday, June 18, 2025 at 16:29:00
---

subject: Public Comment Submissions

Name: Christina Bartnikowski

Comment Topic: selected=

Message: Make your voice heard and reject the destruction of over 700 acres of wooded land next to Black Run Preserve!! This area also backs up to Sturbridge Woods/Lake estates I strongly oppose the deforestation of the wooded land next to Evesham's Black Run Preserve. Foe the past few years, I have helped save as much green space as possible in Cherry Hill, NJ as local developers have had taken generous liberties with cutting down trees- for which we now have an ordinance to help protect what is left due to the local distruction. Deforestation is becoming way too popular throughout South Jersey- especially near protected areas like this threatens local ecosystems, disrupts wildlife habitats, and undermines years of conservation efforts. Sadly, New Jersey, a once thriving/desirable Garden State, is now becoming a soulless land of housing and condos. Without saving our precious environmental balance, including water filtration, carbon absorption, and biodiversity- we will no longer be a sustainable/balanced state. Allowing development in this area could set a harmful precedent and permanently alter our once "Garden" State.

Submit: Submit

From: Charles and Beverly Trueland <>
Sent: Wednesday, June 18, 2025 5:44 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Charles and Beverly Trueland on Wednesday, June 18, 2025 at 17:43:49
---

subject: Public Comment Submissions

Name: Charles and Beverly Trueland

Comment Topic: selected=

Message: We are STRONGLY OPPOSED to the planned development of 270 homes adjacent to Black Run Preserve! As residents since 1990, we have watched the area overdevelop and the traffic increase greatly. Kettle Run road is bumper to bumper every morning and evening with traffic. Adding homes will only increase this problem. The Pinelands are a national and state treasure and deserves to be protected and preserved-NOT DEVELOPED. Please do not let this developer proceed with this destruction of our beautiful area.

Submit: Submit

From: Karina Sandoval <>
Sent: Wednesday, June 18, 2025 10:41 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Karina Sandoval on Wednesday, June 18, 2025 at 22:40:42
---

subject: Public Comment Submissions

Name: Karina Sandoval

Comment Topic: selected=

Message: I strongly oppose the deforestation of the wooded land next to Evesham's Black Run Preserve. Deforestation near protected areas like this threatens local ecosystems, disrupts wildlife habitats, and undermines years of conservation efforts. The wooded land adjacent to the preserve plays a critical role in maintaining the area's environmental balance, including water filtration, carbon absorption, and biodiversity. Allowing development in this area could set a harmful precedent and permanently alter the character of a region that serves as a vital natural resource for both people and wildlife.

Submit: Submit

From: Karina Sandoval <>
Sent: Sunday, June 29, 2025 4:57 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Karina Sandoval on Sunday, June 29, 2025 at 16:57:26
---

subject: Public Comment Submissions

Name: Karina Sandoval

Comment Topic: selected=

Message: Pinelands is home of so may species and also place for us to enjoy the environment let's preserve those lands for the future generations

Submit: Submit

Received Comments, PC.

-----Original Message-----
From: George <>
Sent: Friday, June 20, 2025 10:47 PM
To: Comments, PC [PINELANDS] <comments@pinelands.nj.gov>
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by George on Friday, June 20, 2025 at 22:47:01
---

subject: Public Comment Submissions

Name: George

Comment Topic: selected=

Message: I live in Barnegat and recently noticed a lot of deforestation for building. But I thought it was your job to protect the Pinelands! The way I see it you have done a terrible job! Too much development in this area and not enough infrastructure to handle it! Put a moratorium on the building! To protect the natural resources!!!!

Submit: Submit

From: Werner Raff <>
Sent: Friday, June 20, 2025 11:23 AM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Werner Raff - Black Run Watershed Rezoning

New Jersey Pinelands Commission

P.O. Box 359

New Lisbon, NJ 08064

Dear Commissioners,

I am writing to express my sincere appreciation for your recent decision to approve the proposed amendment that reclassifies 2,440 acres in the Black Run Watershed Management Area in Evesham Township from Rural Development Area to Forest Area. This rezoning is not only a victory for the local ecosystem, but it also sets a vital precedent for the science-driven preservation of the remaining ecologically sensitive lands across the Pinelands region.

As you have acknowledged, Black Run headwaters serve as a critical recharge area for the Kirkwood-Cohansey aquifer, one of the largest and most pristine freshwater sources in the Eastern United States. The aquifer provides clean drinking water to over a million people and sustains many of the globally rare wetland habitats found only in this region. By reclassifying this area as Forest Area, you have increased the level of protection for both the aquifer and the endangered species that rely on the Pine Barrens' unique conditions—such as the Pine Barrens tree frog (Hyla andersonii), swamp pink (Helonias bullata), and the timber rattlesnake (Crotalus horridus).

Your action also protects critical carbon-sequestering habitats, which are increasingly recognized for their role in buffering climate change. Pine Barrens forest soils, especially those in headwater and wetland transition zones, are highly effective in absorbing and storing atmospheric carbon. Protecting these zones from development is an investment in New Jersey's climate resilience.

Moreover, studies by the New Jersey Natural Heritage Program and USGS have shown that land conversion in rural areas of the Pinelands often leads to increased stormwater runoff, elevated nutrient loads, and a marked decline in water quality and biodiversity. Preventing this in Black Run is commendable—but there are other imperiled habitats that still remain vulnerable to inappropriate zoning and development, such as areas surrounding the Forked River Mountains, the Rancocas Creek watershed, and sections of the Great Egg Harbor River corridor.

I urge the Commission to use this successful rezoning as a scientific and policy model. Applying the same rigorous ecological evaluation and precautionary principle to other vulnerable watersheds and habitat corridors throughout the Pinelands would protect not just biodiversity, but also the integrity of the entire Pinelands ecosystem—a globally rare biosphere reserve.

Thank you for your leadership, dedication to science-based land management, and for listening to the voices of conservation advocates, scientists, and local residents. Your action on Black Run gives hope for the future of New Jersey's natural heritage.

With sincere gratitude and respect,

Werner Raff

Mays Landing, NJ

From: Darren Marcotte <>
Sent: Monday, June 23, 2025 3:31 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Regarding 57 N.J.R. 1210(a)

Dear Ms. Grogan,

I'm writing you with an urgent plea to designate this land in Evesham NJ as Pinelands Forest Area.

I live in Voorhees, Sturbridge Lakes and I'm fortunate to have a lot that is adjacent to this land and connects to Black Run. The woods adjacent to my yard is a safe haven and home to various species, many are protected in NJ. The close proximity to water and wetlands makes it an ideal home for them.

Here are the animals I have identified in my yard over the years:

Eastern Box Turtle (visits us every summer for the last 12 years for fresh fruits).

Black racer snake, black rat snake, milk snake, pine snake. Newts, salamanders, Eastern Fence Lizard. Frogs, toads, grey tree frog.

Red fox, gray fox. Opossum, ground hog, raccoon, squirrel, chipmunk.
Deer, wild turkey, vulture. There's a deer trail parallel to my yard they use to drink from the lake.

Red shouldered hawk, Cooper's Hawk, Northern Goshawk, Bald Eagle overhead.
Hummingbird, blue jay, cardinal, robins, etc., including the eastern gold finch, our state bird. Also, often hear owl and tree frogs at night nearby.

Please save this land from future development.

Thank you,

Darren Marcotte
Voorhees NJ 08043

From: Darren Marcotte <>
Sent: Wednesday, August 6, 2025 1:51 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Darren Marcotte on Wednesday, August 6, 2025 at 13:50:52
---

subject: Public Comment Submissions

Name: Darren Marcotte

Comment Topic: selected=

Message: I am writing to support the Pinelands Commission and its efforts to redesignate the Black Run watershed land use status from rural development to forest. Thank you

Submit: Submit

From: Allison Coulter <>
Sent: Monday, June 23, 2025 11:06 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Allison Coulter on Monday, June 23, 2025 at 23:06:25
---

subject: Public Comment Submissions

Name: Allison Coulter

Comment Topic: selected=

Message: Please consider keeping the area of Black Run in plans for protected area of the pines. We love our forest and while the Black Run watershed is protected, the area near Voorhees is not. Jersey is being developed more and more, it is so disheartening as these wild places are homes for precious flora and fauna, and greatly improve the lives of many of us living in an already overdeveloped New Jersey.

Submit: Submit

From: Maria Escalante <>
Sent: Tuesday, June 24, 2025 1:21 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Maria Escalante on Tuesday, June 24, 2025 at 01:20:48

---

subject: Public Comment Submissions

Name: Maria Escalante

Comment Topic: selected=

Message: Let's keep this area a sanctuary for all de diversity of animal and native plants and trees. Let's respec, appreciate and love our wetlands.

Submit: Submit

From: Christine Mamas < >
Sent: Tuesday, June 24, 2025 2:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christine Mamas on Tuesday, June 24, 2025 at 14:06:42
---

subject: Public Comment Submissions

Name: Christine Mamas

Comment Topic: selected=

Message: I am writing to state my opposition to the destruction of the very little Forrest we have left at Black Run. Please vote no on development in this area and designate the area as a protected Forrest. As you know this land is a watershed area and is home to protected animals and plants. I care deeply about the pine barrens and want the garden state to live up to its moniker.

Submit: Submit

From: Lori Chimento < >
Sent: Wednesday, June 25, 2025 2:41 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Public Comment

I am Lori Chimento and I am a new resident to Evesham Township and moved here for the beautiful green spaces and access to nature.

I submit this public comment because the Black Run Preserve is one of New Jersey's most treasured natural areas and a vital part of the Pinelands National Reserve. Bulldozing 778 acres for high-intensity development would irreparably harm the headwaters, forest buffers, and ecosystems that support both wildlife and our own well-being. Green spaces like this are essential for clean water, biodiversity, and public health.
Prioritize development on already used or disturbed land and protect this space! Don't destroy critical habitats that can't be replaced. Let's protect this land for future generations.

From: Lori Chimento < >
Sent: Monday, June 30, 2025 2:59 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Re: Public Comment

Apologies, I didn't realize I needed to share my address:
Sent from my iPhone

On Jun 25, 2025, at 2:41 PM, Lori Chimento <> wrote:

I am Lori Chimento and I am a new resident to Evesham Township and moved here for the beautiful green spaces and access to nature.

I submit this public comment because the Black Run Preserve is one of New Jersey's most treasured natural areas and a vital part of the Pinelands National Reserve. Bulldozing 778 acres for high-intensity development would irreparably harm the headwaters, forest buffers, and ecosystems that support both wildlife and our own well-being. Green spaces like this are essential for clean water, biodiversity, and public health. Prioritize development on already used or disturbed land and protect this space! Don't destroy critical habitats that can't be replaced. Let's protect this land for future generations.

From: Carl-Heinz Stone <>
Sent: Thursday, June 26, 2025 8:01 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Public Comment Opposing Development Near Black Run Preserve – Evesham Township

Dear Members of the Pinelands Commission,

I'm writing to voice my strong opposition to the proposed development that would clear approximately 778 acres of forested land near the Black Run Preserve in Evesham Township. As a concerned resident and advocate for the protection of New Jersey's fragile ecosystems, I urge the Commission to reject this proposal and instead support the rezoning of this land to Forest Area under the Pinelands Comprehensive Management Plan.

This development would cause significant, irreversible harm:

- Ecological impact: This area includes headwaters, wetlands, and habitats that are critical for rare and threatened species found only in the Pine Barrens. Bulldozing it would fragment one of the last large, intact forested tracts in Evesham.
- Water quality and aquifer protection: The site lies within the Rancocas Creek Watershed and directly affects water recharge zones that feed the Kirkwood-Cohansey aquifer, which supplies drinking water to much of South Jersey. Development would threaten the aquifer's filtration capacity and downstream water quality.
- Traffic and infrastructure strain: Evesham Township's road infrastructure is already under pressure. Adding 270–300 homes would substantially increase vehicle traffic on roads like Tomlinson Mill and Kenilworth, compromising public safety and overloading existing infrastructure.
- Cultural and historical disruption: The land also borders or includes sites of historic significance, including a known Historic Black Cemetery. Development risks desecration or loss of these culturally important areas.
- Climate resilience: Forests like this play a vital role in carbon sequestration, stormwater absorption, and temperature regulation. Clear-cutting this area undermines New Jersey's broader environmental and climate goals.

I respectfully request that you deny any rezoning that would facilitate development on this land and instead move to permanently protect it as Forest Area to ensure its preservation for future generations.

Thank you for your time and your continued commitment to protecting the Pinelands.

Best regards,
Carl Stone

From: Carl-Heinz Stone <>
Sent: Tuesday, July 1, 2025 8:10 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Public Comment Opposing Development Near Black Run Preserve – Evesham Township

Dear Members of the Pinelands Commission,

I'm writing to voice my strong opposition to the proposed development that would clear approximately 778 acres of forested land near the Black Run Preserve in Evesham Township. As a concerned resident and advocate for the protection of New Jersey's fragile ecosystems, I urge the Commission to reject this proposal and instead support the rezoning of this land to Forest Area under the Pinelands Comprehensive Management Plan.

This development would cause significant, irreversible harm:

- Ecological impact: This area includes headwaters, wetlands, and habitats that are critical for rare and threatened species found only in the Pine Barrens. Bulldozing it would fragment one of the last large, intact forested tracts in Evesham.
- Water quality and aquifer protection: The site lies within the Rancocas Creek Watershed and directly affects water recharge zones that feed the Kirkwood-Cohansey aquifer, which supplies drinking water to much of South Jersey. Development would threaten the aquifer's filtration capacity and downstream water quality.
- Traffic and infrastructure strain: Evesham Township's road infrastructure is already under pressure. Adding 270–300 homes would substantially increase vehicle traffic on roads like Tomlinson Mill and Kenilworth, compromising public safety and overloading existing infrastructure.
- Cultural and historical disruption: The land also borders or includes sites of historic significance, including a known Historic Black Cemetery. Development risks desecration or loss of these culturally important areas.
- Climate resilience: Forests like this play a vital role in carbon sequestration, stormwater absorption, and temperature regulation. Clear-cutting this area undermines New Jersey's broader environmental and climate goals.

I respectfully request that you deny any rezoning that would facilitate development on this land and instead move to permanently protect it as Forest Area to ensure its preservation for future generations.

Thank you for your time and your continued commitment to protecting the Pinelands.

Best regards,
Carl Stone

From: diane fanucci <>
Sent: Friday, June 27, 2025 10:59 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve

Hello,

Please rename the area surrounding the Black Run Preserve headlands as a forest area so that proposed development does not occur. This would impact the area tremendously and destroy the pristine watershed and areas adjacent to it, on which many plants and animals depend. New Jersey is already the most densely populated state; there is no reason to build in this area.

Sincerely,
Diane Fanucci

From: Thomas Pluck <>
Sent: Friday, June 27, 2025 10:33 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Thomas Pluck on Friday, June 27, 2025 at 10:33:18
---

subject: Public Comment Submissions

Name: Thomas Pluck

Comment Topic: selected=

Message: Black Run Preserve is under threat from yet another development. The preserve is already cut in half by multiple golf course developments that killed off the endangered eastern rattlesnake population. This development would turn a beloved nature area into someone else's backyard

The state Pinelands Commission could rezone these critical lands as "Pinelands Forest Area" which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed.
I support this change. You shut down dozens of roads in the Pinelands. If you keep bowing to developers like this we will know the CMP is just for show, for controlling citizens and allowing corporate interests to run rampant. (See also Winslow Township selling off Pinelands aquifer rights to another golf course.)

Thanks,

Tom Pluck

Submit: Submit

From: Clark Perks <>
Sent: Friday, June 27, 2025 12:08 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Please redesignate the area of the Black Run Headwaters to

Dear Ms. Matos,

Like many residents who care about the PInelands, and in particular the Black Run Preserve, I was horrified to learn about Stephen Samost's plan to clear 778 acres of heavily forested Pinelands to build 270 homes in Evesham.

The proposed development will be devastating to the PInelands and the adjacent nature preserve and the animal and plant life that resides there. Most vulnerable is the pristine watershed; the lifeblood of the ecosystem we all treasure.

I urge the Pinelands Commission to redesignate the Black Run headwaters to a forest area to limit the number of single-family houses that can be built and stop this horrific plan.

Thank you for your consideration in this matter.

Clark

Clark Perks

From: Michael Lippert <>
Sent: Friday, June 27, 2025 12:06 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Kettle Run Road Development

Hello,

I am concerned about the proposed development along Kettle Run Road in Evesham Township and fully support the proposal to redesignate the targeted land as forested. Your efforts in helping to keep the land less / undeveloped is appreciated.

Regards,

Michael Lippert

From: julierocco
Sent: Friday, June 27, 2025 12:32 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Pinelands CMP

Good afternoon,
I am a resident of Evesham Township, and I support the adoption of the proposed amendments to the Pinelands Comprehensive Management Plan to re-designate the headwaters area from rural development to Forest Area. Thank you!
Julie Alway

From: Korn, Jonathan M. <>
Sent: Friday, June 27, 2025 5:08 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Housing Development Threatening Black Run Preserve - Attention Susan Grogan

Dear Commissioners:

I am long time resident of Cherry Hill and live 10 minutes from Preserve, but it is a world away for me and many others. Black Run Preserve and its surroundings must be preserved for future generations as more and more land gets developed. A development of this size would threaten the Preserve and potentially destroy a regional treasure. I urge you to redesignate the land to Forest from rural development area. Thank you for your consideration,

Jon

Jonathan M. Korn |

****

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****

From: Ed Stahl <>
Sent: Friday, June 27, 2025 12:27 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve

Please do whatever you can to help protect the Black Run Preserve from encroaching development.

-----Original Message-----
From: Jillian Lauk <>
Sent: Friday, June 27, 2025 3:13 PM
To: Comments, PC [PINELANDS] <comments@pinelands.nj.gov>
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jillian Lauk on Friday, June 27, 2025 at 15:12:44
---

subject: Public Comment Submissions

Name: Jillian Lauk

Comment Topic: selected=

Message: My name is Jillian Lauk, and I am a resident of Evesham Township. I have two sons who will both be attending Marlton Middle School this fall, and we live in the neighborhood off Kenilworth Road.

I have attended several school board meetings this year, driven by growing concern over the critical challenges our school district is currently facing. Proposed increases in class sizes-potentially reaching 29 students per classroom-and the outsourcing of busing services are clear indicators that the district is already under considerable strain.

Given these existing issues, the idea of adding even more households to our community-potentially 300 or more-is deeply troubling. Our local infrastructure is not equipped to handle such an influx. The roads, particularly around Kenilworth, Braddock Mill, and Tomlinson Mill, are narrow, with limited shoulders and heavy congestion. The intersection at Braddock Mill Road and Route 73, especially during peak hours, is already a significant safety concern.

Beyond traffic and infrastructure, this proposed development raises environmental concerns. The land being considered holds ecological value and supports local wildlife. Overdevelopment would not only threaten these habitats but also diminish the natural character of our community.

There is growing frustration among residents that decisions are being driven by private interests rather than the long-term wellbeing of the township. It is imperative that we prioritize sustainable growth, responsible planning, and what is genuinely best for the families who live here-not just those with the most influence.

I respectfully urge you to reconsider this development and its far-reaching consequences. Our schools, roads, and natural environment deserve thoughtful stewardship, not short-term gains.

From: Michael Curran <>
Sent: Friday, June 27, 2025 10:22 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael Curran on Friday, June 27, 2025 at 10:21:43
---

subject: Public Comment Submissions

Name: Michael Curran

Comment Topic: selected=

Message: As a long time resident of New Jersey I visit Black Run Preserve 3 to 4 times a week for the peace and solitude that it brings many residents. I am throughly against the destruction of 778 acres of the Vineland's to make way for homes for the rich.Another corporation Samost properties looking to line their pockets at the expense of residents who enjoy the natural beauty of the Garden State. When do the residents come first in this state?

Submit: Submit

From: Mary Franklin <>
Sent: Saturday, June 28, 2025 8:53 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mary Franklin on Saturday, June 28, 2025 at 20:53:13

---

subject: Public Comment Submissions

Name: Mary Franklin

Affiliation: Resudent

Comment Topic: selected=

Message: Please preserve the lands in Evesham in and around black run preserve - the area cannot support more housing developments

Submit: Submit

From: Nancy Carter <>
Sent: Saturday, June 28, 2025 10:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nancy Carter on Saturday, June 28, 2025 at 22:05:59
---

subject: Public Comment Submissions

Name: Nancy Carter

Comment Topic: selected=

Message: PLEASE do not allow anymore development,especially of homes/apartments in the area. Our natural resources and unique environment of the pinelands has to be protected. We are already suffering from the traffic and recent developments in the area under study. Thank you!

Submit: Submit

From: Carol Arrowood <>
Sent: Saturday, June 28, 2025 5:04 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Save the Pinelands

The ecological impact of ongoing development in the fragile and unique environment of the Pinelands needs to stop. Financial gain in the moment will ultimately lead to ruining a unique environment in the future. In my opinion, the Pinelands should be protected from further development. The fragile environment will suffer from supporting more sewage, added need for electricity, water, cellphone towers, encroaching on the remaining wildlife and flora and literally covering a huge area with concrete and asphalt. If ongoing development continues, we can anticipate the fragile Pinelands being a memory in our lifetime because of greed and ignorance.

Save and protect the Pinelands! If only for our children and grandchildren,

Yours very truly,

Carol F. Arrowood

From: Patricia Kiernan <>
Sent: Saturday, June 28, 2025 11:31 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Patricia Kiernan on Saturday, June 28, 2025 at 11:31:20
---

subject: Public Comment Submissions

Name: Patricia Kiernan

Comment Topic: selected=

Message: Hello, if it's true Evesham Twp wants to bulldoze 778 acres near Tomlinson Mill Road, I beg you to reconsider. The twp built on rte 70 near Chicken or Egg, apartments on Main Street, more apartments of 70. Neighboring towns are affected now they are going after a delicate ecosystem? I live in Medford and Traffic has become horrendous traveling through Evesham/Marlton anytime of day. We need this open space to absorb flooding rains and to protect the environment. Thank you, Pat K.

Submit: Submit

-----Original Message-----
From: Kandie Press <>
Sent: Saturday, June 28, 2025 5:50 AM
To: Comments, PC [PINELANDS] <comments@pinelands.nj.gov>
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kandie Press on Saturday, June 28, 2025 at 05:50:24
---

subject: Public Comment Submissions

Name: Kandie Press

Comment Topic: selected=

Message: I am writing to voice my extremely strong rejection to the development that Samost is proposing. Our pinelands and waterways etc. must be protected. As a country we are destroying our environment and this proposal is just one more step toward unchecked destruction. Evesham Township does not need additional home development. Our roads are heavily traveled as it is and preservation of the area around Black Run is critical to the ecosystem and to the enjoyment of this community. We must protect natural habitats and preserve the beauty of the area that Samost, a mercenary and ruthless developer, proposing. Many in my community of the Little Mill Golf Course area object in the strongest possible way to the development of homes; the impact will be too grave and the harm irreparable.

Submit: Submit

From: Kandie Press <> Thursday, July 17, 2025
Sent: 9:19 AM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Kandie Press on Thursday, July 17, 2025 at 09:18:57
---

subject: Public Comment Submissions

Name: Kandie Press

Comment Topic: selected=

Message: It is imperative that the proposed development adjacent to the Black Run Preserve property be designated a forest area zone. Marlton does not need additional development in an area that cannot handle the increased traffic and demands on the water system. When will we learn to respect the environment and not cause damage that cannot be undone. Our wildlife relies on us to protect them, residents already living in the area deserve not to have their well water affected and environmental concerns MUST NOT take a backseat to mercenary interests. Please, I urge you, designate this land as forest.

Submit: Submit

From: Dr. Howard Press <>
Sent: Saturday, June 28, 2025 5:54 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Dr. Howard Press on Saturday, June 28, 2025 at 05:53:42
---

subject: Public Comment Submissions

Name: Dr. Howard Press

Comment Topic: selected=

Message: I am writing to echo my wife's sentiment regarding the proposed development of property in and around Black Run Preserve by Samost Properties. I too am writing to voice my extremely strong rejection to the development that Samost is proposing. Our pinelands and waterways etc. must be protected. As a country we are destroying our environment and this proposal is just one more step toward unchecked destruction. Evesham Township does not need additional home development. Our roads are heavily traveled as it is and preservation of the area around Black Run is critical to the ecosystem and to the enjoyment of this community. We must protect natural habitats and preserve the beauty of the area that Samost, a mercenary and ruthless developer, proposing. Many in my community of the Little Mill Golf Course area object in the strongest possible way to the development of homes; the impact will be too grave and the harm irreparable.

There is a reason that Samost hides his identify behind shell companies; his reputation is horrible and he does nothing to serve the public interest which includes environmental protections. Evesham Township must protect the area and reject this proposal.

Submit: Submit

From: Brandon Tomei < >
Sent: Monday, June 30, 2025 7:19 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brandon Tomei on Monday, June 30, 2025 at

19:19:24

---

subject: Public Comment Submissions

Name: Brandon Tomei

Comment Topic: selected=

Message: I support the ammendment to redesignate the Black Run watershed to Forest area.

The protection of our watersheds through this initiative is incredibly important to Pinelands health.

Submit: Submit

From: Maxwell McClendon <>
Sent: Monday, June 30, 2025 7:23 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Maxwell McClendon on Monday, June 30, 2025 at 19:23:22
---

subject: Public Comment Submissions

Name: Maxwell McClendon

Comment Topic: selected=

Message: Hello I've been a resident of New Jersey ever since I was born in 1998 and I have witnessed the deforestation across this state. Deforestation is genocide to all. No money is worth the safety of everyone.

Submit: Submit

From: Julia Pestalozzi <>
Sent: Monday, June 30, 2025 7:37 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Julia Pestalozzi on Monday, June 30, 2025 at 19:37:06
---

subject: Public Comment Submissions

Name: Julia Pestalozzi

Comment Topic: selected=

Message: I support the amendment to redesignate the Black Run watershed to forest area

Submit: Submit

From: Carly DeGirolamo <>
Sent: Tuesday, July 1, 2025 9:04 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Carly DeGirolamo on Tuesday, July 1, 2025 at 09:04:17
---

subject: Public Comment Submissions

Name: Carly DeGirolamo

Comment Topic: selected=

Message: DO NOT DEVELOP BLACK RUN PRESERVE. The environmental benefits far surpass any economic benefits that development would incur. Additionally, over time, the value of Black Run will only increase as the environment acts as flood defense as our climate continues to destabilize and New Jersey is hit with major storm events. The habitat that the headwaters provide and incredibly important to the public, as are the headwaters in ensuring that Black Run has good water quality. These aspects far surpass any economic benefit to be gained through development. The people value the environment much more than the money that stands to be made through development. In addition, the headwaters bring in recreational tourists, which supports to the local economy- something that would also be lost if Black Run were to be altered. I urge the Commission to reject all notions of development on Black Run for the aforementioned reasons.

Submit: Submit

MARESSA ♦ PATTERSON

JOSEPH A. MARESSA
(1923-2012)
DAVID C. PATTERSON *
JOSEPH A. MARESSA, JR.*

Of Counsel:
CHARLES H. NUGENT, JR.*
CERTIFIED CIVIL TRIAL ATTORNEY
*MEMBER OF NJ & PA BAR

A New Jersey Limited Liability Company
ATTORNEYS AT LAW
191 West White Horse Pike
Berlin, New Jersey 08009
Tele: (856)767-1471 Fax: (856)767-8095
FID #02-0780615

July 1, 2025

Susan R. Grogan, Executive Director
New Jersey Pinelands Commission
P.O. Box 359
New Lisbon, New Jersey 08064

Re: Proposed Amendments to Pinelands Comprehensive Management Plan (CMP)

Dear Ms. Grogan:

Please accept this letter as a formal comment in regard to the above proposed Amendments to the Comprehensive Management Plan.

With respect to expiration of Certificates of Filing, it is requested that a grace period be provided to those applicants to move forward with their proposed Projects, conditioned on providing notice to the Pinelands Commission of the current status and time period for proceeding. It is understood why the Commission wants to have an expiration to the Certificates of Filing, but at least those applicants should be given the opportunity to provide that information within a reasonable period of time as determined by the Commission for its consideration. If not provided, the Certificate of Filing is rescinded. If provided, the Commission establishes a sunset date for it to expire.

Thank you for your consideration to this comment.

Very truly yours,
MARESSA PATTERSON, LLC

DAVID C. PATTERSON, ESQUIRE
Dpatterson@maressalaw.com

DCP/cnb

From: Steve Malitsky < >
Sent: Tuesday, July 1, 2025 11:55 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve

Good Morning,
I am emailing to request that you pass the Black Run Rule to designate important watershed lands as Forest Area.
Thank you,
Steve Malitsky

From: Joshua Dossick <>
Sent: Tuesday, July 1, 2025 12:15 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Joshua Dossick on Tuesday, July 1, 2025 at 12:15:08
---

subject: Public Comment Submissions

Name: Joshua Dossick

Comment Topic: selected=

Message: I'm writing as a resident of Sturbridge Lakes right on the border of Black Run Preserve to voice my strong support for the proposed Black Run Rule and related updates to the Comprehensive Management Plan.

The change to reclassifying land near the Black Run Preserve from Rural Development Area to Forest Area-is critical to protecting one of the most valuable natural spaces in South Jersey. The forest and wetlands around Black Run are essential for clean water, wildlife habitat, and the health of the Rancocas Creek and Delaware River watershed.

Many of us use this area for hiking, biking, and enjoying nature. It's also a key buffer against overdevelopment, flooding, and pollution. Allowing large-scale housing construction next to the Preserve would permanently damage this fragile ecosystem.

This rule change has been delayed for far too long, even though it's based on years of planning and strong local support. Now is the time to finalize it and prevent irreversible harm.

I greatly appreciate the action taken to attempt to protect this area, and as a local resident strongly support this rule change.

Submit: Submit

From: Phil Warren <>
Sent: Tuesday, July 1, 2025 8:14 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Phil Warren on Tuesday, July 1, 2025 at 20:13:31
---

subject: Public Comment Submissions

Name: Phil Warren

Comment Topic: selected=

Message: I am in support of the proposed amendment to re-designate the Black Run watershed in Evesham Township. The area in consideration is vital to the wellbeing of the Black Run Preserve, downstream creeks and rivers, and flora and fauna that depends on a sustainable and clean water source. As a resident of the southern section of Marlton within the Pinelands, I have been witness to red-shouldered hawks, barred owls, Cooper Hawks, and a number of various turtles, snakes, and other wildlife that rely on a healthy watershed source for the various bogs, lakes, and creeks throughout the Black Run. It would be a shame not to increase protections for a environmentally valuable section of our town and the Pinelands that benefits people with a source of untouched recreational space, and a unique and healthy ecosystem for the variety of plants and animals that inhabit the watershed area.

Submit: Submit

From: Anonymous < >
Sent: Wednesday, July 2, 2025 8:26 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anonymous on Wednesday, July 2, 2025 at 08:26:18
---

subject: Public Comment Submissions

Name: Name Withheld at Commenter's Request

Comment Topic: selected=

Message: Dear Members of the Pinelands Commission,

I am writing as a resident of Evesham Township and a strong supporter of the continued preservation of the Pinelands region to express my full support for the reclassification of the Black Run watershed from a Rural Development Area to a Pinelands Forest Area.

The Black Run Preserve is an ecological treasure - a rare remnant of undisturbed Pine Barrens habitat that serves as both a sanctuary for wildlife and a natural buffer that protects our air and water quality. The watershed it occupies plays a vital role in recharging the Kirkwood-Cohansey aquifer system, which supplies clean drinking water to hundreds of thousands of South Jersey residents. Preserving this area is not just about protecting open space - it's about safeguarding a critical piece of our region's natural infrastructure.

The current designation as a Rural Development Area leaves this sensitive ecosystem vulnerable to future development, which would permanently alter its character and damage its ecological integrity. In contrast, reclassifying the watershed as a Forest Area would provide the heightened protection this unique environment deserves, aligning land-use policy with the goals of the Comprehensive Management Plan and the Pinelands Protection Act.

The Forest Area designation is appropriate and overdue. This region of Evesham contains wetlands, headwaters, and fire-adapted pine-oak forests that meet - and arguably exceed - the environmental thresholds used to define Forest Areas elsewhere in the Pinelands. Scientific surveys and public records already confirm its high ecological value, and thousands of residents, including myself, use this preserve to connect with nature, engage in passive recreation, and teach future generations the importance of environmental stewardship.

In a state like New Jersey, where overdevelopment has already claimed too many natural spaces, we have a moral obligation to protect what remains. Once lost, these landscapes - and the clean air, pure water, and biodiversity they support - cannot be replaced. The Pinelands Commission was created to act as a steward of this irreplaceable region. Reclassifying the Black Run watershed as a Forest Area would be a bold and necessary act of conservation leadership that honors that responsibility.

I urge the Commission to act decisively to ensure the long-term protection of this exceptional area. Please reclassify the Black Run watershed as a Forest Area and help safeguard this natural heritage for generations to come.

Thank you for your time and consideration.

Sincerely,

(Please refrain from including my name and address if comments are publicly posted)

Submit: Submit

From: Edward Ferruggia <>
Sent: Saturday, July 5, 2025 2:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edward Ferruggia on Saturday, July 5, 2025 at 14:24:47
---

subject: Public Comment Submissions

Name: Edward Ferruggia

Comment Topic: selected=

Message: Dear Pinelands Commission
I am worrying in support of your proposed CMP Amendments and especially the Black Run Rule to redesignate the headwaters of the Black Run to Forest Area.
I'm very familiar with this area, its natural beauty and wildlife.
There is very little of such undisturbed area left in our state.
Certainly I hope the entire area will be preserved in the future, in the meantime for proposed Rule will be an important limit on development.
Thank you.

Submit: Submit

From: Marty Lawler <>
Sent: Saturday, July 5, 2025 3:19 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Marty Lawler on Saturday, July 5, 2025 at 15:18:53
---

subject: Public Comment Submissions

Name: Marty Lawler

Affiliation: Sturbridge Lakes resident

Comment Topic: selected=

Message: I have been living in Voorhees close to 35 years and have walked thru the surrounding woods all year round. The thought of building homes/townhouses in this beautiful area is very distasteful. We need to preserve the open natural areas for our kids and those that follow. The unchecked building in these areas has driven the birds and animals to roam on main streets where they are run over and killed or maimed. This area is saturated now with too many cars and not enough wider roads for all the congestion. Enough is enough.

Submit: Submit

From: Martin Lawler <>
Sent: Thursday, August 7, 2025 10:05 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Martin Lawler on Thursday, August 7, 2025 at 10:05:01
---

subject: Public Comment Submissions

Name: Martin Lawler

Comment Topic: selected=

Message: I want to continue living in an area basically balanced between nature and humanity. With the development of route 73 corridor and surrounding towns the road system is over burdened now.
What is not over burdened is our native lands that surround us. When they are gone they do NOT come back. Preserve Black Run, please.

Submit: Submit

From: Anthony Bombara <>
Sent: Saturday, July 5, 2025 5:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anthony Bombara on Saturday, July 5, 2025 at 17:49:16
---

subject: Public Comment Submissions

Name: Anthony Bombara

Comment Topic: selected=

Message: Preserve the Pines!! Please do not build on this lush and storied forest. So much of South Jersey's history is centered around the Pine Barrens and every time we allow development, we lose a bit of that history. No more!! Protect the rest of the watershed!

Submit: Submit

From: Dip Chatterjee < >
Sent: Saturday, July 5, 2025 5:51 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Dip Chatterjee on Saturday, July 5, 2025 at 17:50:55
---

subject: Public Comment Submissions

Name: Dip Chatterjee

Affiliation: None

Comment Topic: selected=

Message: Atten : The Pinelands Commission I strongly support the CMP Rule that is being proposed. Please pass the Black Run Rule to designate important watershed lands as Forest Area.
Thank you

Submit: Submit

From: Dipankar Chatterjee <> Thursday, August 7, 2025
Sent: 10:52 AM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Dipankar Chatterjee on Thursday, August 7, 2025 at 10:51:32
---

subject: Public Comment Submissions

Name: Dipankar Chatterjee

Affiliation: None

Comment Topic: selected=

Message: To : The Pinelands Commission
Dear Sirs / Madam,
Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!
Thank you

Submit: Submit

From: Rick Walsh <>
Sent: Saturday, July 5, 2025 6:24 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run planned housing development

I fully support the efforts of the Pinelands Commission to redesignate the Black Run Headwaters to a forest area (FA). As a resident of Evesham in the Kings Grant area, I frequent the Black Run Preserve several times per month. It's a special place that needs to be preserved in its current state. Allowing the proposed housing development to proceed would be disastrous in my opinion to the wildlife and the community. I fear it would embolden other developers to enter the area and carve up what is left. This activity must be stopped.

Sincerely,
Rick Walsh

From: Deana Siri <>
Sent: Sunday, July 6, 2025 10:12 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Deana Siri on Sunday, July 6, 2025 at 10:11:34
---

subject: Public Comment Submissions

Name: Deana Siri

Affiliation: Sturbridge Lakes Resident

Comment Topic: selected=

Message: I support the NJ Pinelands Commission (NJ) proposed positive changes to its Management Plan including a new Black Run Rule. This Rule would redesignate hundreds of acres near Sturbridge Lakes (in the Black Run Watershed) from "Rural Development Area to "Forest Area".
This new Rule would significantly reduce the number of homes which can be built on much of the Pinelands to our East in Evesham Township.
It is my hope that in the future most of the land will be preserved rather than developed. The Black Run Rule is an important first step which our Association and fellow residents have been working on for years.

Submit: Submit

From: Sara Pyle <>
Sent: Sunday, July 6, 2025 12:21 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Support for the Black Run Rule and CMP Amendments

Dear Members of the New Jersey Pinelands Commission,

I am writing as a resident of Evesham Township to express my strong support for the proposed amendments to the Comprehensive Management Plan, particularly the Black Run Rule.

Redesignating lands within the Black Run Watershed from Rural Development Area to Forest Area is a critical step toward protecting one of South Jersey's most ecologically valuable regions. This change will help preserve vital headwaters, safeguard drinking water, limit overdevelopment, and maintain the natural beauty and biodiversity that make the Pinelands so unique.

I want to thank the Commission for its leadership and commitment to long-term environmental stewardship. I hope you will adopt the proposed changes and continue prioritizing the preservation of this irreplaceable landscape.

Sincerely,

Sara Pyle

From: Rich & Loretta Lipp <>
Sent: Sunday, July 6, 2025 2:21 PM
To: Planning, PC [PINELANDS]
Cc: Lipp Rich & Loretta; SLA Trustees
Subject: [EXTERNAL] Black Run Watershed Rule

We support less housing in Black Run Watershed & all of NJ. Less development. Thanks for listening. Rich & Loretta Lipp Sturbridge Lakes

From: Gwenn Albrecht <>
Sent: Sunday, July 6, 2025 2:58 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Gwenn Albrecht on Sunday, July 6, 2025 at 02:57:42
---

subject: Public Comment Submissions

Name: Gwenn Albrecht

Comment Topic: selected=

Message: We've been here for 53 years - we chose this area for the wooded land and peace and quiet. There has been enough building in this area over that time! This proposed development would back right up to our property line and our neighbors' property lines! More houses means more traffic, more car pollution, more noise pollution, more light pollution, and more activity in general! The wildlife, which has already been confined enough, will have nowhere else to go - this will upset the whole ecosystem. If they put in wells, it will place a burden on the aquifer that supplies our water. This cannot be allowed to proceed! The whole idea of the Pinelands/Wetlands was to preservethe wooded forests of South Jersey - well, don't let some greedy developers convince the Township Commissions, Boards, and Council, as well as the State Pinelands Commission that this is in anyone's best interest except their own!! This will benefit none of the residents of southern Evesham Township! This must not be allowed! Thank you.

Submit: Submit

From: Marcin Kuszynski <>
Sent: Monday, July 7, 2025 9:42 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Urgent Opposition to Proposed Devel LLC Development Threatening Black Run Preserve Headwaters

Dear Pinelands Commission Members and Evesham Township Officials,

I am writing to express my strong and unequivocal opposition to the proposed Devel LLC development, which seeks to construct 270 homes on 778 acres adjacent to the vital Black Run Preserve. This development poses an immediate and unacceptable threat to one of New Jersey's most beloved natural areas and an indispensable component of the Pinelands National Reserve.

The Black Run Preserve is a critical headwater area for the southwest branch of the Rancocas Creek, which in turn is essential to the health of the larger Delaware River estuary. Bulldozing 778 acres for this development would irreversibly degrade the water quality and habitat of the neighboring preserve for generations to come. The highly porous, quartz-rich soils of the Pinelands have little filtering ability, making the region incredibly vulnerable to pollution from housing developments, septic systems, and associated activities.

Furthermore, this proposal directly undermines the ongoing efforts by the Pinelands Commission to amend the Pinelands Comprehensive Management Plan (CMP) to prevent precisely this intensity of development by redesignating the area to Forest Area. While these crucial CMP amendments are slowly navigating bureaucratic channels, Devel LLC's application, if approved, would effectively circumvent and nullify these protective measures. It is imperative that the Commission and Evesham Township act proactively to protect this land now, rather than allowing a development that would undercut years of conservation efforts.

The environmental impact of this proposed development is significant and well-documented. Wildlife studies have confirmed the presence of species of concern, including the woodland box turtle and Fowler's toad, as well as threatened species like barred owls and the Pine Barrens treefrog. Destroying hundreds of acres of critical forest habitat will undoubtedly displace and endanger these species, compromising the unique biodiversity of the Pinelands.

For over a decade, efforts have been made to protect the land surrounding the Black Run Preserve. The continuous delays in finalizing the necessary CMP amendments have created a dangerous window of opportunity for this destructive development. Evesham Township has the power to redesignate the zoning of these headwaters immediately to conform with the proposed PC Rule, and I urge you to exercise this power without delay.

The Black Run Preserve is not just a protected ecological area; it is a vital community asset, cherished by residents and visitors alike for hiking, wildlife observation, and mountain biking. Allowing this development would not only be an ecological catastrophe but also a profound loss for the people who rely on and enjoy this precious natural space.

I urge the Pinelands Commission and Evesham Township to reject Devel LLC's proposal and to expedite the adoption of the proposed CMP amendments to permanently protect the Black Run Preserve headwaters. We must prioritize long-term ecological integrity and community well-being over short-term development interests.

Thank you for your time and consideration of this critical matter.

Sincerely,

Marcin Kuszynski

From: Robert Talewsky <>
Sent: Monday, July 7, 2025 10:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert Talewsky on Monday, July 7, 2025 at

10:49:49

---

subject: Public Comment Submissions

Name: Robert Talewsky

Comment Topic: selected=

Message: Please rule in favor of the Black Run Right.

Submit: Submit

From: Jeff Alken < >
Sent: Monday, July 7, 2025 10:51 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jeff Alken on Monday, July 7, 2025 at 10:50:58
---

subject: Public Comment Submissions

Name: Jeff Alken

Comment Topic: selected=

Message: As a resident of the Sturbridge Lakes community for the past 34 years, I wholeheartedly support the CMP Rule Proposal. I have witnessed untethered and unregulated commercial and residential growth in this area, and the Pinelands needs to remain protected. The native plants and wildlife of the Pinelands are relying on us!

Submit: Submit

From: Evelyn Perkowska <>
Sent: Monday, July 7, 2025 11:19 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Urgent Opposition to Proposed Devel LLC Development Threatening Black Run Preserve Headwaters

Dear Pinelands Commission Members and Evesham Township Officials,

I am writing to express my strong and unequivocal opposition to the proposed Devel LLC development, which seeks to construct 270 homes on 778 acres adjacent to the vital Black Run Preserve. This development poses an immediate and unacceptable threat to one of New Jersey's most beloved natural areas and an indispensable component of the Pinelands National Reserve.

The Black Run Preserve is a critical headwater area for the southwest branch of the Rancocas Creek, which in turn is essential to the health of the larger Delaware River estuary. Bulldozing 778 acres for this development would irreversibly degrade the water quality and habitat of the neighboring preserve for generations to come. The highly porous, quartz-rich soils of the Pinelands have little filtering ability, making the region incredibly vulnerable to pollution from housing developments, septic systems, and associated activities.

Furthermore, this proposal directly undermines the ongoing efforts by the Pinelands Commission to amend the Pinelands Comprehensive Management Plan (CMP) to prevent precisely this intensity of development by redesignating the area to Forest Area. While these crucial CMP amendments are slowly navigating bureaucratic channels, Devel LLC's application, if approved, would effectively circumvent and nullify these protective measures. It is imperative that the Commission and Evesham Township act proactively to protect this land now, rather than allowing a development that would undercut years of conservation efforts.

The environmental impact of this proposed development is significant and well-documented. Wildlife studies have confirmed the presence of species of concern, including the woodland box turtle and Fowler's toad, as well as threatened species like barred owls and the Pine Barrens treefrog. Destroying hundreds of acres of critical forest habitat will undoubtedly displace and endanger these species, compromising the unique biodiversity of the Pinelands.

For over a decade, efforts have been made to protect the land surrounding the Black Run Preserve. The continuous delays in finalizing the necessary CMP amendments have created a dangerous window of opportunity for this destructive development. Evesham Township has the power to redesignate the zoning of these headwaters immediately to conform with the proposed PC Rule, and I urge you to exercise this power without delay.

The Black Run Preserve is not just a protected ecological area; it is a vital community asset, cherished by residents and visitors alike for hiking, wildlife observation, and mountain biking. Allowing this development would not only be an ecological catastrophe but also a profound loss for the people who rely on and enjoy this precious natural space.

I urge the Pinelands Commission and Evesham Township to reject Devel LLC's proposal and to expedite the adoption of the proposed CMP amendments to permanently protect the Black Run Preserve headwaters. We must prioritize long-term ecological integrity and community well-being over short-term development interests.

Thank you for your time and consideration of this critical matter.

Sincerely,

Ewelina Kuszynski

From: Jesmin Mitra <>
Sent: Monday, July 7, 2025 7:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jesmin Mitra on Monday, July 7, 2025 at 19:05:47
---

subject: Public Comment Submissions

Name: Jesmin Mitra

Comment Topic: selected=

Message: I am writing to support the Black Run Rule, which would help to maintain the forests of the Pinelands. Building homes in that area would affect the Pinelands ecosystem and wildlife. It would also cause a lot of problems for residents in this and surrounding areas. The roads are already congested and these additional homes will make driving in this area a nightmare. I feel it is critical to preserve the forested areas, and not bulldoz the trees to build homes.

Submit: Submit

From: Richard Bernstein <>
Sent: Monday, July 7, 2025 10:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Richard Bernstein on Monday, July 7, 2025 at 22:06:55
---

subject: Public Comment Submissions

Name: Richard Bernstein

Comment Topic: selected=

Message: Please keep Black Run Preserve just how it is! Please do not allow housing development on Kettle Run Road, BRP is among the last preserved lands in the area. Let's keep it that way!

Submit: Submit

From: ROBERTA Bachman <>
Sent: Tuesday, July 8, 2025 11:01 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] rezoning acres near Black Run Preserve

Dear Pinelands Commision,

I am requesting you to rezone this area near the Black Run Preserve in Marlton to Pinelands Forest Area. Another development of homes built by a disreputable builder would destroy this beautiful land. Years ago I was forced to install a $14,000 septic system while building my home in Medford. There was a dried up stream in the vicinity of my property. I understood that you were very serious about protecting these lands. Please continue that protection by rezoning these acres to Pinelands Forest Area.

Sincerely,
Roberta Bachman

From: Richard Taylor < >
Sent: Tuesday, July 8, 2025 7:29 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Richard Tayloron Tuesday, July 8, 2025 at 19:29:27
---

subject: Public Comment Submissions

Name: Richard Taylor

Affiliation: Friends of the Black Run Reserve

Comment Topic: selected=

Message: The Friends of the Black Run Preserve fully support the proposed amendments to the Pinelands Comprehensive Management Plan (CMP) published as a formal rule proposal in the June 16, 2025, issue of the New Jersey Register.
We are especially appreciative of the inclusion of an amendment to the Pinelands Land Capability Map to reflect the redesignation of the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area.
This zoning change has been listed as a remedy in the Evesham Open Space & Recreation Plan since 2012. The habitats in the Black Run Watershed Area have been documented as having very high integrity, according to Pinelands Commission studies, with the creeks having pristine Pineland waters, and the forests highly diverse. Several endangered and threatened species have been documented in this area. The area is adjacent to land that has already been preserved by Evesham Township. Its current status within the Pinelands Rural Development Area does not offer significant protection from development on the upland locations within the area.
We look forward to the adoption of these proposed amendments at your September Committee and your October Commission meetings.
Thank you for your consideration,
Friends of the Black Run Preserve
Board of Trustees
123 E Main Street # 1124
PO Box 1124
Marlton, NJ 08053

Submit: Submit

From: richt
Sent: Tuesday, July 8, 2025 7:34 PM
To: Comments, PC [PINELANDS]
Cc: 'Jane Dean'
Subject: [EXTERNAL] CMP Rule Proposal - Richard Taylor - Friends of the Black Run Preserve
Attachments: 2025-06-26 FBRP Comments to Pinelands Commission CMP.pdf

Please find attached a Letter of Support from the Friends of the Black Run Preserve for the Proposed Amendments to the Pinelands Comprehensive Management Plan (CMP).

Thank you for your consideration,
Richard Taylor

Friends of the Black Run Preserve
Board of Trustees
123 E Main Street # 1124
PO Box 1124
Marlton, NJ 08053

FRIENDS OF THE BLACK RUN PRESERVE
Friends of the Black Run Preserve
123 E. Main Street,
PO Box 1124
Marlton, NJ 08053
www.blackrun.org

To: The Pinelands Commission
15 Springfield Road
New Lisbon, NJ 08064

Subject: Proposed Amendments to the Pinelands Comprehensive Management Plan (CMP)
Letter of Support from The Friends of the Black Run Preserve

Date: June 26, 2025

The Friends of the Black Run Preserve fully support the proposed amendments to the Pinelands Comprehensive Management Plan (CMP) published as a formal rule proposal in the June 16, 2025, issue of the New Jersey Register.

We are especially appreciative of the inclusion of an amendment to the Pinelands Land Capability Map to reflect the redesignation of the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area.

This zoning change has been listed as a remedy in the Evesham Open Space & Recreation Plan since 2012. The habitats in the Black Run Watershed Area have been documented as having very high integrity, according to Pinelands Commission studies, with the creeks having pristine Pineland waters, and the forests highly diverse. Several endangered and threatened species have been documented in this area. The area is adjacent to land that has already been preserved by Evesham Township. Its current status within the Pinelands Rural Development Area does not offer significant protection from development on the upland locations within the area.

We look forward to the adoption of these proposed amendments at your September Committee and your October Commission meetings.

Thank you for your consideration,
Friends of the Black Run Preserve
Board of Trustees
123 E Main Street # 1124
PO Box 1124
Marlton, NJ 08053

From: Steven Fenster <>
Sent: Tuesday, July 8, 2025 7:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Steven Fenster on Tuesday, July 8, 2025 at 19:34:14
---

subject: Public Comment Submissions

Name: Steven Fenster

Comment Topic: selected=

Message: Please protect the Black Run Preserve. As a frequent hiker in the preserve, I've come to treasure it. Having a large percentage developed would be a travesty. It would also have a significant negative impact on the Kirkwood Conhansey aquifer, which supplies water to my family, and millions of others in NJ. Please designate this land as Pinelands Forest Area. Thank you.

Submit: Submit

From: Tracey Doron <>
Sent: Tuesday, July 8, 2025 8:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tracey Doron on Tuesday, July 8, 2025 at 20:04:41
---

subject: Public Comment Submissions

Name: Tracey Doron

Comment Topic: selected=

Message: Please, you must Rezone the Black Run Watershed area to Forest.
With the drought of the last couple years, many have found their wells running dry or totally dry. The pristine waters of the Black Run/Rancocas Aquifer supply water for all of us. I am not willing to stand by and watch my well be poisoned as well as drained dry. Thus is disgusting. This area is the last of connected forest/wild area left in this area. There are several known threatened species in this area. As well as Wetland. No man has the right to take away another man's right to drink clean water out of their OWN well.
And don't drink any kool-aid these "developers " are trying to squeak in last minute ute- Zone Forest!! Thank you for listening. Please listen to us all. There is only one honorable thing to do. Again, Rezone to Forest.

Submit: Submit

From: Brittany Jacobsen <>
Sent: Tuesday, July 8, 2025 4:59 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brittany Jacobsen on Tuesday, July 8, 2025 at 16:58:53
---

subject: Public Comment Submissions

Name: Brittany Jacobsen

Comment Topic: selected=

Message: I urge the Pinelands Commission to redesignate the Black Run Watershed in Evesham from a Pinelands Rural Development Area to a Pinelands Forest Area. The Black Run Preserve contains the headwaters of the Rancocas Creek and is fed by the Kirkwood-Cohansey aquifer, which supplies clean drinking water to millions in New Jersey and supports the Pine Barrens ecosystem. Wetlands in the Preserve naturally filter pollutants and help protect this vital water source. A proposal to clearcut over half of this 1,300-acre forest for 270 homes threatens to harm water quality, destroy habitat, and undermine the area's ecological integrity. The Commission has the authority and responsibility to prevent this. Redesignation as Forest Area would protect these critical lands, preserve wildlife habitat, and uphold the intent of the Pinelands Protection Act. Please act now to safeguard Black Run for future generations.

Submit: Submit

From: Lori Bonfrisco <>
Sent: Wednesday, July 9, 2025 5:46 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lori Bonfrisco on Wednesday, July 9, 2025 at 05:46:25
---

subject: Public Comment Submissions

Name: Lori Bonfrisco

Affiliation: Nj resident

Comment Topic: selected=

Message: Please stop the deforestation of Black Bear Run. Burlington county is over developed. The Pinelands need to be preserved . Why can't this developer repurpose a closed shopping mall or other commercial site that already destroyed the forest. The utilities and road access are already available.

Submit: Submit

From: Rachel Read <>
Sent: Wednesday, July 9, 2025 6:30 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Rachel Read on Wednesday, July 9, 2025 at 06:30:27
---

subject: Public Comment Submissions

Name: Rachel Read

Affiliation: Sturbridge Lakes

Comment Topic: selected=

Message: As a resident of Sturbridge Lakes for the last 5 years and having a home that directly backs up to the proposed land development area, we want a stop to the continued development proposals. We bought our home specifically for the amazing and tranquil views outside our windows. A safe space for our children to explore the land, learn from it and be in nature. There are very few areas anymore in NJ that offer this. We continue to fight developers, seeking to build on this precious land that is filled with wildlife, trees and nature that is vital to our ecosystem. Please continue to fight the good fight, save our undeveloped land and keep it that way.

Submit: Submit

From: Katharine <>
Sent: Wednesday, July 9, 2025 9:18 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Katharine on Wednesday, July 9, 2025 at 09:18:29
---

subject: Public Comment Submissions

Name: Katharine

Comment Topic: selected=

Message: We need to stop the overdevelopment of our lands. Black Run Preserve is one of the last untouched gems of the Pine Barrens. The proposed development would destroy nearly 800 acres of adjacent forest, putting our water, wildlife, and recreational spaces at risk. These waters were here long before us and will be here long after us- we need to protect them and stop the over development of this state. There are so many abandoned spaces of real estate- why are we not using those instead?

Submit: Submit

From: Andreea Trifas <>
Sent: Tuesday, July 8, 2025 11:07 PM
To: Info, PC [PINELANDS] <info@pinelands.nj.gov>
Subject: [EXTERNAL] Please Oppose Development Near Black Run Preserve

Dear Evesham Township and Camden County Officials,

I urge you to oppose Devel LLC's proposal to clear nearly 800 acres of forest near Black Run Preserve. This development would permanently damage one of South Jersey's most valuable natural areas.

Black Run Preserve is essential to our community — providing clean water, outdoor recreation, and habitat for threatened species. The proposed development threatens the headwaters of the Rancocas Creek, which serves hundreds of thousands of residents.

There are better ways to meet housing needs — like redeveloping existing spaces — that don't destroy vital ecosystems. Once these forests are gone, they're gone forever.

Please protect our natural resources and reject this harmful proposal.

Andreea M. Trifas

From: Bruce George Smith <>
Sent: Wednesday, July 9, 2025 10:44 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Bruce George Smith on Wednesday, July 9, 2025 at 10:43:52
---

subject: Public Comment Submissions

Name: Bruce George Smith

Comment Topic: selected=

Message: I have lived in the Evesham in the Marlton Lakes community for over 40 years.When air Haven Airport closed and Owens Corning dumped the fiber glass tash next to air port we saw them a problem for our water supply. Thankfully wo got that cleanup.We could not stop the building of the sanctuary estates and now the we have an other developer want to do the same right next to Black Run. We need to stop this over develoing of the section in Evesham eco system. Please intervene to STOP THEM.
Bruce Smith

Submit: Submit

From: Denise L Lytle <>
Sent: Wednesday, July 9, 2025 1:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Denise L Lytle on Wednesday, July 9, 2025 at 13:49:58
---

subject: Public Comment Submissions

Name: Denise L Lytle

Affiliation: n/a

Comment Topic: selected=

Message: Black Run Preserve is township owned and protected open-space in the northwest corner of the Pinelands National Reserve and southwest branch of the Rancoas Creek headwaters. The creek, which flows through the Preserve, is critical freshwater coming from the Kirkwood Conhansey aquifer, which supplies clean drinking water for millions of NJ residents, agriculture and businesses in South Jersey, and for the unique ecosystem in the Pine Barrens.The Black Run Preserve is crucial to keeping this drinking water clean, as wetlands are able to filter pollutants naturally before they enter people's homes. The Preserve also provides wildlife habitat and is a recreational resource.

A developer is proposing to clearcut more than half of the 1,300-acre heavily forested Black Run Preserve to build 270 single-family homes, degrading the integral water quality and habitat. This is something that cannot be allowed! Why not rezone these critical lands as "Pinelands Forest Area" which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed.

Submit: Submit

From: Diana Chauca <
Sent: Wednesday, July 9, 2025 3:42 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Diana Chauca on Wednesday, July 9, 2025 at 15:41:40

---

subject: Public Comment Submissions

Name: Diana Chauca

Comment Topic: selected=

Message: https://engage.pinelandsalliance.org/black-run-petition-2024

This is a form created to protect.

Submit: Submit

From: Kathleen Goodman <>
Sent: Wednesday, July 9, 2025 3:46 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kathleen Goodman on Wednesday, July 9, 2025 at 15:45:40
---

subject: Public Comment Submissions

Name: Kathleen Goodman

Comment Topic: selected=

Message: Pease stop the development of the Pinelands in Black Run/Evesham Township! Enough has already been developed; this proposed development will only add to the sensitive ecology of the Pinelands. In addition, the systems and structures, e.g., roads, traffic, cannot handle any additional development. The future of this land must be preserved rather than developed. Thank you!

Submit: Submit

From: Aimee Prendergast <>
Sent: Wednesday, July 9, 2025 10:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Aimee Prendergast on Wednesday, July 9, 2025 at 22:15:35
---

subject: Public Comment Submissions

Name: Aimee Prendergast

Comment Topic: selected=

Message: Dear Evesham Township and Camden County Officials,

I am a born and raised New Jersey resident, currently living in Mercer County. I was extremely saddened to hear about the possibility of development on the land near Black Run Preserve. Not only would this be devastating to the local ecosystem, but New Jersey only has so much undeveloped old growth forest and wetland left.

Since college, I have traveled and lived in other states and even other countries for my work, and have had countless opportunities to relocate for short and long terms, or even permanent. as much as I have loved the travel I've done, New Jersey is my home. I just bought my first house with my fiance, and we have laid down permanent roots. The reason I bring this up is that I love my home, and I don't want to see it endlessly developed until we have no natural spaces left.

When the world looks at New Jersey, they see industry, congested traffic, I can't count how many times I've seen it called "Americas armpit". But locals know that the real New Jersey is full of beautiful and diverse ecosystems, pine forests, wetlands, beaches, wildlife, farmland, and so much more. Do you really want to contribute toward chipping away at the what makes New Jersey so special? Do we really want them to be right?

I genuinely have so much love for this state. Please, do what is right and protect our natural spaces before it's too late.

I urge you to oppose Devel LLC's proposal to clear nearly 800 acres of forest near Black Run Preserve. This development would permanently damage one of South Jersey's most valuable natural areas.

Black Run Preserve is essential to our community - providing clean water, outdoor recreation, and habitat for threatened species. The proposed development threatens the headwaters of the Rancocas Creek, which serves hundreds of thousands of residents.

There are better ways to meet housing needs - like redeveloping existing spaces - that don't destroy vital ecosystems. Once these forests are gone, they're gone forever.

Please protect our natural resources and reject this harmful proposal.

We can not eat, breathe, or drink money.

Thank you for your consideration.

Submit: Submit

From: giawizeman
Sent: Thursday, July 10, 2025 9:30 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Pinelands Comprehensive Management Plan (CMP)-N.J.A.C. 7:50-7

Good morning
The proposed amendments about to be discussed in this hearing are an absolute disgrace to all NJ residences, as well as all in this country. Protecting nature, and our wildlife should be top priority for our state. Using black run nature preserve for another shitty development would be fucking horrible. We need to protect black run nature preserve for all of our children, and all of our people.
Fuck these shitty ass people for even trying to propose such a thing!

Gia wizeman

From: Don Vonderschmidt <>
Sent: Thursday, July 10, 2025 12:27 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Don Vonderschmidt on Thursday, July 10, 2025 at 12:27:09
---

subject: Public Comment Submissions

Name: Don Vonderschmidt

Comment Topic: selected=

Message: I urge the Commission to re-designate the entire headwaters of the Black Run Preserve as a Pinelands Forest Area. We need to protect this vital resource and preserve the integrity of Black Run from development. Let us not repeat the travesty of The Sanctuary in Evesham. These open spaces should be for all (the flora and fauna of the Pinelands and the people of Evesham and Burlington County), not just the Samosts and the wealthy homeowners in their McMansions. I implore you to do the right thing this time.

Submit: Submit

From: Erica Jackson <>
Sent: Thursday, July 10, 2025 5:01 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Erica Jackson on Thursday, July 10, 2025 at 17:01:28
---

subject: Public Comment Submissions

Name: Erica Jackson

Comment Topic: selected=

Message: Hello, as a constituent of Somerset County, I am reaching out to urge the rejection of Devel LLC's application for a Certificate of Filing for residential development in Evesham.
Development near or into the Black Run Preserve could damage headwaters which are particularly vulnerable to land use changes and unsustainable development. Intact headwaters contribute to biodiversity and provide water for many people in the area.
I request a rezoning of the dense forest, which Devel LLC plans to demolish, to Pinelands Forest Area. This rezoning would protect the delicate ecosystem of Black Rock and prevent future damage and water pollution by developers.

Thank you for your consideration,
Erica Jackson

Submit: Submit

From: Serena Jackson <>
Sent: Thursday, July 10, 2025 5:16 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Serena Jackson on Thursday, July 10, 2025 at 17:15:50
---

subject: Public Comment Submissions

Name: Serena Jackson

Comment Topic: selected=

Message: Hello, as a constituent of Somerset County, I am reaching out to urge the rejection of Devel LLC's application for a Certificate of Filing for residential development in Evesham.
Development near or into the Black Run Preserve could damage headwaters which are particularly vulnerable to land use changes and unsustainable development. Intact headwaters contribute to biodiversity and provide water for many people in the area.
I request a rezoning of the dense forest, which Devel LLC plans to demolish, to Pinelands Forest Area. This rezoning would protect the delicate ecosystem of Black Run and prevent future damage and water pollution by developers.

Thank you for your consideration,
Serena Jackson

Submit: Submit

From: Emily Darcy <>
Sent: Thursday, July 10, 2025 7:13 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] PRN 2025-063

Good afternoon,

I am writing today in support of Proposal Number: PRN 2025-063 to rezone the land next to Black Run Preserve in Evesham Township. Development of this land is unnecessary and will have negative ecological impacts on wildlife and the headwaters that feed into Black Run. Black Run is a beautiful area of pine lands in which people can recreate while appreciate the little natural land that is left in NJ. Please consider passing this proposal and saving this lans from redevelopment.

Thank you,
Emily Darcy

From: Deborah Larsen <>
Sent: Thursday, July 10, 2025 8:05 PM
To: Info, PC [PINELANDS] <info@pinelands.nj.gov>
Subject: [EXTERNAL] Deforestation of 778 acres of Pinelands in Evesham Township on Kettle Run Rd

Deborah Larsen

Dear NJ Pinelands Commissioners:

Subject: Urgent Opposition to Proposed Development of 300 homes on 778 acres of Pineland Forest

I am unable to attend the public hearing on Tuesday 7/15/25 or call in as I will be working. I feel it is important to comment on the proposed development of close to 300 individual homes on the 778 acres on Kettle Run Road.

My husband and I live across from this property since 1983. I am writing to express my grave concerns and strong opposition to any proposed development that would involve the construction of 300 homes and the deforestation of 778 acres of vital forest within the New Jersey Pinelands. As a concerned resident, I believe such a project would have devastating and irreversible impacts on this irreplaceable natural treasure.

The New Jersey Pinelands is not merely undeveloped land; it is a recognized ecological region of immense importance. This land is home to an extraordinary diversity of plant and animal species, many which are rare, threatened, or endangered. The destruction of 778 acres of forest would directly lead to significant habitat loss, fragmentation, and a drastic reduction in biodiversity.

Beyond its unique flora and fauna, the Pinelands plays a critical role in providing essential ecosystem services that benefit all New Jersey residents. It is underlain by aquifers containing some of the purest water in the country. Deforestation on this scale would inevitably compromise this vital water supply, increasing runoff, erosion and potentially introducing pollutants into our drinking water. The extensive root systems of the Pinelands forests are crucial for filtering water, stabilizing soil, and mitigating the effects of storms and flooding. Removing such a vast expanse of trees would leave the land vulnerable and exacerbate these environmental challenges.

Furthermore, these forest act as significant carbon sinks, absorbing greenhouse gases and playing a crucial role in mitigating climate change. The clearing of 778 acres would not only release stored carbon but also diminish the Pinelands capacity to regulate atmospheric carbon dioxide in the future.

The Pinelands Comprehensive Management Plan (CMP) I thought was to preserve, protect, and enhance the natural resources of the area. Allowing the development of this magnitude, I feel directly contradicts the spirit and intent of the CMP, would set a dangerous precedent for future development.

I was unable to attend the Evesham Township Environmental Commission meeting to see what the environmental report for this property was. What I have read is what is reported online but please do not forget what happened with the Sanctuary development off Hopewell Road and how that environmental report did not see the endangered snakes until development had begun. Living across from this property we have had numerous species of snakes over the years and some have had rattles. We have deer, red foxes, raccoons, wild turkeys and turtles that have visited our property. We have many types of birds that we see and hear and even hear an owl.

I urge the New Jersey Pinelands Commission to uphold its mission and reject any proposal that would lead to the destruction of 778 acres of Pinelands forest for residential development. We must prioritize the long-term ecological health and integrity of this critical region over short-term development interest.

Thank you for your time and consideration of these urgent concerns. I trust that you will make a decision that safeguards the future of the New Jersey Pinelands for generations to come.

Sincerely,

Deborah Larsen

From: Juliana DePasquale <>
Sent: Friday, July 11, 2025 8:39 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Juliana DePasquale on Friday, July 11, 2025 at 08:38:45
---

subject: Public Comment Submissions

Name: Juliana DePasquale

Comment Topic: selected=

Message: Please do not allow the building of a large development adjacent to Black Run. As a resident of the southern part of Marlton, I travel via car on Kettle Run daily. The beautiful wood lands on both sides of the road are a pleasant distraction of the overly crowded roadways and areas we are surrounded by. Not only are the acres beautiful to look at, but they are home to many wildlife animals. The building of a huge development would force the many species out and, unfortunately, could become road kill trying to find other areas to occupy. Deforestation is a huge problem and I never thought our forest surrounding Black Run would be exposed to it. The trails in Black Run serve our community in more ways than one can name. This development would be detrimental to the trails and thus our community. Now back to Kettle Run, the roadway is traveled heavily all day long, thus resulting in major wear and tear. By adding another hundred or so cars traveling up and down that roadway to get to and from their brand new homes would be a huge impact. The lights at both Braddock Mill/73 and Tomlinson Mill/Marlton Parkway get backed up every day with the current commuters. I cannot image rush hour at those intersections with the addition of the commuters from this proposed development.

The wildlife and the residents of the southern part of Marlton need the land adjacent to Black Run to remain a forrest. I appreciate you taking time out to hear my thoughts regarding this situation. Thank you for your time.

Submit: Submit

From: stefaniapbm
Sent: Friday, July 11, 2025 8:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by
on Friday, July 11, 2025 at 08:49:43
---

subject: Public Comment Submissions

Name: Stefania Mis

Comment Topic: selected=

Message: Please do not allow development of the 800 acres near the Black Run Preserve. The Wetlands protect us. As the climate crisis continues to progress, we need all the natural defenses possible. Thank you.

Submit: Submit

From: Alexander Bershadsky <>
Sent: Saturday, July 12, 2025 8:22 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alexander Bershadsky on Saturday, July 12, 2025 at 08:21:42
---

subject: Public Comment Submissions

Name: Alexander Bershadsky

Comment Topic: selected=

Message: Hi there,

The Black Run Preserve is an integral part of our lifestyle. On weekends, many people spend time there to unwind, exercise, and connect with nature.

Please pass the Black Run Rule to designate these important watershed lands as Forest Area.

Thank you,
Alexander Bershadsky and my whole family

Submit: Submit

From: Rebecca Canright <>
Sent: Saturday, July 12, 2025 7:09 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Rebecca Canright on Saturday, July 12, 2025 at 07:09:14
---

subject: Public Comment Submissions

Name: Rebecca Canright

Comment Topic: selected=

Message: Greetings, as a young person, I thank you for your work. I care about investing in land and forest protection. Environmental health matters deeply to our community.

The Black Run Preserve is township owned and protected open-space in the northwest corner of the Pinelands National Reserve and southwest branch of the Rancoas Creek headwaters.

Please rezone these critical lands as "Pinelands Forest Area" which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed.

The creek, which flows through the Preserve, is critical freshwater coming from the Kirkwood Conhansey aquifer, which supplies clean drinking water for millions of NJ residents, agriculture and businesses in South Jersey, and for the unique ecosystem in the Pine Barrens.

The Black Run Preserve is crucial to keeping this drinking water clean, as wetlands are able to filter pollutants naturally before they enter people's homes. The Preserve also provides wildlife habitat and is a recreational resource.

Unfortunately, a developer is proposing to clearcut more than half of the 1,300-acre heavily forested Black Run Preserve to build 270 single-family homes, degrading the integral water quality and habitat!

To stop this harmful development, the Pinelands Commission could rezone these critical lands as "Pinelands Forest Area" which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed. Please consider rezoning this area as fully protected forest, permanently.

Thank you for your time and consideration!

Have a great day,

Rebecca C.

From: Nancy Reamy <>
Sent: Sunday, July 13, 2025 9:48 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nancy Reamy on Sunday, July 13, 2025 at 09:48:16
---

subject: Public Comment Submissions

Name: Nancy Reamy

Comment Topic: selected=

Message: I am hoping it is not too late to save Black Run Preserve from proposed development. This unique and precious area should remain as us....untouched. We are already the most densely populated state in the country. This land and it's (often RARE)wildlife must be PRESERVED.

Submit: Submit

From: Eric Baratta <>
Sent: Sunday, July 13, 2025 2:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eric Baratta on Sunday, July 13, 2025 at 14:57:35
---

subject: Public Comment Submissions

Name: Eric Baratta

Comment Topic: selected=

Message: I am writing to ask you to rezone 900 acres of forest surrounding Black Run Preserve as a Pinelands Forest Area. The Black Run Preserve should absolutely not be destroyed for additional suburban sprawl in an already over-developed Evesham Township, further degrading surrounding watersheds, habitat and open space for passive recreation. Please work to ensure what's left of this area of Pine Barrens ecosystem.
Sincerely,
Eric Baratta

Submit: Submit

From: Michael Rothmel < >
Sent: Sunday, July 13, 2025 4:02 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael Rothmel on Sunday, July 13, 2025 at 16:01:55
---

subject: Public Comment Submissions

Name: Michael Rothmel

Comment Topic: selected=

Message: The Black Run Preserve is a very important recreational area for hikers and mountain bikers. So much land is being gobbled up so fast by housing developers and warehouse developers that it is extremely important to use all powers at our disposal to protect prime watershed areas from Development. The Pine Lands were preserved because they are a unique ecosystem. We do not need a suburban development to pour fertilizers into Black Run. If you want to preserve the Pinelands you have to preserve the headwaters leading into it. Use your power to fulfill your duty to give maximum preservation to the Pinelands. Please vote to change the zoning of the area to Forest.

Submit: Submit

From: Kevin Papa <>
Sent: Sunday, July 13, 2025 5:18 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kevin Papa on Sunday, July 13, 2025 at 17:17:43
---

subject: Public Comment Submissions

Name: Kevin Papa

Comment Topic: selected=

Message: I strongly oppose the development of the headwaters and land near the Black Run Preserve. It should be designated and protected as it is part of one of the last remaining natural gems in New Jersey. It is home to a number of endangered animals, and most importantly it has undesirable land to build on. Floods and fires make it inhabitable and should be the easiest decision to design and conserve it.

Submit: Submit

From: Ellen Pedersen <>
Sent: Monday, July 14, 2025 8:59 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ellen Pedersen on Monday, July 14, 2025 at 08:59:21
---

subject: Public Comment Submissions

Name: Ellen Pedersen

Comment Topic: selected=

Message: Please don't let 778 Acres of pristine Pinelands be deforested for development of 270 single family homes. The Black Run Preserve is a vital part of New Jersey's iconic Pine Barrens. These pristine wetlands and ancient forests filter our drinking water, shelter rare wildlife, and offer thousands of residents a place to reconnect with nature.

The Pinelands Commission can rezone over 900 acres of forest surrounding Black Run Preserve as "Pinelands Forest Area," permanently protecting it from development. This change would safeguard clean water, preserve wildlife habitat, and ensure the long-term health of this rare Pine Barrens ecosystem.
Thank-you for your attention,
Ellen Pedersen

Submit: Submit

From: Tyler Putman <>
Sent: Monday, July 14, 2025 10:31 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tyler Putman on Monday, July 14, 2025 at 10:30:51
---

subject: Public Comment Submissions

Name: Tyler Putman

Comment Topic: selected=

Message: As a resident of Burlington County, NJ, I would like to encourage the Commission to rezone the 900+ acres surrounding Black Run Preserve as a "Pinelands Forest Area" to protect it from development. I believe in the strongest possible protections for our public natural lands and appreciate all the work the Commission does to ensure this. Thank you for your service.

Submit: Submit

From: Nicole Belolan <>
Sent: Monday, July 14, 2025 10:39 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicole Belolan on Monday, July 14, 2025 at 10:39:14
---

subject: Public Comment Submissions

Name: Nicole Belolan

Comment Topic: selected=

Message: Re Black Run Preserve: Please PRESERVE and SAVE 778 Acres of pristine Pinelands from development of 270 single family homes. The Black Run Preserve is a vital part of New Jersey's iconic Pine Barrens. These pristine wetlands and ancient forests filter our drinking water, shelter rare wildlife, and offer thousands of residents a place to reconnect with nature. Please DO NOT destroy or develop in any way Black Run Preserve. Thank you!
Sincerely,
Nicole Belolan

Submit: Submit

From: Kristie Desousa <>
Sent: Monday, July 14, 2025 12:44 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kristie Desousa on Monday, July 14, 2025 at 12:44:24

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subject: Public Comment Submissions

Name: Kristie Desousa

Comment Topic: selected=

Message: Please leave Black Run Preserve untouched.

The Black Run Preserve is a vital part of New Jersey's iconic Pine Barrens. These pristine wetlands and ancient forests filter our drinking water, shelter rare wildlife, and offer thousands of residents a place to reconnect with nature.

Submit: Submit

From: Robert Paccione <>
Sent: Monday, July 14, 2025 1:10 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert Paccione on Monday, July 14, 2025 at 13:10:04
---

subject: Public Comment Submissions

Name: Robert Paccione

Comment Topic: selected=

Message: I am writing to encourage you to pass the Black Run Rule to designate watershed lands as Forest Area. We do not need more overdevelopment to threaten our environment.

Submit: Submit

From: Jessica Sautter <>
Sent: Monday, July 14, 2025 6:33 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] CMP comment

I received an error message when I completed the form on the Commission's website, so I am re-submitting my comment through email.

My name is Jessica Sautter and I am a resident of Evesham Township. I believe that changes to the CMP must re-designate the Black Run Watershed in Evesham Township to a Pinelands Forest Area. This watershed is connected to the waters that flow through the Pinelands National Reserve. It must be protected from development that would harm not only Evesham Township, but other townships too.

Thank you for your consideration.
--
Jessica M. Sautter, PhD (she/her)

From: ALICE HOUSEAL <>
Sent: Monday, July 14, 2025 2:53 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by ALICE HOUSEAL on Monday, July 14, 2025 at 14:53:03
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subject: Public Comment Submissions

Name: ALICE HOUSEAL

Comment Topic: selected=

Message: We the people who live next to the pinelands slated for development along with many caring citizens that come to this area for recreation feel there would be a tremendous loss to habitat for all life in that area between Kettle Run road, Thomlison Mill road (the dead end section next to the western side of Black Run) in Marlton and Sturbridge Lakes/Sturbridge Woods in Voorhees.

We know there would be a huge loss of wildlife, flora and fauna and devastation to free-flowing pristine freshwater streams and springs that can be found in this area along with the head waters of Black Run Preserve.

It is unfathomable that this is being considered at all. Our many clean natural streams and springs are so important to this area and for recharging our Aquifer.

For example, when the Virtura hospital located on Rt. 73 South in Voorhees was being constructed, our streams that run from that area through the woods along Kenilworth Rd. and into Union Mill Lake in Evesham (below Kenilworth Lake) ran yellow and turned our lake yellow and deposited a large volume of silt. We feel that this same scenario would ruin the streams and lakes nearby and eventually affecting the whole Rancocas Watershed. Also, It is not far from the Headwaters of the Mulica River in Berlin Twp. off of Cooper Rd.

Deveopment will cause most wildlife, trees etc. to become extinct from that area and animals that can escape will have very little land left to relocate to. They will be stressed in finding shelter and food. Increased traffic and congestion on our small quiet country roads will be killing fields as they move into our nearby rural "Hamlet" type communities where they and humans may be in conflict.

It is critical that this small area of untouched forest be left undeveloped to preserve what is left for the sake of wildlife and for humans to enjoy as well. We are stewards of the land and must make good decisions now and into the future.

Please consider this plea from all of us and the Pineland Forest that is at the Mercey of Man. Once gone, gone forever!!

Alice Houseal

From: Christopher Norulak <>
Sent: Monday, July 14, 2025 7:47 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christopher Norulak on Monday, July 14, 2025 at

19:46:50

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subject: Public Comment Submissions

Name: Christopher Norulak

Comment Topic: selected=

Message: I do not support the development of the Black Run Preserve. That land is a preserve and should be preserved.

Submit: Submit

From: Kathryn Newell <>
Sent: Tuesday, July 15, 2025 8:20 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Kathryn Newell - CMP Amendments

Re: Protecting Black Run Preserve—Opposition to the 778-acre Kettle Run development proposal:

Dear Chairperson, Prickett and Commissioners,

I am writing as a New Jersey resident and frequent visitor to Black Run Preserve to urge the Pinelands Commission to **reject the application that would clear, grade, and urbanize 778 acres of headwaters forest immediately upstream of the Preserve.** Approving this project would permanently undermine the ecological integrity, water quality, and public recreation value of one of the Pinelands' most cherished landscapes.

1. Headwaters forests safeguard drinking-water recharge
Black Run's pitch-pine/scrub-oak wetlands filter and recharge the Kirkwood-Cohansey aquifer that supplies clean drinking water to thousands of Burlington and Camden County households. Converting these sandy, high-infiltration soils into rooftops and roads will increase stormwater runoff and pollutants, degrading the very groundwater resources the Comprehensive Management Plan was designed to protect. engage.pinelandsalliance.org

2. Irreplaceable habitat for rare Pinelands wildlife
The proposed tract hosts state-listed species such as Pine barren tree frogs, barred owls, and northern pine snakes, all of which depend on contiguous fire-adapted forest. Fragmenting the core by inserting 250-plus houses and miles of pavement would shrink viable habitat below thresholds needed for breeding populations. The Native Plant Society of New Jersey

3. Public investment and recreation at stake
Over the past decade, Evesham Township and its partner nonprofits have invested more than $2 million in trails, boardwalks, and interpretive programs, which now draw approximately 50,000 annual visits. The preserve is an outdoor classroom for local schools and a health-and-wellness amenity for residents. New traffic corridors, noise, and light pollution would erode the quiet character that makes Black Run unique. Inquirer.com

4. A feasible conservation alternative exists
The landowner, Kettle Run Investments, has acknowledged in press statements a willingness—indeed, a preference—to conserve the full tract if a fair acquisition can be arranged. Multiple conservation entities, including the Pinelands Preservation Alliance, stand ready to negotiate. A **Forest Area rezoning** would unlock Green Acres and federal Land and

Water Conservation Fund dollars, ensuring the landowner receives compensation while the public secures permanent protection. Inquirer.comengage.pinelandsalliance.org

5. Precedent for climate-smart planning
Defending headwater forests aligns with New Jersey's Climate Resilience Strategy and the Commission's mandate to guard "ecological values of special significance." Approving this application would signal that short-term real-estate gains outweigh long-term water security, biodiversity, and recreation—an outcome at odds with statewide policy goals.

In light of these facts, I respectfully request that the Commission:

1. **Deny** the current development application as inconsistent with CMP protection standards for headwaters and critical habitat.
2. **Advance** the pending rule to redesignate the surrounding 900 ± acres as "Pinelands Forest Area," closing the loophole that invites incompatible sprawl.
3. **Facilitate** negotiation of a conservation purchase or easement to fairly compensate the landowner while expanding Black Run Preserve for future generations.

Black Run is a living laboratory of Pine Barrens ecology, a natural water-treatment plant, and a beloved community asset. Please act decisively to keep its headwaters forest intact.
Thank you for your stewardship of New Jersey's Pinelands and for considering these comments at the July 15 public hearing.

Respectfully submitted,
Kathryn Newell

The NJ Pinelands Commission (NJ) has proposed positive changes to its Management Plan including a new Black Run Rule.

Kathryn Newell

From: Kathryn Newell <>
Sent: Tuesday, July 15, 2025 8:09 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Kathryn Newell on Tuesday, July 15, 2025 at 08:09:20
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subject: Public Comment Submissions

Name: Kathryn Newell

Comment Topic: selected=

Message: Kathryn Newell
July 15, 2025
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064

Re: Protecting Black Run Preserve-Opposition to the 778-acre Kettle Run development proposal:

Dear Chairperson, Prickett and Commissioners,

I am writing as a New Jersey resident and frequent visitor to Black Run Preserve to urge the Pinelands Commission to reject the application that would clear, grade, and urbanize 778 acres of headwaters forest immediately upstream of the Preserve. Approving this project would permanently undermine the ecological integrity, water quality, and public recreation value of one of the Pinelands' most cherished landscapes.
1. Headwaters forests safeguard drinking water recharge Black Run's pitch pine/scrub oak wetlands filter and recharge the Kirkwood Cohansey aquifer that supplies clean drinking water to thousands of Burlington and Camden County households. Converting these sandy, high-infiltration soils into rooftops and roads will increase stormwater runoff and pollutants, degrading the very groundwater resources the Comprehensive Management Plan was designed to protect. engage.pinelandsalliance.org

2. Irreplaceable habitat for rare Pinelands wildlife The proposed tract hosts state-listed species such as Pine barren tree frogs, barred owls, and northern pine snakes, all of which depend on contiguous fire-adapted forest. Fragmenting the core by inserting 250-plus houses and miles of pavement would shrink viable habitat below thresholds needed for breeding populations. The Native Plant Society of New Jersey

3. Public investment and recreation at stake Over the past decade, Evesham Township and its partner nonprofits have invested more than $2 million in trails, boardwalks, and interpretive programs, which now draw approximately 50,000 annual visits. The preserve is an outdoor classroom for local schools and a health and wellness amenity for residents. New traffic corridors, noise, and light pollution would erode the quiet character that makes Black Run unique. Inquirer.com

4. A feasible conservation alternative exists The landowner, Kettle Run Investments, has acknowledged in press statements a willingness-indeed, a preference-to conserve the full tract if a fair acquisition can be arranged. Multiple conservation entities, including the Pinelands Preservation Alliance, stand ready to negotiate. A Forest Area rezoning would unlock Green Acres and federal Land and Water Conservation Fund dollars, ensuring the landowner receives compensation while the public secures permanent protection. Inquirer.comengage.pinelandsalliance.org

5. Precedent for climate smart planning
Defending headwater forests aligns with New Jersey's Climate Resilience Strategy and the Commission's mandate to guard "ecological values of special significance." Approving this application would signal that short-term real estate gains outweigh long-term water security, biodiversity, and recreation-an outcome at odds with statewide policy goals.

In light of these facts, I respectfully request that the Commission:
1. Deny the current development application as inconsistent with CMP protection standards for headwaters and critical habitat.
2. Advance the pending rule to redesignate the surrounding 900 ± acres as "Pinelands Forest Area," closing the loophole that invites incompatible sprawl.
3. Facilitate negotiation of a conservation purchase or easement to fairly compensate the landowner while expanding Black Run Preserve for future generations.

Black Run is a living laboratory of Pine Barrens ecology, a natural water treatment plant, and a beloved community asset. Please act decisively to keep its headwaters forest intact.
Thank you for your stewardship of New Jersey's Pinelands and for considering these comments at the July 15 public hearing.

Respectfully submitted,
Kathryn Newell

Submit: Submit

From: Kathryn Newell <>
Sent: Tuesday, July 15, 2025 8:09 AM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Kathryn Newell, The NJ Pinelands Commission (NJ) has proposed positive changes to its Management Plan, including a new Black Run Rule.
Attachments: Kathryn Newell.docx

Kathryn Newell

July 15, 2025
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064

Re: Protecting Black Run Preserve—Opposition to the 778-acre Kettle Run development proposal:

Dear Chairperson, Prickett and Commissioners,

I am writing as a New Jersey resident and frequent visitor to Black Run Preserve to urge the Pinelands Commission to **reject the application that would clear, grade, and urbanize 778 acres of headwaters forest immediately upstream of the Preserve.** Approving this project would permanently undermine the ecological integrity, water quality, and public recreation value of one of the Pinelands' most cherished landscapes.

1. Headwaters forests safeguard drinking-water recharge

Black Run's pitch-pine/scrub-oak wetlands filter and recharge the Kirkwood-Cohansey aquifer that supplies clean drinking water to thousands of Burlington and Camden County households. Converting these sandy, high-infiltration soils into rooftops and roads will increase stormwater runoff and pollutants, degrading the very groundwater resources the Comprehensive Management Plan was designed to protect. engage.pinelandsalliance.org

2. Irreplaceable habitat for rare Pinelands wildlife

The proposed tract hosts state-listed species such as Pine barren tree frogs, barred owls, and northern pine snakes, all of which depend on contiguous fire-adapted forest. Fragmenting the core by inserting 250-plus houses and miles of pavement would shrink viable habitat below thresholds needed for breeding populations. The Native Plant Society of New Jersey

3. Public investment and recreation at stake

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4. A feasible conservation alternative exists

The landowner, Kettle Run Investments, has acknowledged in press statements a willingness—indeed, a preference—to conserve the full tract if a fair acquisition can be arranged. Multiple conservation entities, including the Pinelands Preservation Alliance, stand ready to negotiate. A **Forest Area rezoning** would unlock Green Acres and federal Land and Water Conservation Fund dollars, ensuring the landowner receives compensation while the public secures permanent protection. Inquirer.comengage.pinelandsalliance.org

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In light of these facts, I respectfully request that the Commission:

1. **Deny** the current development application as inconsistent with CMP protection standards for headwaters and critical habitat.
2. **Advance** the pending rule to redesignate the surrounding 900 ± acres as "Pinelands Forest Area," closing the loophole that invites incompatible sprawl.
3. **Facilitate** negotiation of a conservation purchase or easement to fairly compensate the landowner while expanding Black Run Preserve for future generations.

Black Run is a living laboratory of Pine Barrens ecology, a natural water-treatment plant, and a beloved community asset. Please act decisively to keep its headwaters forest intact. Thank you for your stewardship of New Jersey's Pinelands and for considering these comments at the July 15 public hearing.

Respectfully submitted,
Kathryn Newell

Kathryn Newell

From: Peg H <>
Sent: Tuesday, July 15, 2025 9:00 AM
To: Planning, PC [PINELANDS]
Cc: Margaret Harbison
Subject: [EXTERNAL] Margaret Harbison CMP Amendments Black Run Preserve

To Whom It May Concern,

I am writing to strongly oppose the proposed development that would bulldoze approximately **778 acres** of forested land adjacent to the **Black Run Preserve** in Evesham Township, New Jersey. This land serves as an essential buffer zone, feeding clean water into the preserve and supporting a fragile, biodiverse ecosystem. Its destruction would have severe and irreversible environmental consequences.

Ecological Importance

Black Run Preserve is located in the **New Jersey Pinelands National Reserve**, a U.S. Biosphere Reserve designated by UNESCO and home to one of the most diverse ecosystems on the East Coast. The area in question is part of the **Kirkwood-Cohansey aquifer recharge zone**, which provides clean drinking water to over **1 million South Jersey residents** (Pinelands Preservation Alliance). The sandy soils and intact vegetation naturally filter and recharge this aquifer. Urban development would dramatically increase **impervious surfaces**, leading to polluted runoff and decreased groundwater infiltration.

Wildlife and Habitat

The threatened tract is home to numerous species of conservation concern, including:

- **Bald eagles (Haliaeetus leucocephalus)**, which nest in tall trees near wetlands and require large undisturbed territories.
- **Red foxes (Vulpes vulpes)**, which rely on contiguous forests for hunting and denning.
- **Barred owls (Strix varia)**, which need old-growth forest habitat and quiet corridors to thrive.
- **Pine Barrens tree frogs (Hyla andersonii)**, a state-threatened species found only in the Atlantic Coastal Plain.
- **Northern pine snakes (Pituophis melanoleucus)**, a species of special concern in New Jersey.

In addition, the forest floor supports a wide array of fungi, including **small Amanitas**, which play a critical role in forest health by forming **mycorrhizal relationships** with trees. These underground fungal networks enhance nutrient absorption and contribute to long-term forest regeneration. Amanita species are highly sensitive to soil disturbance and pollution, and cannot survive in compacted or chemically altered soil.

Environmental Impact

Studies show that deforestation in headwater regions like this leads to:

- **90–100% increase in runoff** after urban development (EPA, 2003)

- Loss of biodiversity and **up to 50% decline in forest-dwelling amphibian populations** within a few years of fragmentation (Nature Conservancy, 2018)
- Decline in water quality, including increased nitrogen and phosphorus levels leading to **eutrophication of wetlands**

Public Value and Investment

Black Run Preserve is a public gem that sees more than **50,000 annual visitors** for hiking, photography, birdwatching, and environmental education. The Township of Evesham, along with nonprofit partners, has invested **over $2 million** in land acquisition, trail building, and interpretive programming in the past 15 years. Development would erode the serene, natural setting that draws residents and visitors alike. Noise, light pollution, and traffic would compromise both wildlife habitat and public enjoyment.

A Conservation Opportunity

The developer, **Kettle Run Investments**, has previously indicated a willingness to sell the land for conservation purposes. Numerous organizations, including the **Pinelands Preservation Alliance**, have expressed interest in facilitating such a transaction. Rezoning the area as **Pinelands Forest Area** would enable public funds such as the **NJ Green Acres Program** and **Land and Water Conservation Fund** to be used for acquisition and protection, benefiting both the public and the landowner.

Conclusion

To protect this vital ecosystem and the wildlife that depends on it—from the **eagles above** to the **Amanitas below**—I urge the Commission and all decision-making authorities to:

1. **Reject the development proposal**, which would irreparably harm water quality, habitat, and biodiversity
2. **Support rezoning of this tract as Forest Area**, aligning with conservation priorities under the Comprehensive Management Plan
3. **Facilitate conservation acquisition**, ensuring the land is preserved for future generations

Black Run Preserve and its surrounding lands are a living classroom, a source of clean water, a haven for wildlife, and a sacred space for reflection and recreation. Let us have the foresight to protect it now—before it is too late.

Sincerely,

Margaret Harbison
Sent from my iPad

From: Margaret Harbison <>
Sent: Tuesday, July 15, 2025 8:18 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Margaret Harbison on Tuesday, July 15, 2025 at 08:18:16
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subject: Public Comment Submissions

Name: Margaret Harbison

Comment Topic: selected=

Message: Re: Protecting Black Run Preserve-Opposition to the 778-acre Kettle Run development proposal:

Dear Chairperson, Prickett and Commissioners,

I am writing as a New Jersey resident and frequent visitor to Black Run Preserve to urge the Pinelands Commission to reject the application that would clear, grade, and urbanize 778 acres of headwaters forest immediately upstream of the Preserve. Approving this project would permanently undermine the ecological integrity, water quality, and public recreation value of one of the Pinelands' most cherished landscapes.
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Thank you for your stewardship of New Jersey's Pinelands and for considering these comments at the July 15 public hearing.

Respectfully submitted,
Kathryn Newell

The NJ Pinelands Commission (NJ) has proposed positive changes to its Management Plan including a new Black Run Rule.

Submit: Submit

From: Tara Rozanski <>
Sent: Tuesday, July 15, 2025 9:42 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Written testimony for July 15 Black Run Preserve

Hello,

My name is Tara Rozanski. It's an honor to work alongside people who work tirelessly to preserve this land we get to enjoy in New Jersey called the Pinelands and I, along with many others in the Pines community, will advocate vehemently for its preservation.

I'm writing to you to advocate AGAINST selling the 780 acres of land adjacent to the preserve. This land encompasses Black Run, one of the most pristine streams in NJ, making it valuable to millions of NJ residents who rely on clean drinking water. This area is also home to unique and threatened species of plants and animals, and in the scope of 2025 these animals already run the risk of becoming more threatened if development occurs.

Also in the scope of 2025, we must continue to preserve the historic and cultural value of the Pinelands. Black Run was once part of the underground railroad system, home of the Lenape, plus a myriad of other historical figures and critical periods of time in American history. To develop over top of this land would be a complete disrespect to those who once called this land home and sought refuge here.

Please consider not allowing development on this acreage, I believe it is crucial not only for the environment, before our history and culture. Thank you for your time.

Tara Rozanski

From: Darlene Saggiomo <>
Sent: Tuesday, July 15, 2025 11:42 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Objection to Expansive Homes Site Pinelands near Black Run

Let this serve as notice and objection to any development in the pinelands near Black Run Forest/kettle Run road in Evesham/Voorhees Township. Please save our forest. Please save our animals. Please save our land. I am objecting to any kind of building or destroying of the pinelands.
Darlene Saggiomo

Sent from my iPhone

From: Kim M <>
Sent: Tuesday, July 15, 2025 2:22 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve - Request for Redesignation

Hello,

I am writing today as part of the ongoing effort to keep Black Run Preserve, just that, a preserve.

My understanding is that the Pinelands Commission is deciding whether to redesignate this land from a Rural Development Area to a Pinelands Forest Area. I believe this decision is coming up as a result of the proposal to develop 270 single-family homes in the area. I hope you will hear the pleas from myself and the many other Evesham and Burlington County residents who cherish the Black Run Preserve and the nearby 778 acres of ecologically sensitive forest,

I grew up in Shamong, later moved to Medford, and now have settled in Marlton Lakes just a couple miles from Black Run. I have visited and hiked Black Run countless times growing up with my family, and later in life with my husband and our dogs. It is one of the few hiking trails in the area that is large enough that even on a crowded day, we felt we had space and some privacy to enjoy the Pinelands. The expansiveness of Black Run became even more essential during the pandemic when locals were desperate to get out of the house and social distance in a healthy environment. Black Run was an oasis during a very bleak time.

People of all ages and backgrounds walk or bike along the trails, and every person you encounter treats each other and the land with respect. When my husband and I were deciding where to settle down, a huge factor in choosing the neighborhood we did was because of its proximity to Black Run.

All this to say, we love Black Run, and every neighbor and community member I've spoken to is devastated that there is a proposal to develop on or adjacent to this oasis. Here are the top reasons why further residential or commercial development would be detrimental to Evesham residents and nearby visitors:

- **Traffic:** as a resident living close to the preserve, there is already a ton of congestion on Kettle Run and Hopewell roads.There have been times I've waited 10 minutes to try to safely take a left out of my neighborhood and had to give up and turn right and loop back around. There are countless traffic accidents on Kettle Run each year. And this doesn't even touch on the congestion in the surrounding areas of Evesham (Rt 73 and 70). Any additional population brought into this area will cause unforeseen levels of traffic, frustration, and safety issues.
- **Overcrowding:** this isn't necessarily the responsibility of the Pinelands reserve, but Evesham schools are already overcrowded. Any additional residencies in the area will only exacerbate this problem. Not to mention the environmental impact that inherently comes with more people in an area. I've read that the BRP acts as a "carbon sink" what impact will overpopulation have on the effectiveness of this carbon sink?

- **Wildlife:** goes without saying, endangered tree frogs, protected species like beavers, turtles, ducks, deer, fish, birds, the list goes on. These animals are already threatened by global warming and the consistent wildfires we are seeing in the area each year, let's not make matters worse.
- **Nature:** again, a no-brainer. But if we can't protect the flora in BRP what can we expect to happen to the remaining Pine Barrens?

Changes to protect the area around the Black Run preserve have been nearly finished since at least 2015. The Commission and Medford Township adopted zoning changes for Medford many years ago. The Commission then sat on the Evesham changes, despite being already fully drafted by the Commission's planning staff. Please for the love of nature, and all Evesham and surrounding residents, keep the Pinelands safe and beautiful.

Thank you,
Kim DeMeo

From: Jake Matro <>
Sent: Tuesday, July 15, 2025 2:36 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve

I am writing this email in opposition of the housing development project proposed Devel Inc at Black Run Preserve. The pine barrens are New Jersey greatest natural treasure and should not be furthered sullied by human incursion.

From: Tim < >
Sent: Tuesday, July 15, 2025 8:07 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Urgent: Protect Black Run Headwaters from Proposed Development

Dear Members of the New Jersey Pinelands Commission,

My name is Tim Batten and I reside in Evesham Township. I am also a parent of school-aged children who benefit daily from, and treasure, the natural beauty and ecological importance of the Black Run Preserve.

I am writing to express deep concern regarding the proposed development plan by Devel LLC / Kettle Run Investments, which seeks to build approximately 250–270 single-family homes across 300 of the 778 acres adjacent to the Preserve . Local hikers, families, and conservation advocates—including myself—strongly believe this project threatens the delicate headwaters of the southwest branch of the Rancocas Creek, a vital watershed that supports both biodiversity and regional water quality .

I was encouraged to learn that the Commission is considering a CMP amendment to redesignate the Black Run watershed area from "Rural Development" to "Forest Area," which would limit future development intensity . Moreover, the public hearing scheduled for July 15, 2025 at 9:30 a.m., with written comments accepted through August 15, 2025, presents a pivotal opportunity for community input .

As a parent, I value the clean water, green space, and habitat that Black Run provides—not only for wildlife but also as a living classroom and sanctuary for our children. The proposed subdivision would significantly degrade these attributes and increase traffic on already overburdened roads.

I respectfully urge the Pinelands Commission to:

1. Support the CMP amendment to rezone the Black Run watershed as a Forest Area.
2. Deny or substantially modify the Devel LLC development proposal, prioritizing ecological resilience over McMansion-style sprawl .

3. Engage with Evesham Township to align municipal zoning with Commission policy goals and protect headwater lands proactively .

Thank you for prioritizing the long-term health of our local environment and community.

Sincerely,

Tim Batten

Resident & Parent

From: Thomas J Carroll < >
Sent: Tuesday, July 15, 2025 9:11 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Thomas J Carroll on Tuesday, July 15, 2025 at 09:10:33
---

subject: Public Comment Submissions

Name: Thomas J Carroll

Comment Topic: selected=

Message: Black Run Preserve, please rezone this area as "Pinelands Forest Area". Nothing good will come from developing this land for expensive housing. The infrastructure needed to support the development will be devastating to area of concern.

Submit: Submit

From: Marina Linderman <>
Sent: Tuesday, July 15, 2025 9:19 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Marina Linderman on Tuesday, July 15, 2025 at 09:18:36
---

subject: Public Comment Submissions

Name: Marina Linderman

Comment Topic: selected=

Message: Dear Sir or Madam,
I am writing in opposition of carving up the Pine Barrens Black Run Preserve for development pupose. This is 778 acres of beloved land that is home to countless animals, and is a valuable part of New Jersey. At at time when we need to preserve our nature in the face of climate change, using 778 acres for home development seems extremely irresponsible. We need to make wise decisions for ourselves in the present, but also for our children and grand children of the future. They'll be inheriting this world and it should be healthy and livable.
Thank you for your consideration,
Marina

Submit: Submit

From: Judith Leshner < >
Sent: Tuesday, July 15, 2025 9:25 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Judith Leshner on Tuesday, July 15, 2025 at 09:25:05
---

subject: Public Comment Submissions

Name: Judith Leshner

Comment Topic: selected=

Message: As a member of the community I want the pinelands Commission to protect the headwaters of the Black Run Preserve, for people, for wildlife and for generations to come. I walk there throughout the year and it would be wrong and a great loss to see it developed and degraded in any way. Expand the preserve, it is our treasure and belongs to our future generations.

Submit: Submit

From: jennifer Mcloskey <>
Sent: Tuesday, July 15, 2025 9:43 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by jennifer Mcloskey on Tuesday, July 15, 2025 at 09:43:12
---

subject: Public Comment Submissions

Name: jennifer Mcloskey

Comment Topic: selected=

Message: As a member of the community of Marlton i have enjoyed for many years walking the trails at Black Run . I feel its important to protect the Black Run Preserve for wildlife and the education it provides for people of all ages.My hope is that the Pinelands commission can voice and be heard how essential the preserve is to the environment.

Submit: Submit

From: Valerie Rey <>
Sent: Tuesday, July 15, 2025 9:43 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Valerie Rey on Tuesday, July 15, 2025 at 09:43:29
---

subject: Public Comment Submissions

Name: Valerie Rey

Affiliation: New Jersey Resident

Comment Topic: selected=

Message: Dear Members of the Pinelands Commission,

I hope this message finds you well. As a concerned New Jersey resident and admirer of our local natural landscape, I strongly urge you to protect, not destroy or bulldoze, the headwaters and surrounding forest lands of the Black Run Preserve.

The 1,300-acre sanctuary of Pine Barren forest, streams, and wetlands is home to many amazing and crucial animals that help this ecosystem thrive. As a home to many native animals and plants of New Jersey, it is our job as human beings to empathize and reason for those who can't. That's why the Pine Barrens can't be destroyed, such bulldozing would not only destroy irreplaceable habitat but also lead to polluted runoff, disrupted floodplains, and lost wildlife corridors that could never be fully restored.

As a resident of New Jersey, I respectfully request that you deny any plans to bulldoze these precious forests. Instead, please support the rezoning proposal that preserves these headwater lands, safeguarding an ecosystem that filters our water, supports biodiversity in a warming world, and strengthens our resilience to climate change.

Thank you for considering my concerns and for your continued dedication to our region's environmental health.

Sincerely,
Valerie Rey
Resident of New Jersey

Submit: Submit

From: Perry Capelakos <>
Sent: Tuesday, July 15, 2025 9:45 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Perry Capelakos on Tuesday, July 15, 2025 at 09:44:49
---

subject: Public Comment Submissions

Name: Perry Capelakos

Comment Topic: selected=

Message: I'd like to register my support for the mapping change to redesignate the Black Run Preserve as protected lands. This land should remain natural and undeveloped to protect our fragile ecosystem in New Jersey.

Submit: Submit

From: Perry Capelakos <>
Sent: Tuesday, July 15, 2025 10:12 AM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Hitch Kabbani - CMP Rule Proposal

I'd like to register my support for the mapping change to redesignate the Black Run Preserve as protected lands. See attached.

Thank you,
Hitch

From: Anna Linderman <>
Sent: Tuesday, July 15, 2025 9:52 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anna Linderman on Tuesday, July 15, 2025 at 09:51:46
---

subject: Public Comment Submissions

Name: Anna Linderman

Comment Topic: selected=

Message: I'd like to register my support for the mapping change to re-designate the Black Run Preserve as protected lands. The Pine Barrens are a NJ ecological treasure. It acts as a major source of clean drinking water for millions, filters the water, and provides habitat for a diverse array of plant and animal species, including many that are rare or endangered. It's a popular recreation area and contributes to the region's unique cultural and historical landscape - it's such an important and critical part of New Jersey. Black Run Preserve should be a designated Pinelands Forest Area to help preserve it for generations to come.

Submit: Submit

From: Christine Panagotopulos <>
Sent: Tuesday, July 15, 2025 9:55 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christine Panagotopulos on Tuesday, July 15, 2025 at 09:54:33
---

subject: Public Comment Submissions

Name: Christine Panagotopulos

Comment Topic: selected=

Message: I am writing in to express my support for the amendment to the Land Capability Map to reflect the redesignation of the Black Run Watershed in EveshamTownship from a Pinelands Rural Development Area to a Pinelands Forest Area. I have spent many hours hiking and enjoying the beauty of the black run preserve, and personally enjoy spending time in nature.

Additionally, I have very serious concerns about the water quality in NJ. This watershed not only provides essential habitat for wildlife in NJ (including species that are threatened), it also acts as a crucial protection for our water supplies in NJ. Overdevlopment for the sake of proifit for private equity is a scourge on our planet - I'd lke to end my comment with a refrence to the well-known proverb: "When the Last Tree Is Cut Down, the Last Fish Eaten, and the Last Stream Poisoned, You Will Realize That You Cannot Eat Money".

Submit: Submit

From: Mary DeLia <>
Sent: Tuesday, July 15, 2025 10:12 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mary DeLia on Tuesday, July 15, 2025 at 10:11:36
---

subject: Public Comment Submissions

Name: Mary DeLia

Comment Topic: selected=

Message: I am writing to express my support for the proposed rule changes, particularly the amendment to the Pinelands Land Capability Map to reflect the redesignation of the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area.

The change to a Forested Area is critical for the protection of water quality in the Black Run Watershed, one of the most pristine streams in the state. The current designation of Rural Development Area could allow for development that would significantly degrade the water quality in the stream resulting in myriad cascading negative effects on wildlife, including threatened and endangered species, as well as the quality of life for residents, many of whom utilize the Black Run Preserve to find peace and de-stress from the pressures of modern living, the importance of which should not be underestimated. Furthermore, the area in question is a critical infiltration point. Recent droughts have shown the importance of maintaining infiltration areas like forests and wetlands to ensure our supply of fresh water.

Please, I urge you to implement the proposed map change to a Forested Area.

I thank you for your time.

Mary DeLia

Submit: Submit

From: Erin Panagotopulos <> Tuesday, July 15, 2025 10:36
Sent: AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Erin Panagotopulos on Tuesday, July 15, 2025 at 10:36:08
---

subject: Public Comment Submissions

Name: Erin Panagotopulos

Comment Topic: selected=

Message: What is the price of clean are and water? I understand the need for more houses and development but, New Jersey already has many areas that have been developed that could be changed to add more housing. My family has a well that uses the aquifers and i am concerned on the impact this will have. I have enjoyed walking the trails in Black Run because it is a large green spaces and quiet.
Black Run can act as a recharge zone for our aquifers, it provides areas for our already stressed native wildlife and it provides recreation for people. In many places,especially in New Jersey, there are few open green spaces for people to enjoy and animals to live.
By protecting this area, we protect not only New Jersey residents water resources, we protect this important ecological center for future generations to enjoy.
Please protect this forested wetland.
"When the last tree has fallen,
And the rivers are poisoned,
You cannot eat money"

Submit: Submit

From: Nancy Raleigh <>
Sent: Tuesday, July 15, 2025 10:37 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nancy Raleigh on Tuesday, July 15, 2025 at 10:36:35
---

subject: Public Comment Submissions

Name: Nancy Raleigh

Comment Topic: selected=

Message: I strongly urge the Commission to re-designate the area of the Black Run headwaters as protected forest. I am very concerned with the watershed should development occur in the future. I live in Evesham Township near Black Run and have memories of a neighboring town drilling a well for public use years ago. When the well was turned on, our neighbor's wells began to lose pressure and the feeder streams to the lake in our neighborhood started to run dry. The well was eventually turned off, but I can't imagine that development near the Black Run headwaters would not put it at similar significant risk. Even if new homes did not have wells, there would be increased surface pollution and increased traffic which could possibly lead to further construction.
This area is such a treasure. Please protect it from development.
Thank you.
- Nancy Raleigh

Submit: Submit

From: Jenna romano <>
Sent: Tuesday, July 15, 2025 10:37 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jenna romano on Tuesday, July 15, 2025 at 10:36:35
---

subject: Public Comment Submissions

Name: Jenna romano

Comment Topic: selected=

Message: As a born and raised and proud New Jerseyan- the thought of our beautiful public lands being used for condos makes me sick. This absolutely should not be. This land needs to be preserved and protected for all time.

Submit: Submit

From: Alex Linderman <>
Sent: Tuesday, July 15, 2025 10:42 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alex Linderman on Tuesday, July 15, 2025 at 10:41:56
---

subject: Public Comment Submissions

Name: Alex Linderman

Comment Topic: selected=

Message: I'm writing to express my strong support for the proposed mapping change to officially designate the Black Run Preserve as protected lands within the New Jersey Pinelands.

The Pine Barrens are an ecological treasure-not only for New Jersey, but for the entire region. This unique ecosystem provides clean drinking water to millions by naturally filtering groundwater through its sandy soils. It also supports a diverse array of plant and animal species, including many that are rare or endangered. Beyond its environmental value, the Pine Barrens are a beloved recreational area and a cornerstone of New Jersey's cultural and historical identity.

Allowing development in areas like Black Run Preserve would be a grave mistake. Forests are critical for maintaining water quality. When they're cleared, more pollutants enter the water supply, degrading the very resources we rely on. Development also increases the risk of flooding-a danger that is only becoming more severe with climate change. We need only look to the recent catastrophic flooding in Texas as a warning. Flooding destroys property, endangers lives, places immense financial strain on the state, and damages infrastructure that takes years to rebuild.

Designating Black Run Preserve as protected forest land is a necessary step to prevent this kind of harm. Preserving our forests is an investment in our future: in clean water, climate resilience, public safety, biodiversity, and the health of our communities.

Submit: Submit

From: Stephanie Horton <>
Sent: Tuesday, July 15, 2025 10:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Stephanie Horton on Tuesday, July 15, 2025 at 10:50:23
---

subject: Public Comment Submissions

Name: Stephanie Horton

Comment Topic: selected=

Message: I am writing to implore lawmakers and The Pinelands Commision to defend Black Run Preserve. These pristine wetlands and ancient forests filter our drinking water, shelter rare wildlife, and offer thousands of residents a place to reconnect with nature.

The public would benefit from the rezoning of over 900 acres of forest surrounding Black Run Preserve as "Pinelands Forest Area," permanently protecting it from development. This change would safeguard clean water, preserve wildlife habitat, and ensure the long-term health of this rare Pine Barrens ecosystem. New Jersey's Pine Barrens are irreplaceable ecosystems that deserve responsible stewardship and protection.

Submit: Submit

From: Michael Pellegrino <>
Sent: Tuesday, July 15, 2025 10:53 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael Pellegrino on Tuesday, July 15, 2025 at 10:53:02
---

subject: Public Comment Submissions

Name: Michael Pellegrino

Comment Topic: selected=

Message: We don't need more luxury homes, the people who can afford them have access to anything they want. What the MAJORITY of people need is a place of refuge in nature. It is one of the few things left in this country that isn't pay to play, stop catering to the corporations and the wealthy. The government is a not for profit organization whose sole purpose is to benefit its citizens. Start doing your jobs. All the rest of us have to do our jobs or we get fired.

Submit: Submit

From: Chantel Rivera < >
Sent: Tuesday, July 15, 2025 11:06 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Chantel Rivera on Tuesday, July 15, 2025 at 11:06:17
---

subject: Public Comment Submissions

Name: Chantel Rivera

Comment Topic: selected=

Message: Please reconsider any plans to rezone land near the black run preserve. New Jersey does not need more luxury homes and commercial developments, especially not at the cost of a vital natural resource. The Black Run Preserve is not just a sanctuary for local wildlife, it also provides irreplaceable benefits to the surrounding community, including clean water, air purification, flood control, and recreational opportunities.
Destroying our diminishing this preserve in the name of development would be a shortsighted decision with long-term consequences. We should be prioritizing conservation, not overdevelopment. This land deserves our protection, for the health of our environment and for future generations.
Sincerely,
Chantel Rivera.

Submit: Submit

From: Linda Scholz <>
Sent: Tuesday, July 15, 2025 11:22 AM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] COM rule proposal

I listened to the public meeting from Work about the black run preserve.
I tried commenting by email, but it said there was an error on the website.

My comment is that I feel the black run preserved should be kept as protected forest and not developed ever.

I have lived on the creek in Medford for 35 years. Every time there is new development, the creek floods when it rains more and more. There's nowhere for the water to go. It's undermining my foundation and damaging my property.
Also, I know that's an aquifer for a lot of the area and it should be protected.

below are pictures of what our property looks like normally and what it looks like after a rainfall.

Thank you for giving me the opportunity to comment.

Linda Scholz





From: Sophia Wenzke <>
Sent: Tuesday, July 15, 2025 12:17 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sophia Wenzke on Tuesday, July 15, 2025 at 12:17:03

---

subject: Public Comment Submissions

Name: Sophia Wenzke

Affiliation: NJ resident

Comment Topic: selected=

Message: Please do not pollute our state. We are proud of the habitats within the pinelands. We do not need more luxury homes, and it will decrease the value of our state. Thank you.

Submit: Submit

From: Mike Paglia <> Tuesday, July 15, 2025
Sent: 12:56 PM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Mike Paglia on Tuesday, July 15, 2025 at 12:56:02
---

subject: Public Comment Submissions

Name: Mike Paglia

Comment Topic: selected=

Message: Do not build in pinelands

Submit: Submit

From: Emily Wheatley <>
Sent: Tuesday, July 15, 2025 1:04 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Emily Wheatley on Tuesday, July 15, 2025 at 13:03:32

---

subject: Public Comment Submissions

Name: Emily Wheatley

Comment Topic: selected=

Message: Please do not ruin this beautiful ecosystem. We in NJ want to keep the Pine Barrens safe and preserved

Submit: Submit

From: Olesya Rosner <>
Sent: Tuesday, July 15, 2025 3:13 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Olesya Rosner on Tuesday, July 15, 2025 at 15:13:18
---

subject: Public Comment Submissions

Name: Olesya Rosner

Comment Topic: selected=

Message: You must implement the Pinelands CMP Amendments, including the Black Run Rule, to prevent any development of Black Run area, which would degrade the water and habitat quality of the Black Run nature preserve.

Do not approve Devel LLC's development proposal that would destroy hundreds of acres of the headwaters of Black Run.

Local resident.

Submit: Submit

From: Julia <>
Sent: Tuesday, July 15, 2025 6:13 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Julia on Tuesday, July 15, 2025 at 18:13:11
---

subject: Public Comment Submissions

Name: Julia

Comment Topic: selected=

Message: Keep our pine lands protected and safe. This is a beautiful place to visit and with our current political climate we are losing so much protection to our planet. It may seem small and harmless but it is just the next step in a bigger issue. We're losing our national parks and wildlife slowly but steadily. If we keep our black run we will be taking a stand against a growing issue and saying not New Jersey. We must do what we can control. Murdering wildlife and this beautiful ecosystem for money will only get you so far. Soon we will have no earth to use money on. Soon your grandchildren will have no earth to use this money on. Wake up and leave our New Jersey pine lands alone !

Submit: Submit

From: Rajdeep Usgaonker <>
Sent: Tuesday, July 15, 2025 6:17 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Rajdeep Usgaonker on Tuesday, July 15, 2025 at 18:17:02

---

subject: Public Comment Submissions

Name: Rajdeep Usgaonker

Comment Topic: selected=

Message: Please redesignate the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area

Submit: Submit

From: chris raab <>
Sent: Tuesday, July 15, 2025 7:45 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by chris raab on Tuesday, July 15, 2025 at 19:45:20
---

subject: Public Comment Submissions

Name: chris raab

Comment Topic: selected=

Message: PLEASE STOP THE MADNESS Evesham's Black Run Preserve THE BUILDING THERE HAS STOP NEW JERSEY IS BEING DESTROYED EVERYDAY PLEASE STOP THIS IM A NAVY VETERAN FROM OPERATION DESERT STORM STOP THE BUILDING PLEASE !!!!!!!!!!!!!!

Submit: Submit

From: Jen wolfson <>
Sent: Tuesday, July 15, 2025 8:09 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jen wolfson on Tuesday, July 15, 2025 at 20:08:32
---

subject: Public Comment Submissions

Name: Jen wolfson

Comment Topic: selected=

Message: Please do not allow this precious area to be developed. We must protect the animals and nature and all of the delicate ecosystems that exist. This action cannot be undone. We are pleading with you to please protect this land and not allow homes to be built on it.

Submit: Submit

From: Amy King <>
Sent: Tuesday, July 15, 2025 8:48 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Amy King on Tuesday, July 15, 2025 at 20:47:52
---

subject: Public Comment Submissions

Name: Amy King

Comment Topic: selected=

Message: Please consider a change in the designation of the area from Rural Development to Pinelands Forest Area in order to sharply reduce the number of homes in the development to 38 houses. The Black Run Preserve area does not need more development.

Submit: Submit

From: Patrick Doyle <>
Sent: Tuesday, July 15, 2025 8:53 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Patrick Doyle on Tuesday, July 15, 2025 at 20:53:02

---

subject: Public Comment Submissions

Name: Patrick Doyle

Affiliation: Pinelands Preservation Alliance

Comment Topic: selected=

Message: Please designate the region as Pinelands Forest Area to prevent unnecessary additional human housing being built on forested land.

Submit: Submit

From: Evan Sharko <>
Sent: Tuesday, July 15, 2025 9:36 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Evan Sharko on Tuesday, July 15, 2025 at 21:36:24
---

subject: Public Comment Submissions

Name: Evan Sharko

Comment Topic: selected=

Message: Black Run Preserve is an amazing greenspace within our community which preserves the ecological diversity of the pinelands wetlands. Any development of the Black Run headwaters would cause irreversible degradarion and pollution to that ecosystem.

The reclassification of the property as Forest Area designationÂ is critical to help protect the existing Black Run Preserve from encroachment and pollution.

Reject this development plan from Devel LLC, and preserve this green space.

Submit: Submit

From: Diana Ryan <>
Sent: Tuesday, July 15, 2025 9:39 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Diana Ryan on Tuesday, July 15, 2025 at 21:38:36

---

subject: Public Comment Submissions

Name: Diana Ryan

Comment Topic: selected=

Message: No building, protect that land.

Submit: Submit

From: Autumn Haig <>
Sent: Tuesday, July 15, 2025 10:22 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Autumn Haig on Tuesday, July 15, 2025 at 22:22:29
---

subject: Public Comment Submissions

Name: Autumn Haig

Comment Topic: selected=

Message: Hi! My name is Autumn and the Black Forest Pike has been a comfort spot for me for 20 years. I would like for the Garden state to stay a Garden state and not let developers take over the land. This land gives Philadelphia 15% water supply and New Jersey 20%. These are very important and I need action against this bulldozing taken seriously.
Thank you for your time
-Autumn H.

Submit: Submit

From: Maegan Kuhlmann <>
Sent: Friday, August 15, 2025 5:14 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Maegan Kuhlmann on Friday, August 15, 2025 at 17:14:07
---

subject: Public Comment Submissions

Name: Maegan Kuhlmann

Affiliation: NJ Sierra Club

Comment Topic: selected=

Message: Redesignating this parcel of the Black Run Watershed to a "Pinelands Forest Area" is crucial for ensuring clean drinking water for residents, flood mitigation, the protection of endangered native species, and continued access to recreational resources.

Home to the southwest branch of the Rancocas Creek Headwaters fed by the Kirkwood Cohansey Aquifer, fresh water from this system spans all but the entirety of southern Jersey. These waters feed into coastal estuary ecosystems such as Barnegat Bay and The Delaware River Estuary, which are essential to mitigating flooding and coastal erosion. Any development in this area would result in pollution from construction, pesticides, and other chemicals that would easily flow into the aquifer due to its shallow nature. Further, allowing this area to remain open for development puts numerous endangered native species at greater risk, including the Pine Barrens tree frog and timber rattlesnake.

The Black Run Preserve is a keystone of the Pinelands National Reserve, and allowing its watershed to be disturbed by development would cause irreparable harm to community recreation activities, native wildlife and water quality. While affordable housing is a key component of a more equitable and just future, it is essential that development be sustainable for both residents and the environment.

I strongly support the Pinelands Commission's amendment to redesignate the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area for the sake of residents, the environment and wildlife.

Submit: Submit

Rec'd 7/29/25
#154, Also PH comment

154

July 15, 2025

Dear Pinelands Commission,

Thank you for your mission to protect our beloved New Jersey Pinelands. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest.

I am a veterinarian and feel it is important to speak for the animals. Southern New Jersey is critical for migratory birds which travel great distances. Our forests provide food and shelter for these migratory birds. Our other native wildlife is struggling due to development and dwindling forest areas.

I grew up camping and swimming in the Pinelands. I now live in Camden County and frequently visit trails. Much of my family lives within Burlington County and their water comes from the aquifer that would be affected by development at Black Run.

Luxury homeowners often apply chemicals to their lawns and use pesticides around their homes. These chemicals will leach into the aquifer. Furthermore these homes tend to have enormous lawns, which are ecological dead zones, and garden areas are often planted with non-natives species that provide little benefit to migratory birds and wildlife. These non-native species frequently invade our natural areas, further reducing habitat for animals.

Black Run Preserve provides sanctuary to countless people who need time in nature for their mental wellbeing and their fitness. This land should not be sacrificed for profit.

Thank you,

Diane Herbert

Diane Herbert

From: Lisa & Brian Berg <>
Sent: Friday, August 15, 2025 4:31 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lisa & Brian Berg on Friday, August 15, 2025 at 16:30:31
---

subject: Public Comment Submissions

Name: Lisa & Brian Berg

Comment Topic: selected=

Message: We (my husband Brian) are submitting this email to respectfully request that the Pinelands Commission take proactive and immediate action to completely protect the almost 800 acres of Pinelands/Wetlands & Headwaters of Black Run in Evesham Twp, by changing the designation to permanent forest and protect it from being developed by the Samost family!!!

This same greedy developer/family has operated under a multitude of shell company names for years. In the last 40 years that we are aware of, we have seen them destroy thousands of acres of forests, Pinelands and wetlands, not to mention protected /endangered species, using all kinds of shenanigans to get away with it and directly under the noses of the Pinelands Commission. This has not only continued in Evesham Twp, but Medford Twp along with multiple other Burlington County towns....and no doubt in the other counties they own land in as well! When they don't get their way, they file lawsuits and defy court orders which last for decades and continue to go unresolved to this day....no one seems willing to hold them accountable or take action against them including Evesham Twp!

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Just in the last 3 years we've had several forest fires (Allegedly 'accidental and cause/origin unknown') which burned multiple acres of forest, killed wildlife and

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Our question to you...WHAT ARE YOU GOING TO DO RIGHT NOW TO PROTECT A HUGE SWATH OF THE FRAGILE FOREST PINELANDS, ECOSYSTEMS AND WILDLIFE, NOT TO MENTION THE WATERSHED??

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We implore you to do the right thing, take action and protect the last shreds of forests/wildlife left in this township, county and for that matter this state!

Respectfully,
Lisa & Brian Berg

Submit: Submit

From: Lisa & Brian Berg <>
Sent: Friday, August 15, 2025 4:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lisa & Brian Berg on Friday, August 15, 2025 at 16:33:59
---

subject: Public Comment Submissions

Name: Lisa & Brian Berg

Comment Topic: selected=

Message: Reclassifying 800 acres of Pinelands in Evesham Twp to forest!!

We (my husband Brian) are submitting this email to respectfully request that the Pinelands Commission take proactive and immediate action to completely protect the almost 800 acres of Pinelands/Wetlands & Headwaters of Black Run in Evesham Twp, by changing the designation to permanent forest and protect it from being developed by the Samost family!!!

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Respectfully,
Lisa & Brian Berg

Submit: Submit

From: Lisa & Brian Berg <>
Sent: Friday, August 15, 2025 4:31 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lisa & Brian Berg on Friday, August 15, 2025 at 16:30:31
---

subject: Public Comment Submissions

Name: Lisa & Brian Berg

Comment Topic: selected=

Message: We (my husband Brian) are submitting this email to respectfully request that the Pinelands Commission take proactive and immediate action to completely protect the almost 800 acres of Pinelands/Wetlands & Headwaters of Black Run in Evesham Twp, by changing the designation to permanent forest and protect it from being developed by the Samost family!!!

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Lisa & Brian Berg

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Sent: Friday, August 15, 2025 4:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lisa & Brian Berg on Friday, August 15, 2025 at 16:33:59
---

subject: Public Comment Submissions

Name: Lisa & Brian Berg

Comment Topic: selected=

Message: Reclassifying 800 acres of Pinelands in Evesham Twp to forest!!

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Lisa & Brian Berg

Submit: Submit

From: Lisa Berg <>
Sent: Friday, August 15, 2025 1:35 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Protect 800 acres of Pinelands / Headwaters of Black Run Preserve

We (my husband Brian) are submitting this email to respectfully request that the Pinelands Commission take proactive and immediate action to completely protect the almost 800 acres of Pinelands/Wetlands & Headwaters of Black Run in Evesham Twp, by changing the designation to permanent forest and protect it from being developed by the Samost family!!!

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Respectfully submitted,
Lisa & Brian Berg

Sent from my iPad

From: Maria Pezzato <>
Sent: Wednesday, July 9, 2025 1:11 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Maria Pezzato on Wednesday, July 9, 2025 at 13:10:59
---

subject: Public Comment Submissions

Name: Maria Pezzato

Comment Topic: selected=

Message: I am speaking as a resident of Kings Grant in Evesham on the proposed development next to Black Run Preserve. I grew up in Medford and lived there over thirty years and now four years in Marlton. I am strongly opposed to the razing of 778 acres of Pinelands watershed which holds countless animals, birds, plants and reptiles that are native to the Pinelands area. I have seen turtles, Beaver, Fox, deer, snakes and heard Barred owls from where I live and near the preserve. The watershed is a headwaters for the streams here and I cannot understand how the Pinelands commission who used to be so strict could approve more of this luxury housing. Marlton has more housing than Medford. Please do not let this happen on the little land we have left here.

Submit: Submit

From: Jeanette York <>
Sent: Wednesday, July 16, 2025 5:16 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jeanette York on Wednesday, July 16, 2025 at 05:16:17

---

subject: Public Comment Submissions

Name: Jeanette York

Comment Topic: selected=

Message: Please help keep our natural land safe from more construction

Submit: Submit

From: Tracy Capistrand < >
Sent: Wednesday, July 16, 2025 6:35 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tracy Capistrand on Wednesday, July 16, 2025 at 06:35:14
---

subject: Public Comment Submissions

Name: Tracy Capistrand

Affiliation: Near by resident

Comment Topic: selected=

Message: I grew up in north jersey minutes from NYC it was so over crowded developer after developer plowed down any woodlands we had to pack in more people. It wasn't until I moved to this area did I realize why NJ is called the garden state. The beautiful forests, farms lush greenery, amount of land between homes did I really appreciate New Jersey. I hike in the Black Run Preserve and travel through the roadway to work. It is such a beautiful peaceful area for the ecosystem the wildlife the peacefulness of nature. It would be an absolute tragedy to kill all living things, animals and wildlife for the greed of money. your hurting our land more and more only to make a profit. Im all about making money too and I work for it. But I don't kill for it. Should this proposal go through I hope eveyone envolved feels the guilt on their hands of their actions and tells their children and grandchildren how they murdered thousands of lives be it deer rabbit turtles frogs fish to name a few the quality of air we breath diminished, snuffed out. Native trees, landscape gone. All by greed. Your ruining this earth little by little. Go find an abandond strip mall to construct on where there's already roads and clearing. For the love of life please don't let this pass.

Submit: Submit

From: For Every Child (student-led organization) <>
Sent: Wednesday, July 16, 2025 7:43 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by For Every Child (student-led organization) on Wednesday, July 16, 2025 at 07:43:08
---

subject: Public Comment Submissions

Name: For Every Child (student-led organization)

Comment Topic: selected=

Message: To the Members of the New Jersey Pinelands Commission,

The New Jersey Pinelands is a national reserve that encompasses much of the New Jersey Pine Barrens. The Pinelands contain the Kirkwood-Cohansey aquifer system, which is estimated to hold 17 trillion gallons of freshwater and provides one of the primary drinking water sources for residents across southern New Jersey. The Pinelands are also home to over 800 plant types and almost 300 vertebrate wildlife species, many of which are rare or endangered. Therefore, it is important that the Comprehensive Management Plan (CMP) that protects this region stands against the political pressure, economic interests, and environmental threats that it faces.

Specifically, we want to focus on the redesignation of the Black Run Preserve in Evesham Township from a Pinelands rural development area to a Pinelands forest area. This change would reduce future development intensity in that zone. We need to protect this natural reserve from development, expansions of pipelines, or re-zoning for industrial use, as it would cause long-term harm that cannot be repaired. CMP should protect against residential and commercial growth to lower the risk of stormwater runoff, habitat degradation, and pollution.

Developments in these areas would negatively affect the species living within that ecosystem, many of which are endangered. Once rare species habitats are gone, rehabilitating rare environments is next to impossible. Considering the fact that the Pinelands were the first Natural Reserve, it should not only be considered as a state interest, but instead as a national responsibility that the country should take seriously. We must preserve such a natural and historical site.

Furthermore, Pinelands do not filter pollutants very well, and the pollution resulting from one small project could rapidly disperse and cause contamination of our drinking water. Headwaters are vulnerable to contamination from surface activities; therefore, this redesignation helps safeguard the water supply and ecological integrity.

Reinforcing our commitment included strengthening regulations and making the necessary changes. In addition to this redesignation, the Commission must also consider revising its outdated application and review fees. These fees have not been updated in many years and no longer reflect the real administrative and scientific costs of reviewing development proposals or performing technical assessments. Modernizing these fees would ensure that the Commission can continue to uphold its responsibilities and invest in the research, enforcement, and staffing needed to protect the Pinelands effectively. The Pinelands were the first National Reserve established in the United States, and they remain one of the most ecologically important and culturally iconic regions in the nation. Protecting this landscape is not just a matter of

local concern-it is a national duty. We urge you to reinforce your commitment to conservation by redesignating Black Run Preserve, safeguarding the aquifer and its surrounding ecosystems, and updating regulatory mechanisms to reflect the real costs of preservation. The work of the Commission is indispensable to protecting the Pinelands' clean water, biodiversity, and climate resilience, and we thank you for your continued service to this cause.

Best,
For Every Child

Submit: Submit

From: Adam C. Warner <>
Sent: Wednesday, July 16, 2025 12:00 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Adam C. Warner on Wednesday, July 16, 2025 at 11:59:34
---

subject: Public Comment Submissions

Name: Adam C. Warner

Comment Topic: selected=

Message: Please protect the critical lands of Evesham Township and the Black Run Preserve area from devastating development. We can easily do this by rezoning this area as "Pinelands Forest Area" and preserve our beautiful forest, streams, and environment for generations to come. Development of this area would be destructive on so many levels. It's really the last thing my town needs and we are running out of open spaces. As a longtime Evesham resident, my family, friends and neighbors would be absolutely heartbroken should this land be bulldozed in favor of more suburban sprawl. Just think of the legacy we can leave for my children and for future generations by taking a stand against development and preserving the incredible land that we still have left. Once it's gone, it's gone forever -- and that's why it's vital to save this land -- for our society, community, and all the people living in New Jersey.

Submit: Submit

From: brandon weinberg <>
Sent: Wednesday, July 16, 2025 12:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by brandon weinberg on Wednesday, July 16, 2025 at 12:05:04
---

subject: Public Comment Submissions

Name: brandon weinberg

Comment Topic: selected=

Message: This must be supported!

Submit: Submit

From: Joan Nemeth < >
Sent: Wednesday, July 16, 2025 12:11 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Joan Nemeth on Wednesday, July 16, 2025 at 12:10:53
---

subject: Public Comment Submissions

Name: Joan Nemeth

Comment Topic: selected=

Message: I strongly agree with the proposed changes to the CMP to re-designate the Black Run watershed in Evesham Township from a Pinelands Rural Development Area to Pinelands Forest Area.
I understand that this area includes the Rancocas headwaters and that development in this area would negatively affect the quality and quantity of our drinking water. Clearing trees and vegetation could also make the area more flood prone. Development in this area would also destroy the habitat of all the wildlife.
Finally, this area is a beautiful natural area that provides a wonderful resource for recreation in our community.
I believe that maintaining this area as a natural area should be given top priority.

Submit: Submit

From: Lidia <>
Sent: Wednesday, July 16, 2025 1:51 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lidia on Wednesday, July 16, 2025 at 13:50:37
---

subject: Public Comment Submissions

Name: Lidia

Comment Topic: selected=

Message: Black Run Reserve is more than land for development, its an ecosystem! its home to so much of what makes NJ special. Its a watershed and a home to so many integral species of pineland critters. Please prioritize the land, the trees, the animals, the birds over realestate and a quick turnover profit.

As a forager I have frequented this forest many times. The pinelands are fertile ground for many types of edible bolete mushrooms. wild blooberries grow en mass. We have so much food ansmedicine at our fingertips, if we just care enough to learn and explore the ecosystems that we live in. Black Run Preserve offers this to the locals.

Public Green Spaces = A Healthy Community.

Connection to land is spiritual. Please preserve it at all costs

Submit: Submit

From: Christian Bifulco <>
Sent: Wednesday, July 16, 2025 1:54 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christian Bifulco on Wednesday, July 16, 2025 at 13:54:29
---

subject: Public Comment Submissions

Name: Christian Bifulco

Comment Topic: selected=

Message: After living in NJ my entire life one thing is clear.

Any protected wildlife preserve or nature is always at threat by over development. It is a tale as old as time.

NJ doesn't need more houses in protected areas. But more nature for its people. (What's left) of the pine barrens is sensitive to development, and the sandy, porous soil makes the ecosystem vulnerable to pollution from septic systems and other sources.

Not to mention it is one of the cleanest sources of natural water throughout the state.

The very ponds and lakes I once grew up swimming in NJ are now polluted with fertilizers and toxic chemicals directly caused by over development. Consider the negative impact this project has on one of NJs most cherished nature reserves.

This shouldn't even be up for debate, but here we are. Consider the precedent that this sets, to developers. They can come and develop even the most admired and protected parks in our state. It will continue if it doesn't stop here.

Other states recognize the importance of their nature preserves. But NJ is always looking to sell out. The pine barrens are unique to NJ, and are constantly threatened.

Consider the legacy and impact you will have on this state. Ask yourself this question, are you really making NJ a better place for its residents?

Or will your legacy entail lining the pockets of greedy land developers and destroying what's left of our beautiful state.

You decide which NJ is better.

Submit: Submit

From: Kaitlyn Buchler <>
Sent: Wednesday, July 16, 2025 3:31 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kaitlyn Buchler on Wednesday, July 16, 2025 at 15:31:06
---

subject: Public Comment Submissions

Name: Kaitlyn Buchler

Comment Topic: selected=

Message: I'd like to register my support for the mapping change to re-designate the Black Run Preserve as protected lands. The Pine Barrens are a NJ ecological treasure. It acts as a major source of clean drinking water for millions, filters the water, and provides habitat for a diverse array of plant and animal species, including many that are rare or endangered. It's a popular recreation area and contributes to the region's unique cultural and historical landscape. Black Run Preserve should be a designated Pinelands Forest Area to help preserve it for generations to come.

Submit: Submit

From: Sarah Linehan <>
Sent: Wednesday, July 16, 2025 4:22 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sarah Linehan on Wednesday, July 16, 2025 at 16:22:00
---

subject: Public Comment Submissions

Name: Sarah Linehan

Comment Topic: selected=

Message: Dear Commission,

As a longtime NJ resident and lover of our woodlands and I'm asking you to please redesignate the headwaters area from Rural Development Area to Forest Area to protect the Black Run Watershed. NJ is called the garden state for a reason. We are known for great pizza, the Jersey shore and pork roll, but it is our forests, wetlands and natural beauty that make NJ. We are the stewards of this planet and this state, and it is our job to keep over development from ruining what the Creator has made. Thank you very much, Sarah Linehan

Submit: Submit

From: Shane Heeraman <>
Sent: Wednesday, July 16, 2025 4:24 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Shane Heeraman on Wednesday, July 16, 2025 at 16:23:40
---

subject: Public Comment Submissions

Name: Shane Heeraman

Comment Topic: selected=

Message: Statement in Support of Preserving Black Run Preserve

Black Run Preserve is more than just open space-it is a vital part of Evesham Township's identity, environmental health, and future prosperity. As a critical component of the New Jersey Pinelands, Black Run is home to rare plants, wildlife, and pristine wetlands. Its preservation is not just an environmental issue-it's a matter of community values, public safety, and long-term sustainability.

Environmental stewardship demands that we protect this irreplaceable ecosystem. Development near the preserve threatens clean water sources, biodiversity, and forest health-resources that, once lost, cannot be restored. The forests and wetlands of Black Run act as natural sponges, absorbing rainfall and reducing flood risks in surrounding neighborhoods. Paving over this land would increase stormwater runoff, leading to flooding, erosion, and costly infrastructure damage.

Our community identity and quality of life are deeply tied to the balance of nature and neighborhoods that define Evesham. Overdevelopment risks turning our town into just another overbuilt suburb. Black Run is cherished by residents as a place of peace, recreation, and connection to nature-not as a buffer zone for more apartments.

Infrastructure and safety concerns are real and growing. Roads like Kettle Run, Tomlinson Mill, and Braddock are already congested. Adding more housing will only worsen traffic and strain emergency services. Our schools, water systems, and public services are not equipped to handle unchecked growth.

Economically, preserved open space increases nearby property values and attracts eco-tourism and outdoor recreation. Once developed, the land is gone forever. Preservation is a one-time investment in our town's future-one that pays dividends in resilience, beauty, and community well-being.

Black Run is also a living classroom, offering hands-on learning for local schools, scouts, and environmental groups. Protecting it ensures that future generations can learn about ecology, conservation, and the importance of stewardship firsthand.

Health and wellness benefits are another reason to preserve this space. Access to nature is linked to lower stress, improved mental health, and increased physical activity. Black Run supports public health goals and provides a free, accessible space for all residents.

Smart growth principles show us that Evesham can grow without sacrificing its natural heritage. Infill development, revitalizing underused commercial areas, and mixed-use zoning are smarter alternatives. Protecting Black Run aligns with state and regional planning goals for sustainable development.

Culturally and historically, the Pinelands region, including Black Run, holds deep roots-from Indigenous history to early American settlement. Preserving this land honors the heritage and identity of South Jersey.

Finally, Black Run is part of a larger ecological network. Fragmenting it with development disrupts wildlife migration, breeding, and food sources. Protecting it ensures ecosystem resilience in the face of climate change and habitat loss.

In every way that matters-environmentally, economically, culturally, and socially-preserving Black Run Preserve is the right choice for Evesham's future.

Submit: Submit

From: Paul Bartholomew <>
Sent: Wednesday, July 16, 2025 4:26 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Paul Bartholomew on Wednesday, July 16, 2025 at 16:26:03
---

subject: Public Comment Submissions

Name: Paul Bartholomew

Comment Topic: selected=

Message: Please do not let this development of the upper parts of the watershed that feed black run proceed. The upper watershed will have less water run down to the lower parts of the watershed. Do it impermeability caused by the development. This would have catastrophic effects to the black run nature preserve. I implore you not to do this. People need beautiful places to unwind for their mental health. We also need wild places for animal species to thrive. Black Run is a gem of a nature preserve, especially since it is so accessible urban areas to the West. Please please please do not let this development to go forward.

Submit: Submit

From: Sandra Myer <>
Sent: Wednesday, July 16, 2025 4:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sandra Myer on Wednesday, July 16, 2025 at 16:33:58
---

subject: Public Comment Submissions

Name: Sandra Myer

Comment Topic: selected=

Message: Frankly, I can't believe that the township is even considering selling out our beautiful land and nature. Ecosystems that have spent thousands of years cultivating and growing beautifully for flora and fauna. Just to get a cut of some greedy private corporation that wants to destroy natural habitats just to create more for-profit housing, with no care to the current residents. How do you think every other citizens quality of life will be with yet another beautiful natural area destroyed. We'd have to go farther to connect with our roots. I think many tend to forget that we are animals too, and without nature we would have nothing.
The Evesham Township mayor and council need to act now in directing their planning board to adopt a new Forest Area Zone for the Black Run Watershed. This zone will substantially protect the headwaters of the Black Run Preserve from pollution and development and will encourage the corporate developer to simply sell the property to the New Jersey Green Acres program for inclusion into the Black Run Preserve.

As the government ought to act and advocate for the public good, and not in the interest of private developers, please consider the irreparable damage that is about to be caused. And all the green spaces that have already been stolen from us due to greed. We can't go on much longer like this. I'd like my kids and grandkids to grow up surrounded by nature, not private neighborhoods, the way God intended.

Thank you.

Submit: Submit

From: Brooke C. < >
Sent: Wednesday, July 16, 2025 4:59 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brooke C. on Wednesday, July 16, 2025 at 16:59:08
---

subject: Public Comment Submissions

Name: Brooke C.

Comment Topic: selected=

Message: Hello, I am reaching out to the Pinelands Commission in regards to the Black Run Preserve. BRP is a vital, irreplaceable part of New Jersey's ecosystem and needs to be protected, not only for the animals that live there but for the health of the locals. The climate crisis is already devastating human life at an alarming rate, and allowing nearly 800 acres of BRP to be destroyed will accelerate the damage. Watersheds and vegetation prevent storms from becoming more deadly

Submit: Submit

From: Anne Harrison <>
Sent: Wednesday, July 16, 2025 7:22 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anne Harrison on Wednesday, July 16, 2025 at 19:22:24

---

subject: Public Comment Submissions

Name: Anne Harrison

Comment Topic: selected=

Message: It is so important for us to protect our natural assets in South Jersey. Black Run and Cedar are mainstays for my family hiking and the preservation of these spaces are extremely important for us to have safe, clean and natural environments for us here in South Jersey. Please keep our natural spaces protected

Submit: Submit

From: Tara Turse <>
Sent: Wednesday, July 16, 2025 9:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tara Turse on Wednesday, July 16, 2025 at 21:05:36
---

subject: Public Comment Submissions

Name: Tara Turse

Affiliation: Local Resident/Medford

Comment Topic: selected=

Message: I am writing in strong opposition to the proposed 270-home development adjacent to the Black Run Preserve. This plan is deeply concerning-not only for its immediate impact on the environment but for the irreversible long-term damage it poses to our community's natural resources, infrastructure, and public health.

This area is ecologically sensitive and vital to the Pine Barrens ecosystem. The Black Run Preserve plays a critical role in recharging our aquifer and protecting the purity of our drinking water. Introducing such a large-scale development on private land directly next to the preserve threatens to disrupt the wetland filtration process that ensures clean water for thousands of residents. Once these natural systems are compromised, they cannot be easily restored.

I am terrified of what increased pressure on the environment will do-not just to our water supply, but to the broader ecosystem, to the wildlife that calls this land home, and to the well-being of future generations. The cumulative effect of deforestation, soil disruption, stormwater runoff, and habitat loss cannot be understated.

Additionally, this area is served by narrow two-lane roads that are already strained by existing traffic. Due to the surrounding wetlands, these roads cannot be widened. The influx of hundreds of new vehicles will significantly increase congestion and risk, especially for pedestrians, schoolchildren, and emergency services.

This development prioritizes short-term private gain over long-term community welfare. It is shortsighted, irresponsible, and incompatible with the environmental values and planning principles that have guided this region for decades.

I urge decision-makers to reject this proposal and instead pursue land-use policies that protect the ecological integrity of the Black Run Preserve and the quality of life for all who live near it.

Respectfully,
Tara Turse

Submit: Submit

From: Brett Greenfeld <>
Sent: Wednesday, July 16, 2025 3:56 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Concerns about Black Run Development

To whomever this may concern,
I am strongly opposed to the development of land around Black Run Preserve. Developing this land will be detrimental to the ecosystem and animals that are already threatened in this area. The amount of traffic will also impact the animals in the area. The development of the Sanctuary was a mistake and I hope the same mistake doesn't happen again. I have personally noticed the decline in our wildlife in the Marlton/Medford area and would hate to see further destruction of NJ wildlife habitat. Thank you for your time.

Brett Greenfeld

From: John Long <>
Sent: Wednesday, July 16, 2025 8:32 PM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Affected Property Owner

Because I now live in the State of Washington, I did not hear the Pinelands Public Hearing live but did listen to it on YouTube. I am a land owner surrounded by the Samost land. First, I must say I find it interesting that some of the people most vehement about preserving the quality of the ground water live in Kings Grant and Marlton Lakes. These are two properties that never should have been approved.

My name is John Long. My family moved to this part of Evesham in the 40's from Philadelphia. My dad wanted to find a place where he could raise hogs and get his family out of the City. They bought 10 acres with a house on it. The house was basic shelter for a family of 6. The house had no bathroom which was added a year later. His family thought he lost his mind to drag his family into such a setting. Over the years we became invested in this area of Evesham which got no help from the Marlton establishment. We took care of our selves and neighbors when they needed help. I remember pulling milk, bread and other food items on a sledge through the snow to the Achey family, who lived deep into Barton Road, where Little Mill Golf course is now. Many were the times my parents would donate a pig for slaughter to some church or organization for special occasions. Many was the time my dad's garbage truck was used to haul water to fight fires in the area. As time went on there was a need for a fire house and the people came to my folks and ask them to donate the 2.5 acres on Hopewell Road, where the Kettle Run Firehouse now sits. My parents bought additional land around the farm so that someone wouldn't build there and try to chase them out of business due to the pigs. My dad had a contract with the City of Philadelphia to collect food waste (garbage) which we fed to the pigs. I had a chance to pick up some land that legally measured 4.8 acres but later was described as 3.7 acres. I won't get into the details in this post to describe how that happened. I got screwed!

The land is surrounded on three sides by the Samost property. It abuts Vorhees Township/Camden Couty line. It is described as Block 59, Lot 14.01 today. It is a beautiful wooded and elevated parcel which at its peak is about 190' at the top and 140' at the base. The only legal access is across the Samost property. It was my desire to build on it one day but I cannot do anything unless the Samost land is developed. It looks now like I will never be able to build there myself due to my age, health reasons and I now now permanently settled in Washington near my son.

I don't disagree with the people concerns for clean air and water. I do not appreciate that they feel this is their land to meditate on, ride their dirt bikes on and what ever else they having been doing there. No one ever sought my permission to use my land. No one ever paid my taxes and paid the insurance each year, all these years. No one ever thanked me or my family for being good stewards of the land in this area which they now can enjoy.

All I ask that is I am designated my legal access and have a piece of land that can be built on by some future family member or can be purchased by any individual to do what they want on the land.

John Long

07/16/2025

Sent from my iPad

From: Don Werder <>
Sent: Thursday, July 17, 2025 10:30 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Don Werder on Thursday, July 17, 2025 at 10:29:30
---

subject: Public Comment Submissions

Name: Don Werder

Comment Topic: selected=

Message: I am writing to express my support for the redesignation of the Black Run Watershed in Evesham Township from a Pinelands Rural Development Area to a Pinelands Forest Area. As climate change heats up the oceans and lakes the atmosphere contains enormous amounts of moisture. This has caused torrential rains from storms and hurricanes. With so many miles of impermeable surfaces it is no wonder that we are having massive flooding all over the country. Every acre of green space helps mitigate flooding. It is unwise to put put so much natural space at risk.

Submit: Submit

From: Susan Harrison <>
Sent: Thursday, July 17, 2025 11:17 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Susan Harrison on Thursday, July 17, 2025 at 11:16:31

---

subject: Public Comment Submissions

Name: Susan Harrison

Comment Topic: selected=

Message: I support the redesignation of the Black Run Preserve headwaters to a designated Forest Area to preserve the crucial biodiversity of the area and the pristine quality of the water.

Submit: Submit

From: Sarah Thomasson <>
Sent: Thursday, July 17, 2025 1:00 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sarah Thomasson on Thursday, July 17, 2025 at 13:00:20
---

subject: Public Comment Submissions

Name: Sarah Thomasson

Affiliation: NJ Audubon

Comment Topic: selected=

Message: As a volunteer for the NJ Audubon and a lifelong south jersey resident, Black Run Preserve is VITAL to the ecosystem in this state. It has an abundance of freshwater, providing drinking water to millions that live in the area. It also pertinent to native birds, plants, insects, and fungi in an ever-shrinking area of natural lands. Please do not let private interest and profit be placed before the needs of the Earth.

Submit: Submit

From: Nicquelle Denney <>
Sent: Thursday, July 17, 2025 1:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicquelle Denney on Thursday, July 17, 2025 at 13:05:47
---

subject: Public Comment Submissions

Name: Nicquelle Denney

Comment Topic: selected=

Message: I am writing to express my strong opposition to the proposed development of over 270 large-scale residential homes in the headwaters region adjacent to the Black Run Preserve, and to urge the Commission to take action by redesignating this sensitive area from a Rural Development Area (RDA) to a Forest Area under the Comprehensive Management Plan.

The headwaters forest serves as a critical ecological buffer for the Black Run Preserve. As one of the last remaining intact Pine Barrens habitats in our region, this forest plays a vital role in maintaining water quality, protecting threatened and endangered species, and supporting biodiversity. Large-scale development of this land would fragment essential habitat, increase stormwater runoff, and degrade the pristine waters that feed the Preserve-an outcome fundamentally at odds with the goals of the Pinelands Protection Act.

Redesignating this area as Forest Area would offer the strongest available protections under current Pinelands regulations. It is a necessary and timely step toward safeguarding the long-term ecological health of the Preserve and the broader Pinelands region.

While I recognize that municipal planning in Evesham Township also plays a role, the Commission has the authority and responsibility to act now to prevent irreversible environmental harm. Forest Area designation would significantly reduce the intensity of permitted development and better align land use planning with the region's conservation values.

I urge you to prioritize science, sustainability, and the public interest by approving this redesignation. The future of the Black Run Preserve and the species that depend on it may very well depend on this decision.

Thank you for your attention and commitment to protecting New Jersey's unique natural heritage.

Submit: Submit

From: Lydia Smith <>
Sent: Thursday, July 17, 2025 2:15 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lydia Smith on Thursday, July 17, 2025 at 14:15:04
---

subject: Public Comment Submissions

Name: Lydia Smith

Affiliation: Community Member

Comment Topic: selected=

Message: The Pinelands Commission must redesignate the headwaters area of Black Run Preserve from Rural Development Area to Forest Area in order to save the ecological health of our precious Pinelands. My name is Lydia Smith, and I am a college sophomore at the University of Rhode Island. My major is Environmental Education, and I utilize natural spaces, such as preserves, to aid my personal education and in teaching our youth. Environmental Education has been around for years, maintaining a powerful stance in science and ecology education. It would be devastating to allow development in the surrounding area of the preserve. This preserve, founded in 2004, is for recreation and education, not to be built upon. If the headwaters of Black Run continue to be a Rural Development Area, the risk of habitat destruction, water and air pollution increases. Pinelands animals such as pine snakes, barred owls, box turtles, and others will lose their protected homes if replaced by development. I urge you, as a college student, future educator, and passionate advocate for environmental rights, to redesignate the headwaters area of Black Run Preserve from Rural Development Area to Forest Area. Thank you.

Submit: Submit

From: Wendy Canzanese <>
Sent: Thursday, July 17, 2025 4:15 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Wendy Canzanese on Thursday, July 17, 2025 at 16:15:09
---

subject: Public Comment Submissions

Name: Wendy Canzanese

Comment Topic: selected=

Message: Please redesignate the headwaters area of Black Run from Rural Development Area to Forest Area.

This area is even more beautiful and pristine than the protected preserve area. There are several tributaries, plant species and abundant wildlife that call this their home. We do not need more homes built on land that should be protected. This would be an environmental disaster. Thank you for your consideration.

Submit: Submit

From: Anna Ferster <>
Sent: Thursday, July 17, 2025 7:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anna Ferster on Thursday, July 17, 2025 at 19:07:17
---

subject: Public Comment Submissions

Name: Anna Ferster

Comment Topic: selected=

Message: My name is Anna Ferster and I am a resident of Marlton/Evesham Township. I also live directly next to the black run preserve and watershed area. I strongly agree that the area's designation should be changed to a Forest area. There are many reasons why I disagree with the designation as a rural development area and why I believe it should be changed. The first being, how important it is to preserve the natural ecosystems of the Pinelands especially when we are at a dire point in our drastically changing climate. The destruction of vital ecosystems and watersheds will further aid climate change in our area. It will also cause vital species to become endangered. Destruction of watersheds will also remove natural flood prevention within the watersheds that keep our areas from dangerous flooding. Second, if more houses are built in this area, the traffic will get even worse. Children can't even cross the street on Hopewell Road anymore because of how many cars are flying down the run constantly. As a resident, I can barely drive into my neighborhood without Mr. F150 tailgating my sedan at 45 mph down Hopewell. I can't imagine how many more gas guzzlers would appear if any other lifeless and treeless development went up. And lastly, I want to say, natural Pineland areas are becoming more and more scarce as time goes on in Evesham. Marlton has for as long as I can remember been a corporate town. Filled with chain stores and huge parking lots. In this car-centric town, having the opportunity to be within nature is incredibly vital. People in my neighborhood get mad at the deer, foxes, raccoons, and birds for being in the place they belong. Many residents in Marlton have grown to think so unrealistically and live without empathy. Having the designation changes is the first step in protecting this area, and will force more people in this town to remember how protecting nature is how we protect eachother as well.

Thank you.

Submit: Submit

From: Angelica < >
Sent: Thursday, July 17, 2025 7:29 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Angelicaon Thursday, July 17, 2025 at 19:29:26
---

subject: Public Comment Submissions

Name: Angelica

Comment Topic: selected=

Message: Dear Pinelands Commission,

I am writing to let you know that you should redesignate the headwater area from Rural Development Area to Forest Area. The Black Run is one of the most pristine streams in the State of New Jersey and the current designation of Rural Development Area could allow for development that would significantly harm the water quality in the stream. It has been demonstrated that threatened and endangered species exist within large portions of the parcels proposed to be re-designated to Forest Area. The impact to groundwater levels if the current designation is impacted could be significant. We don't need more parking lots and retail stores. I want my future kids to enjoy nature. Please understand the effects of this.

Thank you,
Angelica

Submit: Submit

From: Zephy Turturro <>
Sent: Friday, July 18, 2025 2:39 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Zephy Turturro on Friday, July 18, 2025 at 14:39:01
---

subject: Public Comment Submissions

Name: Zephy Turturro

Comment Topic: selected=

Message: I am strongly urging the Pinelands Commission to change the map designations from Rural Development Area to Forest Area to preserve wetlands/forest area so that it cannot be built on. It is vital to the surrounding area that the wetlands are preserved for the sake of wildlife habitats, flooding management and water quality. It cannot be stressed enough that if the land is built on, there will be dire consequences.

Submit: Submit

From: Randy Freed <>
Sent: Saturday, July 19, 2025 10:34 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Randy Freed on Saturday, July 19, 2025 at 10:33:33
---

subject: Public Comment Submissions

Name: Randy Freed

Comment Topic: selected=

Message: As many other people have pointed out, deforestation of Black run would be a tragedy from an environmental standpoint. I would also like to add that for many of us Black Run is a 'happy place' and a necessary part of our mental health. When I became an Evesham resident 3 years ago I was thrilled to find the unspoiled haven where I now hike on a regular basis. There is simply no place else in Evesham that compares. I humbly ask that this land that has become a part of the lifestyle of so many of us be preserved.

Submit: Submit

From: Stephen nuttall <>
Sent: Saturday, July 19, 2025 11:05 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Stephen nuttall on Saturday, July 19, 2025 at 11:04:44

---

subject: Public Comment Submissions

Name: Stephen nuttall

Comment Topic: selected=

Message: Please help protect the dwindling lands in New Jersey. Don't allow developers to destroy our precious ecosystem. Make developers use already existing lands zoned for construction.

Submit: Submit

From: Megan Manogue <>
Sent: Saturday, July 19, 2025 11:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Megan Manogue on Saturday, July 19, 2025 at 11:50:19
---

subject: Public Comment Submissions

Name: Megan Manogue

Comment Topic: selected=

Message: I am a resident of Woodstown, Salem County, and I support the amendment to redesignate the land at Black Run Reserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey Aquifer).

Thank you.

Sincerely,
Megan Manogue

Submit: Submit

From: Edwin Wurster <>
Sent: Saturday, July 19, 2025 11:52 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edwin Wurster on Saturday, July 19, 2025 at 11:51:33
---

subject: Public Comment Submissions

Name: Edwin Wurster

Comment Topic: selected=

Message: I am a resident of Voorhees, NJ, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersy (the Kirkwood-Cohansey aquifer).
Edwin Wurster

Submit: Submit

From: Kevin Kraft <>
Sent: Saturday, July 19, 2025 12:01 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kevin Kraft on Saturday, July 19, 2025 at 12:01:01
---

subject: Public Comment Submissions

Name: Kevin Kraft

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Jennifer L Kraft <>
Sent: Saturday, July 19, 2025 12:06 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jennifer L Kraft on Saturday, July 19, 2025 at 12:06:02
---

subject: Public Comment Submissions

Name: Jennifer L Kraft

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Christian Corby <>
Sent: Saturday, July 19, 2025 12:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christian Corby on Saturday, July 19, 2025 at

12:25:13

---

subject: Public Comment Submissions

Name: Christian Corby

Comment Topic: selected=

Message: Do not develop the Black Run Preserve. Save the pinelands.

Submit: Submit

From: Brandon Lodriguss <>
Sent: Saturday, July 19, 2025 1:16 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Brandon Lodriguss on Saturday, July 19, 2025 at 13:15:35
---

subject: Public Comment Submissions

Name: Brandon Lodriguss

Comment Topic: selected=

Message: Dear Pinelands Commission,

I am a resident of Voorhees, NJ, in Camden County. I am writing to support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Brandon Lodriguss

Submit: Submit

From: Kalista < >
Sent: Saturday, July 19, 2025 1:34 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Kalista on Saturday, July 19, 2025 at 13:33:43
---

subject: Public Comment Submissions

Name: Kalista

Comment Topic: selected=

Message: PINELANDS ARE IMPORTANT YOU STUPID CHICKEN WING

Submit: Submit

From: Sam Lyons <>
Sent: Saturday, July 19, 2025 1:55 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sam Lyons on Saturday, July 19, 2025 at 13:54:54
---

subject: Public Comment Submissions

Name: Sam Lyons

Comment Topic: selected=

Message: The sale and development of the Black Run Preserve would be nothing but a net negative to the Pinelands and to South Jersey's ecological diversity. The Preserve's lands are used by thousands who enjoy nature and recreation and any attempts to develop the land should be met with the fiercest resistance possible.

Submit: Submit

From: Ryan Rupertus <>
Sent: Saturday, July 19, 2025 1:57 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ryan Rupertus on Saturday, July 19, 2025 at 13:56:57

---

subject: Public Comment Submissions

Name: Ryan Rupertus

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Anna Paccione <>
Sent: Saturday, July 19, 2025 2:02 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anna Paccione on Saturday, July 19, 2025 at 14:01:31
---

subject: Public Comment Submissions

Name: Anna Paccione

Comment Topic: selected=

Message: I am encouraging you to support the Black Run Rule in order to preserve this land as a Forest Area. Any development in this area poses a serious threat to the environment.

Submit: Submit

From: Mark Midura <>
Sent: Saturday, July 19, 2025 2:21 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mark Midura (markmidura@gmail.com) on Saturday, July 19, 2025 at 14:21:03

---

subject: Public Comment Submissions

Name: Mark Midura

Comment Topic: selected=

Message: Please leave the little bit of nature this world has left alone.

Submit: Submit

From: kollinhughes
Sent: Saturday, July 19, 2025 2:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by
on Saturday, July 19, 2025 at 14:50:00 ----------

subject: Public Comment Submissions

Name: Kollin Hughes

Affiliation: N/A

Comment Topic: selected=

Message: We can not degrade or ruin more of our Earth for Profit. The Southern NJ Aquifer must not be

disturbed. Submit: Submit

From: Nanette Wizov <>
Sent: Saturday, July 19, 2025 2:56 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nanette Wizov on Saturday, July 19, 2025 at 14:56:09
---

subject: Public Comment Submissions

Name: Nanette Wizov

Comment Topic: selected=

Message: I am a resident of Penns Grove, NJ, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersy (the Kirkwood-Cohansey aquifer).
More trees, not less!!

Nanette Wizov

Submit: Submit

From: Theodore liu <>
Sent: Saturday, July 19, 2025 4:37 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Theodore liu on Saturday, July 19, 2025 at 16:37:23
---

subject: Public Comment Submissions

Name: Theodore liu

Comment Topic: selected=

Message: I am a resident of south Jersey that relies on the KC reservoir for drinking water. I am also an avid lover of the pine barrens and the water ways found in this unique ecosystem. The idea that a developer could demolish more than 700 acres of crucial habitat is appalling. Not only would it destroy habitat, kill countless flora and fauna, and create untold pollution, it also sets the precedent for developers getting to destroy incredible parts of our state that make it special. I implore you to stand firm and protect this area so that future generations can enjoy it while also preserving our drinking water and places of recreation. I recognize the need to provide more housing options for people, but this is not the place to build. More people = more resources, and this proposed project destroys the very resources we need to live happy and healthy lives.

Submit: Submit

From: Eric Penalver <>
Sent: Saturday, July 19, 2025 4:47 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eric Penalver on Saturday, July 19, 2025 at 16:46:38

---

subject: Public Comment Submissions

Name: Eric Penalver

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve as forest land.

Submit: Submit

From: Shaina Galley <>
Sent: Saturday, July 19, 2025 5:56 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Shaina Galley on Saturday, July 19, 2025 at 17:56:21

---

subject: Public Comment Submissions

Name: Shaina Galley

Comment Topic: selected=

Message: This state has too many empty warehouses - bulldoze them and stay out of the Pine Barrens.

Submit: Submit

From: Christopher McManus <>
Sent: Saturday, July 19, 2025 7:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christopher McManus on Saturday, July 19, 2025 at 19:06:21
---

subject: Public Comment Submissions

Name: Christopher McManus

Comment Topic: selected=

Message: Please preserve our wonderful Pinelands. I do not support any corporate development or abuse of the Pinelands. This is a great natural resource that must be conserved.

Submit: Submit

From: Nathaniel Kott <>
Sent: Saturday, July 19, 2025 9:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nathaniel Kott on Saturday, July 19, 2025 at 21:33:17
---

subject: Public Comment Submissions

Name: Nathaniel Kott

Comment Topic: selected=

Message:
I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Nathaniel Kott <>
Sent: Wednesday, August 13, 2025 3:23 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nathaniel Kott on Wednesday, August 13, 2025 at 15:22:53

---

subject: Public Comment Submissions

Name: Nathaniel Kott

Comment Topic: selected=

Message: I am a resident of Cherry Hill. I strongly support the amendment to re-designate the land at Black Run Preserve from rural development to protected forrest.

Submit: Submit

From: Marcus Coia <>
Sent: Saturday, July 19, 2025 9:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Marcus Coia on Saturday, July 19, 2025 at 21:33:31
---

subject: Public Comment Submissions

Name: Marcus Coia

Comment Topic: selected=

Message: I support the amendment to redesignate Black Run Preserve as protected forest

Submit: Submit

From: Elyse Forcier <>
Sent: Saturday, July 19, 2025 9:43 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Elyse Forcier on Saturday, July 19, 2025 at 21:42:57
---

subject: Public Comment Submissions

Name: Elyse Forcier

Comment Topic: selected=

Message: Please protect the pinelands! Please prevent the destruction of the black run preserve! There is nothing more precious on this planet than the natural ecosystems that God made to be perfect. We have already destroyed so much of God's masterpieces for the sake of profit, I beg of you to leave some land sacred and protected for all creatures big and small to enjoy. The water is not ours to pollute, the land is not ours to bulldoze, and the Pine Barrens are not for sale! Please take action to keep nature natural!

Submit: Submit

From: Amanda Germain <>
Sent: Saturday, July 19, 2025 10:18 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Amanda Germain on Saturday, July 19, 2025 at 22:18:28

---

subject: Public Comment Submissions

Name: Amanda Germain

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood- Cohansey aquifer).

Submit: Submit

From: Colleen Keyser <>
Sent: Sunday, July 20, 2025 12:03 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Colleen Keyser on Sunday, July 20, 2025 at 00:02:45
---

subject: Public Comment Submissions

Name: Colleen Keyser

Comment Topic: selected=

Message: Date: 7/19/25
Dear Pinelands Commission,
I am a resident of Cherry Hill.
Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Colleen Keyser

Submit: Submit

From: Edward Drakhlis <>
Sent: Sunday, July 20, 2025 1:27 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edward Drakhlison Sunday, July 20, 2025 at 01:27:03
---

subject: Public Comment Submissions

Name: Edward Drakhlis

Comment Topic: selected=

Message: I am a resident of Atlantic County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank You,
Edward Drakhlis

Submit: Submit

From: Alexander J Wenner <>
Sent: Sunday, July 20, 2025 8:08 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alexander J Wenner on Sunday, July 20, 2025 at 08:08:17

---

subject: Public Comment Submissions

Name: Alexander J Wenner

Comment Topic: selected=

Message: The pinelands are an extremely important habitat in South Jersey. Please do not allow it to be further degraded and destroyed. It is part of the very identity of southern New Jersey.

Submit: Submit

From: Brittney Shepherd <>
Sent: Sunday, July 20, 2025 9:34 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brittney Shepherd on Sunday, July 20, 2025 at 09:34:10
---

subject: Public Comment Submissions

Name: Brittney Shepherd

Comment Topic: selected=

Message: I am writing to request that the black run preserve land be protected and not built upon. Many of the residents enjoy this area with our families and friends and it is a sensitive habitat home to many wildlife. The area is already crowded and the woods are a massive part of what makes it so lovely to live here. Please do not allow this land to be developed.

Submit: Submit

From: Willis Scott Moses < >
Sent: Sunday, July 20, 2025 2:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Willis Scott Moses on Sunday, July 20, 2025 at 14:15:35
---

subject: Public Comment Submissions

Name: Willis Scott Moses

Affiliation: resident

Comment Topic: selected=

Message: July 20 2025
Dear Commissioners:
My name is Willis Scott Moses, and I reside at [redacted] I am writing to express my profound concern on the potential housing development at the headwaters of the Black Run Preserve in Evesham Township.
I urge the Pinelands Commission to redesignate the Black Run Headwaters area from Rural Development Area to Forest Area.
When I moved to Evesham Township three years ago after my retirement, finding this nature preserve was like a dream come true. The natural splendor and beauty is something that is not often found in such a densely populated and overdeveloped state. I hike, bike, and just hang out observing all the natural beauty on display. Please do the right thing and prevent another housing development from ruining the Black Run Preserve. Developing the 800+ acres of pinelands that comprises the headwaters of the Black Run would have grave consequences on the quality of the preserve, it's water health and the sensitive animal species that live there. It would also compromise the drinking water and destroy the quality of life that so many people enjoy in this area.
Sincerely,
Willis Scott Moses

Submit: Submit

From: Martha Cannon <>
Sent: Sunday, July 20, 2025 3:04 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Martha Cannon on Sunday, July 20, 2025 at 15:03:34
---

subject: Public Comment Submissions

Name: Martha Cannon

Affiliation: Resident

Comment Topic: selected=

Message: Martha Cannon

Pinelands Commission
15 Springfield Road,
P.O.Box 359, New Lisbon, NJ 08064

ATTN: Susan R. Grogan, Executive Director

Dear Director Grogan and Commissioners:

There is a proposal by a local developer to develop 245+ houses on the headwaters of the Black Run Preserve. Any development in this area would be disastrous for the Black Run Preserve. I am writing to urge you to rezone the headwaters of the Black Run in Evesham Township from Rural Development Area to Forest Area, which will minimize impacts of further development.

I live on the Black Run Preserve and enjoy its natural beauty daily.

The change to Forest Area is important to protect water quality in the Black Run Watershed. The Black Run is one of the most pristine streams in the State of New Jersey and the current designation of Rural Development Area will allow for development that would significantly harm the water quality in the stream.

It has been demonstrated that threatened and endangered species exist within large portions of the parcels proposed to be re-designated to Forest Area. The presence of these species supports the change in designation and will further protect the ecological integrity of both the Black Run Preserve and the Pine Barrens as a whole.

The impact to groundwater levels if the current designation is impacted could be significant. Recent droughts have shown the importance of maintaining infiltration areas like forests and wetlands, and the area in question is a critical infiltration point for the area. NJ's water is already allocated to such an extent that the State must have at least average rainfall each year to maintain supply.

Sincerely,
Martha Cannon

Submit: Submit

From: Marjorie Howley <>
Sent: Sunday, July 20, 2025 3:48 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Marjorie Howley on Sunday, July 20, 2025 at 15:48:22
---

subject: Public Comment Submissions

Name: Marjorie Howley

Comment Topic: selected=

Message: I listened to the ZOOM meeting the other day regarding the Black Run Preserve and am pleading with you to please permanently protect the Preserve as a Pinelands Forest Area. I didn't speak online as so many people were already making good points and I didn't think I had any additional information to add. However, I agree with all the points made. Do we need more luxury housing if it means loss of more green space in NJ? I think not. Please think of the big picture and how precious this space is for the current inhabitants of the South Jersey area and beyond and those who come after us. The Black Run Preserve is special as it is beautiful and remarkedly free of invasive plants which consume most of the green spaces from here to Dallas, TX. I can speak to this as in 2023 I drove to Dallas with my 2 dogs to visit my son. I stopped twice per day to walk them in state parks all along the route and honestly, all the parks were consumed with Japanese honeysuckle, multiflora rose, greenbrier, knotweed, lesser celandine etc., it was very depressing, sort of like driving past strip malls, the green spaces were homogenous invasive weed fests. Black Run Preserve feels like the real deal, green, water, native plants, birds, critters, it's like a deep breath of nature as it's meant to be. Please, preserve it permanently, we need it. Thank you

Submit: Submit

From: Nia Diamond < >
Sent: Sunday, July 20, 2025 4:41 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nia Diamond on Sunday, July 20, 2025 at 16:41:22
---

subject: Public Comment Submissions

Name: Nia Diamond

Comment Topic: selected=

Message: Dear Pinelands Commission,
I am a resident of
Burlington County, and I support the amendment to re-designate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you for your efforts in this.

Nia Diamond

Submit: Submit

From: Dominic Carrea <>
Sent: Sunday, July 20, 2025 7:27 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Dominic Carrea on Sunday, July 20, 2025 at 19:27:18
---

subject: Public Comment Submissions

Name: Dominic Carrea

Comment Topic: selected=

Message: I implore the Pinelands Commission to oppose Devel LLC's proposal to clear nearly 800 acres of forest near the Black Run Preserve. I must strongly suggest that the Pinelands Commission by rezone the headwaters of the Black Run Preserve as a Pineland Forest Area in order to protect the area in perpetuity. The headwaters are essential to the well-being of the preserve and for local residents and wildlife alike. The headwaters provide irreplaceable ecosystem services by providing clean water and natural flood control. Moreover, the Black Run Preserve is a haven for native species and biodiversity.

The Pine Barren's is one of New Jersey's last remaining natural wonders and it is important to both the state's past and future alike. I believe I speak for many New Jersey residents when I say that we are sick of the ceaseless and excessive development throughout our state. It must stop here at the Black Run Preserve. The area simply cannot support a housing development on the headwaters of the Black Run Preserve and there are much better ways of solving housing needs by redeveloping existing developed spaces instead of irreplaceable wilderness.

Submit: Submit

From: Shantic <>
Sent: Sunday, July 20, 2025 8:26 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Shantic on Sunday, July 20, 2025 at 20:25:39
---

subject: Public Comment Submissions

Name: Shantic

Comment Topic: selected=

Message: Please keep the park we need it it's beautiful it's apart of God creation !

Submit: Submit

From: Christopher Jardine <>
Sent: Sunday, July 20, 2025 10:03 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christopher Jardine on Sunday, July 20, 2025 at 22:03:11
---

subject: Public Comment Submissions

Name: Christopher Jardine

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you.
Christopher Jardine

Submit: Submit

From: Amber Stone <>
Sent: Sunday, July 20, 2025 10:27 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Amber Stone on Sunday, July 20, 2025 at 22:27:24

---

subject: Public Comment Submissions

Name: Amber Stone

Comment Topic: selected=

Message: Stop overdeveloping the area! This watershed is extremely valuable for our local ecosystem.

Submit: Submit

From: Gianna < >
Sent: Sunday, July 20, 2025 10:37 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Gianna on Sunday, July 20, 2025 at 22:37:03
---

subject: Public Comment Submissions

Name: Gianna

Comment Topic: selected=

Message: Please don't take down any more land to make condos! The public needs nature to walk through. There are a TON of studies that link better mental and physical health when exposed to nature. This will lead to not only happier people, but a decrease in stress related diseases, which are currently overwhelming our healthcare system. Contact me if you have any questions

Submit: Submit

From: Erin <>
Sent: Monday, July 21, 2025 4:34 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Erin on Monday, July 21, 2025 at 04:33:58
---

subject: Public Comment Submissions

Name: Erin

Comment Topic: selected=

Message: Say no to this proposal!!! Save our Pinelands! We don't need more condos'

Submit: Submit

From: Beth Beetel <>
Sent: Monday, July 21, 2025 9:52 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Beth Beetel on Monday, July 21, 2025 at 09:51:46
---

subject: Public Comment Submissions

Name: Beth Beetel

Comment Topic: selected=

Message: Dear Pinelands Commission,

I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (Kirkwood-Cohansey aquifer). We need to protect our lands and fragile ecosystems. Thank you.

Submit: Submit

From: Sarah Beard <>
Sent: Monday, July 21, 2025 9:52 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sarah Beardon Monday, July 21, 2025 at 09:52:04

---

subject: Public Comment Submissions

Name: Sarah Beard

Comment Topic: selected=

Message: Please preserve this land for wild life.

Submit: Submit

From: Racqel Pascucci <>
Sent: Monday, July 21, 2025 1:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Racqel Pascucci
on Monday, July 21, 2025 at 13:16:28
---

subject: Public Comment Submissions

Name: Racqel Pascucci

Affiliation: Marlton Lakes

Message: I strongly oppose this proposal!!! I can't cut a tree down in my lot to preserve an acre of land. There should not be any provisions for this project just for Township to make more money on property taxes!!!

Submit: Submit

From: Ranica Arrowsmith <>
Sent: Monday, July 21, 2025 1:23 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ranica Arrowsmith on Monday, July 21, 2025 at 13:22:47
---

subject: Public Comment Submissions

Name: Ranica Arrowsmith

Comment Topic: selected=

Message: Please do not use this land for condos. We locals use this land all the time for walks, foraging, and other enriching activity. What we do not need is more unaffordable, undesirable stacked housing. Please keep this land as is.

Submit: Submit

From: Sandra Koch <>
Sent: Monday, July 21, 2025 7:02 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve

Dear Pinelands Planning Committee,

I live in King's Grant in Marlton, NJ. I have access to the Black Run Preserve (BRP) right inside King's Grant. I am a member of the Black Run Preserve, and I thoroughly enjoy taking walks and hikes in the preserve. I hike solely, and also participate in the various guided hikes in the BRP, the Forest Bathing was my particular favorite - a way to use all of our senses to experience the beauty and nature of the this beautiful space. I have volunteered on clean-up committees and at community tabling events.

As you know the BRP is a 1300 acre space that is home to all kinds of wildlife including over 100 species of birds.

What the BRP offers in terms of education, natural resources - particularly the pristine watershed - beauty, and ecology is priceless.

I implore you to re-designate the headwaters to a forest area in order to limit the number of houses that can be built on the proposed housing development along Kettle Run Road.

Please search your consciences and preserve this beautiful space and all it has to offer. We don't need more housing developments!

In sincerity and advocacy,

Sandy Koch

From: Siera Carusone <>
Sent: Monday, July 21, 2025 2:17 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Siera Carusone on Monday, July 21, 2025 at 14:17:08

---

subject: Public Comment Submissions

Name: Siera Carusone

Comment Topic: selected=

Message: I am a resident of Haddonfield (Camden County) and am expressing my support for the amendment to redesignate Black Run Preserve as protected forest in order to preserve the natural water sources of South Jersey.

Submit: Submit

From: M. < >
Sent: Monday, July 21, 2025 3:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by M. on Monday, July 21, 2025 at 15:57:44
---

subject: Public Comment Submissions

Name: M.

Comment Topic: selected=

Message: Hello,

I live in Evesham, and felt the need to voice my opinion about the proposed housing development near Black Run Preserve.

I think it would be an absolute disgrace and blight on our township to continue to allow destruction of the wetlands, the forests, and the wildlife that call these places their home, even if it's under so-called 'private property'.

Our planet, OUR HOME, has gone through more than enough suffering at the hands of mindless and heartless humans, US!

Do we really need to continue to destroy beauty in the name of 'progress'?

Can we at the very least do the bare minimum and stop hurting the life around us that has never harmed us in any way?

Must we bend to the whims of money-worshipping, egotistical slaves to greed once again?

Are we really such cowards?

I don't want any more traffic, any more pollution, and any more development in Evesham. And I know I'm not the only one.

All Life deserves to live, human and non-human. Killing Nature kills us, and all of us will have to live with the consequences of our actions. We can't run from them.

Please keep Evesham safe. Please protect what little we have left, and please keep the land developers far away. They are NOT welcome here.

Thank you for reading this.

Best wishes.

From: Heather Weiss < >
Sent: Monday, July 21, 2025 7:12 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Heather Weiss on Monday, July 21, 2025 at 19:11:46
---

subject: Public Comment Submissions

Name: Heather Weiss

Comment Topic: selected=

Message: I am a resident of LumbertonTownship, Burlington County. I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Kevin Gallardo <>
Sent: Tuesday, July 22, 2025 12:01 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] ATTN: WRITTEN COMMENT ON BLACK RUN PRESERVE

Hi, my name is Kevin Gallardo and I am a resident of Elizabeth, New Jersey. As a child, my parents would take me to the Black Run Preserve multiple times every summer. Since then, I have brought countless family and friends to the park as well. I have loved to revel in the beauty, biodiversity and sheer importance of this forest.

That is why when I heard that Devels LLC development wanted to deforest 270 acres of this park, I was absolutely horrified. This cannot happen.

I was not only horrified for myself, but horrified for the planet and our future as a whole. I was born in 1997. My generation is the one that is going to suffocate if we don't get carbon emissions to a net zero or below. My generation is the one that is going to drown if we don't get carbon emissions to a net zero or below. The Black Run preserve is a natural carbon sink that is adding to this goal. We cannot afford a single acre or foot of land taken from Black Run just as much as we will not be able to afford oxygen in 2080.

I beg the Pineland Planning Departments, the county, the state, and anyone else who is in charge of protecting this park to do everything they can to stop this company from deforesting any bit of Black Run Preserve. We can start by designating Black Run as a forest area, rather than a rural developmental area. But it cannot stop there. Our future is begging you.

Thank you for your time.

Kevin Gallardo

From: Michael S. Scaramella, Esq. <>
Sent: Tuesday, July 22, 2025 5:47 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Support for Re-designation of Black Run Watershed

Dear Pinelands Commission:

My wife and I are residents of Evesham Township. This email message is to express our strong support for re-designation of the land area within our Township that collects the headwaters of the Black Run Preserve from Pinelands Rural Development Area to a Pinelands Forest Area as provided for in Proposal Number PRN 2025-063 which will amend the Pinelands Comprehensive Management Plan. Development within that area would substantially alter rainwater runoff and absorption in ways that would degrade the character of the Black Run Preserve. The Black Run Preserve is a natural jewel that should be preserved in a natural state to the extent possible.

In years past my wife and I greatly enjoyed long-distance hiking, primarily throughout the New Jersey Pinelands. She now has been severely handicapped for years, which greatly limits our recreational opportunities. I purchased a Whirlwind RoughRider wheelchair for my wife to restore a small measure of access to natural settings which we both had long found to be crucially restorative. Her disabilities are now such that the only truly natural setting accessible to her is the Black Run Preserve due to its proximity to our home. I want to serve as the "engine" that propels her RoughRider through accessible portions of the Black Run Preserve as long as I am able. Development of the watershed area of the Black Run Preserve would degrade our last accessible opportunity to experience the restorative effects of being in a truly natural and beautiful environment.

The Commission should approve the re-designation of the headwater areas of the Black Run Preserve provided for in PRN 2025-063. Such natural preserves are too few and too far between. Those that remain warrant preservation guaranteed by the force of law.

Respectfully submitted,

Michael S. Scaramella, Esq.

From: Kelsie Mitchell < >
Sent: Wednesday, July 23, 2025 9:04 AM Comments,
To: PC [PINELANDS]
Subject: [EXTERNAL] Kelsie Busch - CMP RULE proposal

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 7.23.25

Dear Pinelands Commission,

I am a resident of Port Republic/Atlantic county Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: KelsieBusch

Printed name: Kelsie Busch

Town & Zip: Port Republic 08241

Thanks, Kelsie

From: Colleen DePietro <>
Sent: Wednesday, July 23, 2025 11:45 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Colleen DePietro on Wednesday, July 23, 2025 at 11:45:17
---

subject: Public Comment Submissions

Name: Colleen DePietro

Affiliation: Resident

Comment Topic: selected=

Message: I strongly urge the Pinelands Commission to protect the land in Evesham Township near Black Run Preserve be protected from Rural Development. The land is an essential part of our community, providing green space, essential watershed as well as wildlife & nature preservation.
I am a lifelong resident of Evesham township and have witnessed the destruction of our towns green space environment gone too far. It is essential we protect what we have left and not allow further development and devastation to the remaining green spaces in our community.
Increased housing on that land would have significant impacts on the wildlife, water quality, surrounding traffic, increased pollution and contribute to urban sprawl & environmental heating.
I demand you take action to protect all the remaining green space between Kettlerun road and Route 73 in Evesham.
Thank you,
Colleen DePietro

Submit: Submit

From: Ellen Fennick < >
Sent: Thursday, July 24, 2025 2:48 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ellen Fennick on Thursday, July 24, 2025 at 14:47:37
---

subject: Public Comment Submissions

Name: Ellen Fennick

Comment Topic: selected=

Message: Stop any plans to bulldoze headwaters of Black Run Preserve. This land is valuable to all of us. We do not need more buildings and houses to destroy our natural resources. There is no justification for destroying the nearby land for construction. Preserve the Black Run Preserve and its nearby land. This is important. Thank you

Submit: Submit

From: Linda Hall <>
Sent: Friday, July 25, 2025 10:50 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Linda Hall on Friday, July 25, 2025 at 10:49:40
---

subject: Public Comment Submissions

Name: Linda Hall

Comment Topic: selected=

Message: As a neighbor to the Black Run Watershed, I support the redesignated proposal from "Rural Development to Forest Area". Ideally, I would like to preserve this Pineland area as it is today - UNDEVELOPED. I have had the privilege of living across the street from this beautiful, natural space for 21 years. I enjoy the animal life of deer, fox, turkey, hummingbirds, Bald Eagles, owls, hawkes, and snakes. This area needs to be preserved as much as possible for all people, animals, trees, and plants. Thank you.

Submit: Submit

From: Hope Hall <>
Sent: Friday, July 25, 2025 11:32 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Hope Hall on Friday, July 25, 2025 at 11:31:48
---

subject: Public Comment Submissions

Name: Hope Hall

Comment Topic: selected=

Message: As a resident in Sturbridge lakes in the Black Run Watershed, I fully support the proposed black Run Rule change from Rural Development Area to Forest Area. Thanks!

Submit: Submit

From: GREG SMITH <>
Sent: Saturday, July 26, 2025 6:09 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by GREG SMITH on Saturday, July 26, 2025 at 06:09:08
---

subject: Public Comment Submissions

Name: GREG SMITH

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Greg Smith

Submit: Submit

From: Bill Dreisbach <>
Sent: Tuesday, July 29, 2025 5:14 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Bill Dreisbach on Tuesday, July 29, 2025 at 17:14:10
---

subject: Public Comment Submissions

Name: Bill Dreisbach

Comment Topic: selected=

Message: I fully support the efforts to redesignate the nearly 800 acres of land, which includes the Black Run Watershed, on the west side of Kettle Run Road from a Rural Development Area to a Forest Area. As a long time resident of this area, the benefits for recreation and public use to local areas are important.

Submit: Submit

Feed options

WildImportance6735 8h

If you love the Pinelands and want to keep drinking water safe, please submit a comment to the Pinelands Commission in support of the amendment to redesignate the land at Black Run Preserve to forest land. Comments can be submitted by mail or on the website below. Deadline is August 14, 2025.

1/4

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 7/21/2025

Dear Pinelands Commission,

I am a resident of Mount Laurel, Burlington County Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Jeffrey A. Monico

Printed name: Jeffrey A. Monico

Town & Zip: Mount Laurel 08054

Feed options

WildImportance6735 8h

If you love the Pinelands and want to keep drinking water safe, please submit a comment to the Pinelands Commission in support of the amendment to redesignate the land at Black Run Preserve to forest land. Comments can be submitted by mail or on the website below. Deadline is August 14, 2025.

1 / 4

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 7/21/25

Dear Pinelands Commission,

I am a resident of _____
Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Lynda McDonough

Printed name: Lynda McDonough

Town & Zip: Mount Laurel 08054

7:22 PM Sat Jul 19
54%
r/SouthJersey
30 Online
Feed options

Reed 7/29/25
#268, scanned

WildImportance6735 8h

268

If you love the Pinelands and want to keep drinking water safe, please submit a comment to the Pinelands Commission in support of the amendment to redesignate the land at Black Run Preserve to forest land. Comments can be submitted by mail or on the website below. Deadline is August 14, 2025.

1/4

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 7/21/25

Dear Pinelands Commission,

I am a resident of _____ Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Lynda McDonough

Printed name: Lynda McDonough

Town & Zip: Mount Laurel 08054

From: John S <>
Sent: Tuesday, July 29, 2025 3:22 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Perserve

Please do whatever you can to protect the Black Run Preserve. My wife and I along with our grandkids get a lot of enjoyment out of it. Thank you

John Selvaggio

From: Valerie Fogleman <>
Sent: Wednesday, July 30, 2025 8:48 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Valerie Fogleman on Wednesday, July 30, 2025 at 08:48:12
---

subject: Public Comment Submissions

Name: Valerie Fogleman

Comment Topic: selected=

Message: I support changing the zoning code of Black Run Preserve to strengthen its protection-not only for the benefit of New Jersey residents, but for the health and resilience of New Jersey's ecosystems.

The fact that zoning changes were already under consideration prior to Evesham Township's recent development proposal shows that there has long been concern about the future of this land. Now more than ever, it is essential that we act. I urge decision-makers to ensure that the entire area of Black Run Preserve is placed under the full protection of the Pinelands Commission.

This isn't just about preserving open space, it's about securing a future where native biodiversity can thrive. Let's safeguard Black Run Preserve for future generations, so it remains one of the most important natural areas in the state-a living example of what makes New Jersey's Pine Barrens truly unique.

Submit: Submit

From: Sven Pfahlert < >
Sent: Wednesday, July 30, 2025 3:37 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sven Pfahlert on Wednesday, July 30, 2025 at 15:37:21
---

subject: Public Comment Submissions

Name: Sven Pfahlert

Comment Topic: selected=

Message: The land around the Black Run Preserve in Evesham, New Jersey should be designated a Pinelands Forest Area for purposes of environmental protection and watershed preservation. Development of the area should be curtailed. Thank you.

Submit: Submit

From: Bobbie Herbs <>
Sent: Wednesday, July 30, 2025 6:45 PM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Bobbie Herbs - Preserve Black Run - No Development
Attachments: BlackRunPreserve_PinelandsComm_30Jul25.pdf

Hello, please find public comments attached from the Native Plant Society of NJ Southwest chapter. I trust these will be filed with any and all other public comments and reviewed as part of your decision making process to make this 'Forest Area" rezoning happen.

Thank you,

Bobbie

Bobbie J Herbs

Plants provide us with all the food we eat and all the air we breathe.

John Trexler, Founding Member
The Native Plant Society of New Jersey

Co-leader Independent Garden Center | Grow Jersey Natives Committee
Co-leader Wednesday Webinar Committee
Co-leader Southwest Chapter

30 July 2025

Bobbie J Herbs

Mount Laurel, NJ 08054
On behalf of the Southwest Chapter of the Native Plant Society

Dear Pinelands Commission members:

In 1970, I spent the summer at Aerohaven Airport as the short-order cook for the pilots and their guests. It was a magical environment. The runway and buildings were surrounded by orange sand gravel and pine forests. Hidden within them were jewels of freshwater bogs and cedar creeks. The road to Aerohaven was embraced by blueberry and bracken fern beneath Jersey pines. Between shifts I followed the local trails nearby.

Off to college I went, with a pilot's license and memories of footprints in the sandy trails, cedar and sassafras scenting my way, birds and bees the only soundtrack. To meet future demand for air travel and the promise of a "New City" jetport in the Pine Barrens, runway expansion was continuous. Sadly, in the 1960's and 70's fill came from a glass factory in the form of asbestos. Within 10 years the airport closed. Soon after it was named a Superfund site.

In 2004, Evesham Township designated a 1300-acre parcel of the Aerohaven and Hamilton-Georgetown properties as Open Space for passive recreation. It has been protected, with the forest regularly cleared of invasive plants by a devoted cadre of the Friends of Black Run. As development has changed much of southwest Jersey, this open space has protected rare plants, moths and butterflies, and pristine habitat much like it was prior to European settlement in New Jersey.

Adjacent to this property, which is the headwaters of the lower Rancocas Creek, there is a proposal for development of 276 homes. Building would require the bulldozing of 778 acres of intact pine barrens. These are the places of my footsteps in the sand. My fascination with the extremes of the Pine Barrens. Ultimately my passion for protecting plants native to New Jersey.

These headwaters are home to many rare plants and animals. It's the plants, and all creatures who depend on them I am most passionate about. There are many rare and endangered species living safely on that land today. Bulldozers will scrape the life off nearly 1000 acres of pristine pinelands. Development will change local hydrology that will impact the surrounding plant communities on which many insect and other species rely.

In conclusion, lawns, pesticides, fertilizers, and highly polluting two-stroke engine mowers DO NOT belong in the Pine Barrens. Give the frogs, birds, and insects their voice. This rich intact natural area deserves preservation for the health of its natural residents and the residents of Evesham Township. The Southwest Chapter of the Native Plant Society of New Jersey asks you to exert your full powers to protect this parcel from any form of development.

Sincerely,

Bobbie J Herbs
southwest@npsnj.org

Michael Jacob
southwest@npsnj.org

Before you go, these rare and endangered species will be lost if this land is developed.

[Source: Black Run Preserve Ecology]

What you will find here and almost nowhere else in New Jersey, and possibly the world, are:

Butterfly & Moth Host Plants

Host plants are required to feed the caterpillar stage of metamorphosis. Many Lepidoptera species are specialists, meaning they only eat one genus of plants. When their host plant disappears so does the species.

Eastern Silvery *(Aster concolor)r* –

- *Pearl Crescent butterfly (Phyciodes tharos)*

Pine Barren Reedgrass *(Calamovilfa brevipilis)* –

- Arogos Skipper butterfly (*Atrytone arogos*). *East of the Mississippi it is extirpated from much of its range: its stronghold is New Jersey, where it is state-listed as Endangered.*



Narrow-leaf Fireweed *(Epilobium angustifolium)* –

- Fireweed clearwing *(Albuna pyramidalis) rare species*



- Bedstraw hawkmoth (*Hyles gallii*)
- Nessus sphinx (*Amphion floridensis*)
- Cloudless sulphur butterfly (*Phoebis sennae*)

Pine Barren Boneset *(Eupatorium resinosum)* –

- Lined Ruby Tiger Moth (Phragmatobia lineata)
- Burdock Borer Moth (*Papaipema cataphracta*)
- Three-lined Flower Moth (*Schinia trifascia*)
- Blackberry Looper (*Chlorochlamys chloroleucaria*)
- Clymene Moth (*Haploa clymene*)

Sundial Lupine *(Lupinus perennis var. perennis)* –

- Karner Blue butterfly (*Lycaeides melissa samuelis*). The larvae of this endangered butterfly feed exclusively on the leaves of Wild Lupine.



- Frosted Elfin (*Callophrys irus*)
- Wild Indigo Duskywing (*Erynnis baptisiae*)
- Persius Duskywing (Erynnis persius)

Climbing Fern *(Lygodium palmatum)* –

- Lygodium defoliator moth (*Neomusotima conspurcatalis*)

Slender Horned-rush (Rhynchospora inundata) –

- Dukes' Skipper butterfly (Euphyes dukesi)

Ancient Life Forms:

Northern Bog Club-moss *(Lycopodiella inundata)*

It forms a mycorrhizal relationship with *Mucoromycotina fine root endophytes (MucFRE)*. This means the fungi live in or on the plant's roots and benefit from the relationship by receiving nutrients, while the plant benefits from the fungi's ability to access nutrients from the soi

Parasitic, Carnivorous, Aquatic Plants:

American Mistletoe *(Phoradendron leucarpum)- hemiparasitic plant*

Two-flower Bladderwort *(Utricularia biflora) -carniverous plant*

Purple Bladderwort *(Utricularia purpurea) – carnivorous, aquatic plant*

Algae-like Pondweed *(Potamogeton confervoides)-aquatic plant*

Southern Arrowhead *(Sagittaria australis)- noted as host plant, but not specified*

Orchids:

SouthernTwayblade *(Listera australis)*

Grasses/Sedges:

Pine Barren Smoke Grass *(Muhlenbergia torreyana)*

A newly discovered Leaf Hopper (*Flexamia whitcombi). This leafhopper was found in the New Jersey Pine Barrens, where M. torreyana is a state-listed threatened grass.*

Pale Beakedsedge *(Rhynchospora pallida)*

Long's Woolgrass *(Scirpus longii)*

Slender Nutrush *(Scleria minor)*

General Flowering Plants:

Fly Poison *(Amianthium muscitoxicum)*

Maryland Milkwort Polygala mariana- annual herb / bog

Racemed Milkwort Polygala polygama - biennial

From: SHEILA Nau <>
Sent: Wednesday, July 30, 2025 11:24 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Fwd: Development

---------- Forwarded message ---------
From: **SHEILA Nau** <>
Date: Tue, Jul 15, 2025, 5:41 PM
Subject: Development
To: >

Long before there was a Pinelands Commission (1933) my grandfather bought 28 acres on Kenilworth Road in Evesham Township. He deeded 10 acres to my parents as a wedding gift in 1950. I was born on that property 74 years ago.

The local wildlife (flora and fauna), watershed and Black Run Preserve all have advocates.

I would also add: your decisions will impact the lives of many multi-generational families in Evesham Township.

Read your Mission Statement.
DO THE RIGHT THING!

It will be your legacy in the future: make your children, grandchildren, and their children proud.

From: Beth Holt < >
Sent: Friday, August 1, 2025 8:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Beth Holt on Friday, August 1, 2025 at 20:50:25

---

subject: Public Comment Submissions

Name: Beth Holt

Comment Topic: selected=

Message: I am writing in support of the Black Run Rule, to preserve the pristine watershed and forest.

Submit: Submit

From: Scott Schlafer <>
Sent: Friday, August 1, 2025 8:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Scott Schlafer on Friday, August 1, 2025 at 20:58:03

---

subject: Public Comment Submissions

Name: Scott Schlafer

Comment Topic: selected=

Message: Please pass the Black Run Rule. We need this area preserved. Thank you

Submit: Submit

From: Cary <>
Sent: Friday, August 1, 2025 9:57 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Cary on Friday, August 1, 2025 at 21:56:36
---

subject: Public Comment Submissions

Name: Cary

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to preserve the vital watershed and forest.

Submit: Submit

From: Ila Vassallo <>
Sent: Saturday, August 2, 2025 10:47 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ila Vassallo on Saturday, August 2, 2025 at 10:46:32
---

subject: Public Comment Submissions

Name: Ila Vassallo

Comment Topic: selected=

Message: I strongly support the New Jersey Pinelands Commission's Black Run Rule Proposal to protect the Black Run watershed from development. It's time for the Pinelands Commission to pass this rule.

Submit: Submit

From: Jennifer Cardoso <>
Sent: Saturday, August 2, 2025 1:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jennifer Cardoso on Saturday, August 2, 2025 at 13:58:15
---

subject: Public Comment Submissions

Name: Jennifer Cardoso

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Submit: Submit

From: Tom Wall <>
Sent: Saturday, August 2, 2025 2:35 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tom Wall on Saturday, August 2, 2025 at 14:34:33

---

subject: Public Comment Submissions

Name: Tom Wall

Comment Topic: selected=

Message: I support rules protecting the black run watershed from development.

Submit: Submit

From: Ann Ferruggia <>
Sent: Saturday, August 2, 2025 3:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ann Ferruggia on Saturday, August 2, 2025 at 15:49:37

---

subject: Public Comment Submissions

Name: Ann Ferruggia

Comment Topic: selected=

Message: Support the Black Run Rule and show you really care about NJ environment!

Submit: Submit

From: Connie Evans <>
Sent: Saturday, August 2, 2025 4:02 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Connie Evans on Saturday, August 2, 2025 at 16:02:10
---

subject: Public Comment Submissions

Name: Connie Evans

Comment Topic: selected=

Message: There shouldn't even be a discussion about development versus preservation of the headwaters of Black Run and thus a part of the Rancocas Creek. Disturbing this pristine area would endanger vegetation and wildlife unique to this area. It would also negatively impact Black Run Preserve, a treasured recreational resource enjoyed thousands.

Submit: Submit

From: Debi Kahn <>
Sent: Saturday, August 2, 2025 6:32 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

As a resident of Sturbridge Lakes, and a hiker who loves taking walks in the Black Run Preserve, I strongly support the Black Run Rule. My understanding is that this Rule would redesignate hundreds of acres near Sturbridge Lakes (in the Black Run Watershed) from "Rural Development Area" to " Forest Area". This new Rule would significantly reduce the number of homes which can be built on much of the Pinelands.

A concerned citizen,
Deborah Kahn

From: Emily Finkbinder <> Sunday, August 3, 2025 5:22 PM
Sent: Planning, PC [PINELANDS]
To: [EXTERNAL] Black Run Rule
Subject:

To whom it may concern,

I live at [redacted] and I'm writing in support of the Black Run Rule, to preserve the pristine watershed and forest.

Regards,
Emily Iacovoni

From: David Taylor <>
Sent: Sunday, August 3, 2025 1:34 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by David Taylor on Sunday, August 3, 2025 at 13:34:23
---

subject: Public Comment Submissions

Name: David Taylor

Comment Topic: selected=

Message: Dear Pinelands Commission,

I am a resident of Evesham Township, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Holly Widzins <>
Sent: Sunday, August 3, 2025 11:19 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Holly Widzins on Sunday, August 3, 2025 at 23:19:06
---

subject: Public Comment Submissions

Name: Holly Widzins

Comment Topic: selected=

Message: I am strongly opposed the building or development/demolition of the over 900 acres of forested land We need to keep nature wild and we do not need another neighborhood. This woodlands is crucial in our area and building on this land will cause irreversible damage to many species-including us.

Submit: Submit

From: Christine Todd <>
Sent: Monday, August 4, 2025 9:37 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christine Todd on Monday, August 4, 2025 at 09:36:47
---

subject: Public Comment Submissions

Name: Christine Todd

Comment Topic: selected=

Message: I am writing in support of the Black Run Preserve, in Evesham Township, to preserve the pristine watershed and forest. Building unwanted housing on this beautiful property will disrupt and even kill the wildlife that has lived there for years. In addition to taking away the beauty of nature that we have enjoyed for years.

Submit: Submit

From: Regina Disco <>
Sent: Monday, August 4, 2025 9:41 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Regina Disco on Monday, August 4, 2025 at 09:41:01
---

subject: Public Comment Submissions

Name: Regina Disco

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Submit: Submit

From: Matthew McCann <>
Sent: Monday, August 4, 2025 11:38 AM
To: Planning, PC [PINELANDS]
Cc: Grogan, Susan [PINELANDS]
Subject: [EXTERNAL] Black Run Redesignation Comment from the Delaware Riverkeeper Network
Attachments: DRN Black Run Redesignation Proposal Comment 8.4.25.pdf

Good morning,

On behalf of the Delaware Riverkeeper Network, please find attached a comment regarding the Black Run Redesignation Proposal in Evesham Township. Thank you.

Matt McCann, M.S.
Science & Policy Analyst

Phone 215-369-1188 x 114
Email matthew@delawareriverkeeper.org
Web Address https://delawareriverkeeper.org/
925 Canal Street, Suite 3701 Bristol, PA 19007
Socials

Become a DRN Member



August 4, 2025

VIA ELECTRONIC MAIL

Susan Grogan
Executive Director
Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064
Susan.Grogan@pinelands.nj.gov

Re: Black Run Redesignation Proposal, Evesham Township

Dear Ms. Grogan,

We are writing on behalf of the Delaware Riverkeeper Network (DRN) regarding the Black Run Rule Proposal in Evesham Township. DRN is a nonprofit membership organization that advocates for the protection of the Delaware River, its tributary streams, and the habitats and communities of the Delaware River Watershed. The mission of DRN is to champion the rights of communities to a Delaware River and tributary streams that are free flowing, clean, healthy, and abundant with a diversity of life. DRN has nearly 30,000 members, the vast majority of whom live, work, and/or recreate within the Delaware River Basin. The Black Run stream ultimately flows into the Southwest Branch Rancocas Creek, which is a tributary of the Delaware River. DRN supports the Pinelands Commission's proposal to redesignate approximately 2,440 acres in the Black Run Watershed from Rural Development Area to Forest Area, including the headwaters of the Black Run. The Rural Development Area designation from 1980 is inconsistent with the current ecological integrity of the site. The site demonstrates the characteristics associated with a Forest Area designation and is worthy of the enhanced protection that would be provided by such a management area designation.

Intact, healthy headwater streams are essential to maintaining water quality. Without these properly functioning systems, runoff from road salt, lawn fertilizers, and other constituents from residential stormwater can significantly degrade the natural Pinelands water chemistry by raising pH levels. The Black Run is one of the last remaining Pinelands streams west of Route 206 that maintains natural, acidic pH levels. DRN has performed extensive amphibian surveys at the Black Run Preserve since 2020 and have consistently documented carpenter frogs at multiple sites, which are a Species of Special Concern in New Jersey. This species requires natural Pinelands acidic water quality in order to survive, with very specific

DELAWARE RIVERKEEPER NETWORK
925 Canal Street, Suite 3701
Bristol, PA 19007
Office: (215) 369-1188
fax: (215)369-1181
drn@delawareriverkeeper.org
www.delawareriverkeeper.org

low pH levels in the range of 3.74 to 4.69. As recently as July 2025, DRN measured the pH of the Black Run to be 4.36 downstream of the bridge at Long Bog. If the water quality of the Black Run is altered by residential runoff and the pH levels are raised, the carpenter frog population will be extirpated. The lack of carpenter frogs at the adjacent Barton Run, where there is extensive development, is proof of this. Protecting the headwaters of the Black Run is important because everything that impacts the headwaters flows downstream to the rest of the system.

While we understand that it takes time to approve a rule proposal because there are many administrative hurdles, this particular proposal has been at a standstill for over a decade. Recently, Devel LLC has attempted to take advantage of this time by proposing to build 270 single-family homes on 778 acres (including the Black Run headwaters) while the site remains a Rural Development Area. If this development is approved before the Forest Area redesignation is complete, it would be too difficult to undo the ecological damage. This is what happened with the Sanctuary development in the early 2000s, which was also the work of the Samost family now associated with Devel LLC. In this instance, a timber rattlesnake den was discovered at the Sanctuary site after approvals were already in place.

The mitigation measures, consisting of fencing and passage tunnels under the road, failed to protect these endangered snakes and the population is now extirpated. This was a failure in ecological management, and a mistake that must not be repeated with the Devel site at the Black Run headwaters. Threatened and endangered species surveys of the Devel site have detected the state-threatened barred owl and Pine Barrens treefrog. It is essential to protect these critical natural resource areas preemptively, before any damage can occur. Although the Samost family has maintained that they are seeking to preserve the Devel site, none of the NJ land preservation trusts or nonprofits have acknowledged that these conversations have actually taken place. For these reasons, we urge you to prioritize finalizing the Black Run Rule Proposal and designate the headwaters as a Forest Area as soon as possible in order preserve the ecological integrity of one of the last remaining pristine Pinelands streams west of Route 206. Thank you.

Sincerely,



Maya K. van Rossum
the Delaware Riverkeeper
keepermaya@delawareriverkeeper.org



Matthew McCann, M.S.
Science and Policy Analyst
matthew@delawareriverkeeper.org

Dear Pineland Commissioners,

I strongly support the amendment to Redesignate the land at Black Run Preserve to forest land to help protect wildlife and water sources.

Rajeev Sharma

RAJEEV SHARMA

Rajeev Sharma, Bordentown, NJ

[redacted]

Pinelands Commission
PO Box 359
15 Springfield Rd.
New Lisbon, NJ 08064

08054-

SOUTH JERSEY NJ 080
1 AUG 2025 PM 7 L

USA FOREVER

[redacted]

From: Kathy Emrich <>
Sent: Monday, August 4, 2025 1:02 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kathy Emrich on Monday, August 4, 2025 at 13:01:32
---

subject: Public Comment Submissions

Name: Kathy Emrich

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to preserve the pristine watershed and forest. I am requesting that you please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Please work to protect the few remaining beautiful green areas in South Jersey and Evesham Township.

Kathy Emrich

Submit: Submit

From: Melanie Ryan <>
Sent: Tuesday, August 5, 2025 2:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Melanie Ryan on Tuesday, August 5, 2025 at 14:24:56
---

subject: Public Comment Submissions

Name: Melanie Ryan

Comment Topic: selected=

Message: To who it may concern,
I'm writing in support of the Black Run Rule, to preserve the pristine watershed and forest. I would like to preserve the environment in our area. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Submit: Submit

From: Britt Paris <>
Sent: Tuesday, August 5, 2025 9:23 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Britt Paris on Tuesday, August 5, 2025 at 21:23:19
---

subject: Public Comment Submissions

Name: Britt Paris

Comment Topic: selected=

Message: I am a resident of Mount Holly in Burlington County, NJ and I live right by Rancocas Creek and Smithville Lake. I can see the Rancocas from my backyard. I support the amendment to redesignate the land in the Black Run Preserve from "rural development" to "protected forest" to protect the largest aquifer in South Jersey (Kirkwood Cohansey Aquifer).
Thank you,
Britt Paris

Submit: Submit

From: Cheryl Fisher <>
Sent: Wednesday, August 6, 2025 8:08 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Cheryl Fisher on Wednesday, August 6, 2025 at 08:08:14
---

subject: Public Comment Submissions

Name: Cheryl Fisher

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Submit: Submit

From: Mike Kaliss <>
Sent: Wednesday, August 6, 2025 10:01 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mike Kaliss on Wednesday, August 6, 2025 at 10:00:41
---

subject: Public Comment Submissions

Name: Mike Kaliss

Comment Topic: selected=

Message: I am writing to support the Pinelands Commission in its efforts to redesignate the Black Run Watershed land use status from Rural Development to Forest. Initial watershed studies in 2001 indicated water PH levels between 3.97 and 4.5 at various locations within the Black Run Watershed. In late July 2025 NJ DEP Staff tested the PH levels and found 4.36. To maintain this near pristine pinelands water quality further protecting the watershed from harmful development is critical and I fully support the land use designation to Forest. Thank you

Submit: Submit

From: Darren Morze <>
Sent: Wednesday, August 6, 2025 11:37 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Darren Morze on Wednesday, August 6, 2025 at 11:36:56
---

subject: Public Comment Submissions

Name: Darren Morze

Affiliation: Pinelands Preservation Alliance

Comment Topic: selected=

Message: I am a resident of Mays Landing in Atlantic County and I support the amendment to redesignate the the land at Black Run Preserve from rural development to protected forest to protect the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Submit: Submit

From: Michelle Santore <>
Sent: Wednesday, August 6, 2025 11:44 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michelle Santore on Wednesday, August 6, 2025 at

11:44:11

---

subject: Public Comment Submissions

Name: Michelle Santore

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Submit: Submit

From: Michelle Santore <>
Sent: Wednesday, August 6, 2025 11:45 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michelle Santore on Wednesday, August 6, 2025

at 11:45:24

---

subject: Public Comment Submissions

Name: Michelle Santore

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to preserve the pristine watershed and forest.

Submit: Submit

From: Denise Longo <>
Sent: Wednesday, August 6, 2025 12:53 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Denise Longo on Wednesday, August 6, 2025 at 12:52:31
---

subject: Public Comment Submissions

Name: Denise Longo

Comment Topic: selected=

Message: As a longtime resident of Evesham Township as well as a frequent visitor of the Black Run Preserve, I feel compelled to write to the Pinelands Commission urging them as well as Evesham Township to redesignate the headwaters area from Rural Development Area to Forest Area. Black Run Preserve is not only a sanctuary to local wildlife but it also a sanctuary for humans as well. Studies have been done that show green spaces not only improves mental health it also reduces stress and encourages physical activity. If this area is not redesignated, the impact will be detrimental is so many ways. Development of any kind will not only impact the environment it will also impact the wildlife as well. This area is a part of our community and losing it to development of any kind is unfathomable. The traffic impact alone is a concern not to mention the impact it will have on the police and emergency departments, water/sewer services, schools, etc. It is imperative that Evesham Township urgently creates a new Forest Area Zone to their Master Plan to protect this area from any proposed development now and in the future.

Submit: Submit

From: Jessica Franzini <>
Sent: Wednesday, August 6, 2025 11:19 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jessica Franzini on Wednesday, August 6, 2025 at 23:19:14
---

subject: Public Comment Submissions

Name: Jessica Franzini

Comment Topic: selected=

Message: I am in favor of a rule change that will reduce the density of development permitted in and around the Black Run Preserve. I believe the areas surrounding the Black Run Preserve are critical natural environments that should be protected from high density development. I am in favor of the proposed rule change that would make it so the minimum lot size for development is 25 acres per house.

I am deeply concerned by the alleged proposed development around the Black Run Preserve that would build approximately 270 houses where dense natural forest now stands.

I am very much in favor of limitations to development in these forested portions of the Pinelands to ensure natural ecosystems are protected and wildlife can thrive.

Thank you!

Submit: Submit

From: Alison Goldberg <>
Sent: Thursday, August 7, 2025 8:08 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alison Goldberg on Thursday, August 7, 2025 at 08:08:25

---

subject: Public Comment Submissions

Name: Alison Goldberg

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Submit: Submit

From: Alison Goldberg <>
Sent: Thursday, August 7, 2025 8:11 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Thank you,

Alison Goldberg

From: Colleen Mikolajczak <>
Sent: Thursday, August 7, 2025 8:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by on Thursday, August 7, 2025 at 08:49:35
---

subject: Public Comment Submissions

Name: Colleen Mikolajczak

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! There is so little wildlife habitat left in NJ especially in the Evesham/Voorhees area. I encourage you to help preserve the area for animals and plants to flourish and not continue to saturate the area with more construction and over populating our area. One of the may reasons we moved to the Sturbridge neighborhood was because of the proximity to black run and it's overall natural feel. Already we've seen an increase in animal migrating to our neighborhood due to other construction. Please preserve this land. There are so many unused and sightly shopping centers and other abandoned buildings sitting vacant. Why must we always bulldoze lush land for big corporations to make money?

Submit: Submit

From: Colleen Mikolajczak <>
Sent: Thursday, August 7, 2025 8:51 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Hi,
Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! There is so little wildlife habitat left in NJ especially in the Evesham/Voorhees area. I encourage you to help preserve the area for animals and plants to flourish and not continue to saturate the area with more construction and over-populating our area. One of the many reasons we moved to the Sturbridge neighborhood was because of the proximity to black run and its overall natural feel. Already we've seen an increase in animals migrating to our neighborhood due to other construction. Please preserve this land. There are so many unused shopping centers and other abandoned buildings sitting vacant. Why must we always bulldoze lush land for big corporations to make money?

Thanks,
Colleen

From: Debbie Bonfiglio < >
Sent: Thursday, August 7, 2025 8:50 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Debbie Bonfiglio on Thursday, August 7, 2025 at 08:49:50
---

subject: Public Comment Submissions

Name: Debbie Bonfiglio

Comment Topic: selected=

Message: We bought our home in Sturbridge because of the lakes and natural environment. Our property backs up to woods . When we purchased it back in 1999 we were told by boro the pine lands were protected, and here we are discussing something that should not even be up for conversation. The wildlife of deer, birds, and other species day n night is simply beautiful. Truly Gods work. Please let's keep this wildlife in their environment in which it was intended. Debbie

Submit: Submit

From: Lancelot Jeff-Macauley <>
Sent: Thursday, August 7, 2025 9:01 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Lancelot Jeff-Macauley on Thursday, August 7, 2025 at 09:01:01
---

subject: Public Comment Submissions

Name: Lancelot Jeff-Macauley

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township

Submit: Submit

From: Robert Miller <>
Sent: Thursday, August 7, 2025 9:08 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert Miller on Thursday, August 7, 2025 at 09:07:59
---

subject: Public Comment Submissions

Name: Robert Miller

Comment Topic: selected=

Message:
I am writing to ask that you please pass the Black Run Rule and preserve the vital watershed in Evesham Township. I live just past the border of this preserve and enjoy vast wildlife that takes advantage of the watershed. We have had brown skinks in our yard, frogs, toads, snakes, along with many mammals and birds including flying squirrels, whippoorwill, owls, and migratory birds. If this area is disturbed it will cause irreparable harm to this habitat that is so vital to their survival. Please make every consideration for its preservation

Submit: Submit

From: rswoodward
Sent: Thursday, August 7, 2025 8:37 AM
To: Planning, PC [PINELANDS]
Cc:
Subject: [EXTERNAL] Insupport of the Black RunRule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Richard Woodward

From: Jeanette Basaure <>
Sent: Thursday, August 7, 2025 9:28 AM Planning,
To: PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

I'm writing to express my strong support for the proposed Black Run Rule. This rule is essential to protecting the pristine watershed and forest in Evesham Township. The Black Run Preserve is a vital ecological treasure, and its preservation is critical for maintaining clean water, biodiversity, and the natural beauty of our community.

Please pass the Black Run Rule to ensure that future generations can enjoy and benefit from this unique and irreplaceable environment.

Thank you for your commitment to conservation and for considering public input.

Jeanette Basaure

From: Andy <>
Sent: Thursday, August 7, 2025 9:33 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

I live in Voorhees in the Sturbridge Lake community and I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Sincerely
Andy Brzozowski

From: janet Slaven < >
Sent: Thursday, August 7, 2025 9:34 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by janet Slaven on Thursday, August 7, 2025 at

09:34:04

---

subject: Public Comment Submissions

Name: janet Slaven

Comment Topic: selected=

Message: Please do not allow the destruction of this land!!

Submit: Submit

From: Mary Anne Cotugno <>
Sent: Thursday, August 7, 2025 9:56 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mary Anne Cotugno on Thursday, August 7, 2025 at 09:55:43

---

subject: Public Comment Submissions

Name: Mary Anne Cotugno

Affiliation: Sturbridge Lakes resident

Comment Topic: selected=

Message: Please do not allow building on Black Run Preserve. It needs to remain a pristine environment for animals who need it and people to enjoy it. We need green space.

Submit: Submit

From: Kimberly Corrigan <>
Sent: Thursday, August 7, 2025 10:08 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kimberly Corrigan on Thursday, August 7, 2025 at

10:08:24

---

subject: Public Comment Submissions

Name: Kimberly Corrigan

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Submit: Submit

From: James McGee <>
Sent: Thursday, August 7, 2025 10:53 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by James McGee on Thursday, August 7, 2025 at

10:52:51

---

subject: Public Comment Submissions

Name: James McGee

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Submit: Submit

From: Louis surovick <>
Sent: Thursday, August 7, 2025 11:03 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Louis surovick on Thursday, August 7, 2025 at 11:03:21
---

subject: Public Comment Submissions

Name: Louis surovick

Affiliation: Sturbridge Lakes Association.

Comment Topic: selected=

Message: In support of the BlackRun Rule, regarding the preservation of the noted Pinelands area . Why are there rules and regulations regarding preservation of theses areas if anyone with money can circumvent and destroy what has been preserved?

Submit: Submit

From: Sangita Kansupada <>
Sent: Thursday, August 7, 2025 12:09 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sangita Kansupada on Thursday, August 7, 2025 at 12:09:00
---

subject: Public Comment Submissions

Name: Sangita Kansupada

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Submit: Submit

From: Nicolle Krieger <>
Sent: Thursday, August 7, 2025 12:14 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicolle Krieger on Thursday, August 7, 2025 at

12:14:12

---

subject: Public Comment Submissions

Name: Nicolle Krieger

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Submit: Submit

From: Jaime Austino <>
Sent: Thursday, August 7, 2025 12:36 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jaime Austino on Thursday, August 7, 2025 at 12:35:45
---

subject: Public Comment Submissions

Name: Jaime Austino

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! I am writing to express our profound concern regarding the future of Evesham Township's vital watershed and to strongly urge the immediate passage and implementation of the Black Run Rule. The Black Run watershed serves as a critical natural resource for our community. It provides clean drinking water, supports diverse ecosystems, mitigates flood risks, and enhances the overall quality of life for all residents. Its preservation is paramount. Failing to protect this invaluable asset will have detrimental and irreversible consequences, impacting our environment, economy, and public health. We believe the Black Run Rule represents a necessary and proactive measure to safeguard this vital resource from the potential threats of development, pollution, and unsustainable practices. I understand that balancing economic growth with environmental stewardship is a complex challenge. However, I firmly believe that responsible development and environmental protection are not mutually exclusive. By embracing the Black Run Rule, Evesham Township can demonstrate its commitment to both progress and the long-term well-being of our community. Therefore, I implore you to act decisively and pass the Black Run Rule without delay. This action will demonstrate your leadership and ensure that future generations can enjoy the benefits of a healthy and thriving watershed. Thank you for your time, consideration, and dedication to the betterment of Evesham!

Submit: Submit

From: Jed Singer <>
Sent: Thursday, August 7, 2025 3:50 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Supporting the Black Run Rule

I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

-- Jed Singer

From: NancyDippolito < >
Sent: Thursday, August 7, 2025 6:02 PM
To: Planning, PC [PINELANDS]
Cc: edward ferruggia
Subject: [EXTERNAL] Pineland Commission Re Protect the Forest Behind Sturbridge Lakes

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township to protect the pristine watershed and forestry. How can development even be considered when Congress legislated this in 1978? There are reasons that we have legislation in our country, states, and communities. This is the State of NJ Pinelands.

As a resident of Sturbridge Lakes, I implore you to rethink the significant negative impacts on wildlife, the preservation of all plant life, foliage, and trees, trillions of gallons of water that will ultimately overflow into our community, overloaded sewer systems and utilities, and our roads are already approaching the maximum amount of vehicle capacity especially since there are multiple apartments and community housing facilities just built or in the process of being built in the surrounding local areas. Have all these concerns been investigated and thoroughly tested? T**here is no going back once put in action**; are you prepared to destroy **our** eco system? Where does the wildlife go? Are you relocating them? How will this play a role in climate change? What happens when the water overflows; **are you accepting full responsibility, liability and lawsuits for all those properties impacted by your negligence**? If so, this should be signed and documented in any and all agreements by everyone involved in this potential development because we, the people, will ultimately have to live and deal with it.

From: Matt & Lindsay Purcell <>
Sent: Thursday, August 7, 2025 7:47 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

Please pass the Black Run Rule to preserve this vital piece of the community. I run through the trails almost daily and have spent countless hours with friends, family, and walking our dog.

Matt Purcell

From: Patrick Violante <>
Sent: Thursday, August 7, 2025 2:19 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Patrick Violante on Thursday, August 7, 2025 at 14:19:07

---

subject: Public Comment Submissions

Name: Patrick Violante

Comment Topic: selected=

Message: I live at [redacted], I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Submit: Submit

From: Anne Krieger <>
Sent: Thursday, August 7, 2025 2:45 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anne Krieger on Thursday, August 7, 2025 at 14:44:50
---

subject: Public Comment Submissions

Name: Anne Krieger

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham and the forest!!
Thank you!!
Anne Krieger

Submit: Submit

From: Phyllis Garelick <>
Sent: Thursday, August 7, 2025 3:51 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Phyllis Garelick on Thursday, August 7, 2025 at 15:50:42
---

subject: Public Comment Submissions

Name: Phyllis Garelick

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed, forest and native animals there. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township. We want to avoid over development which will impact our neighborhoods and the environment. Thank you.

Submit: Submit

From: John Volpa <>
Sent: Thursday, August 7, 2025 4:39 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by John Volpaon Thursday, August 7, 2025 at 16:38:39
---

subject: Public Comment Submissions

Name: John Volpa

Comment Topic: selected=

Message: I whole-heartedly support the proposed CMP Amendment to change the Black Run Headwaters from Rural Development to Forest Area which is part of the whole 2400 acres the rule change would affect. It's very important to limit the possible development in any of the proposed area. This area holds high ecological value in its biodiversity, outstanding water, and air quality. It can also become an extension of an accessible and sustainable trail system which has begun in the Black Run Preserve. It's public health value for local people walking, biking, and simply enjoying nature makes it a refuge for people as well as native wildlife.

Submit: Submit

From: Guy Romaniello <>
Sent: Thursday, August 7, 2025 6:47 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Guy Romaniello on Thursday, August 7, 2025 at 18:47:13
---

subject: Public Comment Submissions

Name: Guy Romaniello

Comment Topic: selected=

Message: Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
Attention: Susan R. Grogan
Executive Director

Re: Requesting of Support for Passing the Proposed Black Run Rule

I am writing to request your support of Black Run Rule. I am originally from the northeast part of NJ. We all know how through over development it has become a massive urban sprawl with little green space. When I moved to South Jersey 45 years ago it was literally a breath of fresh air. However, it didn't take long to have the feel of North Jersey. When I moved to the Voorhees/Evesham area 30 years ago I was able to run along Kettle Run Rd to Hopewll Rd to Cooper Rd. It was an enjoyable run having the feel of a large forest. Over time as the urban sprawl continued to grow in our area these roads became too dangerous to run along. While one man's experience may be insignificant I can confidently say that it will be a matter of time when what remains of our forest will be swallowed up by the urban sprawl that changed North Jersey. I respectfully urge you to take the action needed to maintain what remains of our beautiful forests and streams. Please pass the Black Run Rule to preserve this vital watershed in Evesham Township.

Guy & Diane Romaniello

Submit: Submit

From: Vince Santore <>
Sent: Thursday, August 7, 2025 7:32 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Vince Santore on Thursday, August 7, 2025 at 19:31:37

---

subject: Public Comment Submissions

Name: Vince Santore

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to preserve the pristine watershed and forest.

Submit: Submit

From: Robert N Spivack <>
Sent: Thursday, August 7, 2025 9:03 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert N Spivack on Thursday, August 7, 2025 at 21:03:19
---

subject: Public Comment Submissions

Name: Robert N Spivack

Comment Topic: selected=

Message: As a concerned resident of Voorhees, and to protect the surrounding environment that I highly value, I am writing in support of protecting the pristine watershed and forest in nearby Evesham Township and supporting the Black Run Rule.
Robert Spivack

Submit: Submit

From: Wendy Joan Spivack < >
Sent: Thursday, August 7, 2025 9:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Wendy Joan Spivack on Thursday, August 7, 2025 at 21:04:33
---

subject: Public Comment Submissions

Name: Wendy Joan Spivack

Comment Topic: selected=

Message: As a concerned resident of Voorhees, and to protect the surrounding environment that I highly value, I am writing in support of protecting the pristine watershed and forest in nearby Evesham Township and supporting the Black Run Rule.
Wendy Spivack

Submit: Submit

From: Richard <>
Sent: Thursday, August 7, 2025 9:41 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Richard on Thursday, August 7, 2025 at 21:41:22

---

subject: Public Comment Submissions

Name: Richard

Comment Topic: selected=

Message: I support the Black Run Rule to preserve the watershed in Evesham Township.

Submit: Submit

From: Herman Bhasin <>
Sent: Thursday, August 7, 2025 9:52 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Herman Bhasin on Thursday, August 7, 2025 at 21:51:55
---

subject: Public Comment Submissions

Name: Herman Bhasin

Affiliation: Sturbridge Lakes

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.
Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!
Thank you,
Herman Bhasin

Submit: Submit

From: Eric Nelson <>
Sent: Thursday, August 7, 2025 8:18 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eric Nelson on Thursday, August 7, 2025 at 08:18:22

---

subject: Public Comment Submissions

Name: Eric Nelson

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Submit: Submit

From: Josh Falcone <>
Sent: Thursday, August 7, 2025 8:31 AM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Please pass the Black Run Rule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! "

Thanks,
Josh Falcone

From: Josh Falcone <>
Sent: Monday, August 11, 2025 4:22 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Pass Black Run rule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Sincerely,

Josh Falcone

From: Kevin Krieger <>
Sent: Thursday, August 7, 2025 2:17 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Pass the Black Run Rule to Preserve our Land!

Good afternoon,

I'm writing as a concerned citizen and long-time resident who is desperate for legislation to be passed to protect our vital natural lands.

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Kevin Krieger

From: Terry & David Bongiovanni <>
Sent: Friday, August 8, 2025 3:48 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Terry & David Bongiovanni on Friday, August 8, 2025 at 03:47:41
---

subject: Public Comment Submissions

Name: Terry & David Bongiovanni

Affiliation: We live in Sturbridge Lakes

Comment Topic: selected=

Message: RE: Black Run Rule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township. We can no longer kick the can down the road in the name of the developers' greed and avarice. We implore you to protect the pristine watershed and forest for all of us. Thank you!

Submit: Submit

[redacted]
Marlton, NJ 08053
August 4, 2025

Dear Executive Director Susan R. Grogan,

Our neighborhood here on Kenilworth Road is a residential area which has been here for over 150 years, and contains a lot of history, including a Civil War era cemetery and the campgrounds of the Lenape Indians (Kenilworth Lakes and surrounding area). The proposed Devel LLC housing development of 270 McMansions would bulldoze 700-800 acres of pristine forest land (part of the Pinelands National Reserve), jeopardize the Black Run Preserve and destroy our neighborhood. This development does not belong here, no matter what developers tell you!!!

This area of the Pine Barrens is home to many rare or endangered species. Of the 850 species of plants living there, 92 are considered threatened or endangered, including orchids, trailing arbutus, pitcher plants, sundews and bladderworts. In addition, there are at least 43 species of animals that are considered threatened or endangered.

I am not able to attend meetings due to a very severe allergy to formaldehyde (my throat closes when exposed). Formaldehyde is a fixative for strong fragrances and is in the detergent Gain, fabric softeners, air fresheners and strong perfumes with staying power. (It is also a carcinogen.)

My neighbors and I greatly appreciate all of your efforts to help preserve our neighborhood, the Black Run Preserve and our beloved Pine Barrens, What happens to our environment eventually affects all of us. These lands need to be protected so that future generations will be able to enjoy them, like we do. Please do all you can to make protections for the Pine Barrens permanent and so that they apply to privately owned property as well as public lands. Please prohibit housing development of any kind on Pine Barrens land. Thank you so very much.

Gratefully yours,

Martha Scull

Martha Scull

Pinelands and Black Run Preserve Endangered by Proposed Development

It is amazing to us here on Kenilworth Road and surrounding areas that the issue of proposed future development with the ensuing devastating effects is even being considered and discussed! This land is an integral part of the Pine Barrens and has been protected by the New Jersey Pineland Protection Act since 1979 ~ which is supposed to protect our precious Pinelands from future development with the resulting destruction of wildlife habitat and wetlands.

Our family has lived here on Kenilworth Road for over seven decades. As long-time residents of Evesham Township, we are very concerned about the preservation of our remaining open space, forest habitats, streams and aquifers.

Developments used to be placed near highways and access roads where they would have little or no environmental impact ~ not where they will cause the destruction of natural woodlands and wildlife habitats that have been here for centuries.

This proposed massive development of 270 houses would destroy our neighborhood. Our roads are narrow and not equipped to handle such a large influx of traffic. Because of being located in wetlands, these roads cannot be adequately widened to handle 300-400 and more cars (one or two per household). In addition, this development sits on 778 acres that includes the Black Run Preserve watershed, the headwaters of the southeast branch of the Rancocas Creek and the Kirkwood-Cohansey aquifer, which contains some of the purest water in our country. The plan to bulldoze this forest land would have a significant negative impact upon our water resources for miles.

The Townships of Medford (Centennial Lakes and others) and Evesham (the Sanctuary) have a history of problems related to developer Stephen Samost and his family (now Linda Samost). Many decades ago he purchased land in the Evesham section of the Pine Barrens at bargain basement prices (most was wetlands, so probably not buildable), with the intent of eventually building a large housing development. He also bought up all available permits (so no one else could obtain them and be able to build).

Just because he has done this, does not entitle him or his family to destroy 700-800 acres of forest, wetlands and wildlife habitat just to build houses which could be located elsewhere. Developer Devel LLC of Voorhees (one of Samost's conglomerates) is seeking to put a 270-home development on this Pine Barrens site. (In this day and age, even one house would be too many on protected land.)

Unfortunately, the Samost family is not driven by time restraints ~ the longer they wait, the more money they make, thinking that be forcing continual delays, they will eventually get their way.

We need to remember actions Samost took to appease concerned conservation authorities when he built the Sanctuary Development in the southern part of our township. When he was confronted with encroaching on natural wildlife habitats ~ specifically the timber rattlesnake, he built tunnels for the snakes to use (after their habitat had been destroyed ~ like the snakes are supposed to be intuitive and know they are to use the tunnels to transverse their disrupted habitat!).

It is disturbing and puzzling why people who have lived in the Pine Barrens for many decades have difficulty getting permission to construct a shed or cut down a tree, and yet at the same time government authorities consider granting a developer permission to cut down 700-800 acres of pristine forests containing numerous unique and endangered flora and fauna species native to the Pine Barrens.

Pine Barrens Protections Must Be Strengthened And Include Privately Owned Land

We are stewards and caretakers of our forests, wildlife habitats and natural resources. It is our responsibility to protect and preserve them for future generations. Congress created the Pineland National Reserve to preserve the Pine Barrens through the passage of the National Parks and Recreation Act of 1978. This Act created the New Jersey Pinelands National Reserve.

In 1979, New Jersey formed a partnership with the federal government to preserve, protect and enhance the natural and cultural resources of the Pinelands National Reserve. In 1979, New Jersey's Pinelands Protection Act established the New Jersey Pinelands Commission to administrate the Pinelands Comprehensive Management Plan (CMP).

The Pinelands was designated a United States Biosphere Reserve by UNESCO in 1983. Then, in 1988, the Pinelands was designated an International Biosphere Reserve. So the biodiversity and ecological importance of the Pine Barrens has been recognized by our state, our nation and internationally. Losing even a small portion of this Reserve would be a tragedy!

The Black Run Preserve in Evesham Township is a critical headwater area for the Rancocas Creek. It provides wildlife habitat for numerous endangered species. It is an important recreational resource for thousands of people who enjoy the many hiking trials throughout the Preserve. This is all in jeopardy as the Black Run Preserve and the surrounding area is at risk of being devastated by the proposed Devel LLC housing development that will bulldoze the headwater forests of the watershed (700-800 acres) and replace them with hundreds of McMansions. If this is allowed to proceed, the clean waters, fresh air, quiet spaces and especially the native wildlife that call the Preserve home would be lost forever.

Headwaters are extremely vulnerable to land use change and unsustainable development. When headwaters are left intact, they maintain biodiversity and important ecosystems, as well as providing water for many people. The forests that are to be bulldozed currently protect water from pollution and will be destroyed by this development. These McMansions would decimate local wildlife habitats.

As residents of Evesham Township, we are required to comply with any and all township mandates and regulations, no matter when they were enacted. Developers and other businesses are required to do the same. This is for the benefit of all of our residents, and includes Pinelands regulations. Strong protective measures are needed to assure that housing developments will never be an option in the Pinelands National Reserve. Already recognized as a state, national and international treasure, we need to understand that even limited, cluster, or single construction units will be very destructive and detrimental to our precious Pinelands Reserve, destroying forests, wildlife habitats and watersheds and aquifers (from herbicide, insecticide, and chemical fertilizer runoff). These regulations need to specifically include privately owned land within and bordering the Reserve. These regulations need to apply to everyone. Once forests, wetlands and natural wildlife habitats are gone, they are gone for good and cannot be recovered ~ there's no getting them back.

Some perspective ~ over the years, Evesham Township has lost:

Vast apple orchards that were on Rt. 73 (now Whole Foods and office complexes) as well as those near Rt. 70.

We lost the large peach orchards in the northern section of our Township.

We lost numerous large farms: some raised horses (now the location of car dealerships on Rt. 73), as well as many other large farms that raised corn, wheat, vegetables, soybeans, and other crops ~ all gone now.

We have lost numerous historic buildings as well, including the beautiful Bareford Hotel (it was a stagecoach stop on the way to the shore) ~ it is now the 7-Eleven on Main Street (money talks!!).

And the list goes on . . . .

This happened because we did not value and protect what we had.

I implore you not to allow this to happen to our beloved Pinelands located in our township, no matter who is demanding that you approve such destruction! Please do everything in your power to enact measures that will assure Black Run Preserve and surrounding areas will be totally and perpetually preserved and protected for future generations.

From: Andrew Finn <>
Sent: Friday, August 8, 2025 2:43 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Andrew Finn on Friday, August 8, 2025 at 14:42:39

---

subject: Public Comment Submissions

Name: Andrew Finn

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Thank You!!

Submit: Submit

From: DIANE M FOSTER <>
Sent: Saturday, August 9, 2025 9:08 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by DIANE M FOSTER on Saturday, August 9, 2025 at

09:07:54

---

subject: Public Comment Submissions

Name: DIANE M FOSTER

Comment Topic: selected=

Message: Please stop any developement in the pinelands

Submit: Submit

From: Mr. & Mrs. RP Wolfangel <>
Sent: Saturday, August 9, 2025 9:25 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mr. & Mrs. RP Wolfangel on Saturday, August 9, 2025 at 09:24:53

---

subject: Public Comment Submissions

Name: Mr. & Mrs. RP Wolfangel

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest. Development has not been controlled and can never been reversed.

Submit: Submit

From: Linda Marie Ross <>
Sent: Saturday, August 9, 2025 5:36 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Linda Marie Ross on Saturday, August 9, 2025 at 17:36:17

---

subject: Public Comment Submissions

Name: Linda Marie Ross

Comment Topic: selected=

Message: "I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest."

Submit: Submit

From: Natalie Smith <>
Sent: Saturday, August 9, 2025 5:39 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Natalie Smith on Saturday, August 9, 2025 at 17:39:03
---

subject: Public Comment Submissions

Name: Natalie Smith

Comment Topic: selected=

Message: Time is of the essence for you, the Pinelands Commission, to act NOW to protect the headwaters of Black Run Preserve. Protections for the forests surrounding the Black Run Preserve have been stalled for months and we are counting on you to move protection forward ASAP, per your mission to "preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve." Development that would bulldoze some 778 acres and degrade the water and habitat quality for generations is imminent if you don't act now. You have the power and community support to rezone over 900 acres of forest surrounding Black Run Preserve as "Pinelands Forest Area," permanently protecting it from development. This change would safeguard clean water, preserve wildlife habitat, and ensure the long-term health of this rare Pine Barrens ecosystem. Please act now.
Respectfully,
Natalie Smith

Submit: Submit

From: Julie Gandy <>
Sent: Sunday, August 10, 2025 11:20 AM
To: Comments, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Preserve, Evesham Township (RDA to FA)

Executive Director Susan Grogan and Commission Members

It is with grave concern that I write to you concerning Black Run Preserve and the surrounding development threat of the potential 270 units on 778 Acres in the lower portion of Evesham Township.

I served on Evesham Township Environmental Commission and the Planning Board when the United States Congress passed the National Parks and Recreation Act of 1978, P.L. 95-625 "to assist the State and its local units of government …" resulting in the CMP. We were thankful that we had affirmation that increasing our lot sizes from ½ acre to 1 acre was on the right path to preserving our drinking water quality and protecting our forested areas in the southern portion of the township.

Over the course of years, the township has endeavored to preserve land with local, county and state funding.

The property in question has access on two local roads both of which are two lanes with no shoulders. One of these roads is Kettle Run Road a two-lane winding road with wetlands on either side. Many years ago, when I was on Township Council, we researched the feasibility of installing a bike lane on either side of Kettle Run Road and it was determined unfeasible due to the presence of wetlands.

This land is habitat for many species such as deer, box turtles. Fowler's toads and the threatened barred owl and Pine Barrens tree frog all of which will be lost once the bulldozers start.

This nation is on the brink of losing many millions of acres of old growth forest, woodlands and wildlife habitat. We must protect what we have left in New Jersey especially our beloved Pine Barrens.

The Commission has the ability to re designate the area in question from RDA to FA, which will preserve the last portion of forested woodland in the southern portion of the township. You have my vote for Forest Area designation

Thank you for your consideration.

Julie Gandy

From: Steve Rakoczy <> Sunday, August 10,
Sent: 2025 2:55 PM Comments, PC
To: [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Steve Rakoczy on Sunday, August 10, 2025 at 14:55:22
---

subject: Public Comment Submissions

Name: Steve Rakoczy

Comment Topic: selected=

Message: Please protect the Black Run Preserve and its adjacent lands from development. The addition of ten, twenty or thirty homes next to the Preserve will make a permanent impact on the ecosystem and outdoor activities area that our family has come to love for the past ten years.
Thank you.

Submit: Submit

From: Joe Planamente <>
Sent: Sunday, August 10, 2025 1:17 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Townsship

Joseph Planamente

From: lp9769
Sent: Sunday, August 10, 2025 1:22 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black Run Rule

Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Lucille Planamente
Sent from my iPhone

From: Karen Kaplan <>
Sent: Monday, August 11, 2025 4:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Karen Kaplan on Monday, August 11, 2025 at 16:24:44

---

subject: Public Comment Submissions

Name: Karen Kaplan

Comment Topic: selected=

Message: I am in support of the Black Run Rule to protect our watershed and forest!

Submit: Submit

From: Jordan Mead <>
Sent: Monday, August 11, 2025 10:17 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Jordan Mead on Monday, August 11, 2025 at 10:16:51
---

subject: Public Comment Submissions

Name: Jordan Mead

Comment Topic: selected=

Message: I have enjoyed Black Run so much and have been looking forward to my son being old enough to take Mountain Biking there through his childhood. Please don't let it be developed. It needs to remain as is! For the earth. For the children. Not short term money interests.

Submit: Submit

From: Lisa Swing <>
Sent: Monday, August 11, 2025 12:52 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Lisa Swing on Monday, August 11, 2025 at 12:52:04
---

subject: Public Comment Submissions

Name: Lisa Swing

Comment Topic: selected=

Message: I'm a resident of Burlington county and want to see protections in place for our forests, the pines and our aquifer. Enough with de sloping our natural places when we have vacant malls, strip centers and rowns that need revitalization. Protect our natural resources.
Thank you

Submit: Submit

From: Norma < >
Sent: Monday, August 11, 2025 1:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Norma on Monday, August 11, 2025 at 13:07:11

---

subject: Public Comment Submissions

Name: Norma

Comment Topic: selected=

Message: Please designate as FOREST

Submit: Submit

From: Harold Koenig <>
Sent: Monday, August 11, 2025 1:26 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Harold Koenig on Monday, August 11, 2025 at 13:26:01
---

subject: Public Comment Submissions

Name: Harold Koenig

Comment Topic: selected=

Message: Dear Pinelands Commission,
I support the amendment to re-designate the land at Black Run Preserve from rural development to to protected forest to preserve the largest aquifer in Southern NJ (the Kirkwood-Cohansey aquifer) and protect wildlife.
-Harold Koenig

Submit: Submit

From: Kurt Williams <>
Sent: Monday, August 11, 2025 1:52 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kurt Williams on Monday, August 11, 2025 at 13:51:38
---

subject: Public Comment Submissions

Name: Kurt Williams

Comment Topic: selected=

Message: I am in favor of redesignating this land to 'forest'.
I am a resident of Tabernacle/Burlington County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Robert Thomson <>
Sent: Monday, August 11, 2025 2:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert Thomson on Monday, August 11, 2025 at 14:25:07
---

subject: Public Comment Submissions

Name: Robert Thomson

Comment Topic: selected=

Message: I am a resident of Estell Manor New Jersey and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Donna & Tuck Marcum <>
Sent: Monday, August 11, 2025 2:35 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Donna & Tuck Marcum on Monday, August 11, 2025 at 14:34:50
---

subject: Public Comment Submissions

Name: Donna & Tuck Marcum

Affiliation: We live in Sturbridge Lakes

Comment Topic: selected=

Message: RE: Black Run Rule. We welcome the opportunity to respond to the proposed rule.

Ideally, we'd like to see absolutely NO COMMERCIAL DEVELOPMENT of the Pinelands.

That being said, we are very thankful that the commission has proposed a scaled-down Black Run Rule. We strongly support the preservation of the vital water shed in Evesham Township. And we implore you to protect the pristine watershed and forest from the blatant greed of the developers.

We hope that the rule will be applied in a fashion that will protect and require appropriate set-offs and the like.

Submit: Submit

From: Elena Grigoryeva < >
Sent: Monday, August 11, 2025 5:12 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Elena Grigoryeva on Monday, August 11, 2025 at 17:12:17

---

subject: Public Comment Submissions

Name: Elena Grigoryeva

Comment Topic: selected=

Message: I am a resident of Medford, NJ, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Joseph D Beronio <>
Sent: Monday, August 11, 2025 8:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Joseph D Beronio on Monday, August 11, 2025 at 20:50:03
---

subject: Public Comment Submissions

Name: Joseph D Beronio

Comment Topic: selected=

Message: I live in Manahawkin, Ocean County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Natalie Santore < >
Sent: Tuesday, August 12, 2025 8:06 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Natalie Santore on Tuesday, August 12, 2025 at

08:05:58

---

subject: Public Comment Submissions

Name: Natalie Santore

Comment Topic: selected=

Message: Please pass the Black Run Rule and preserve the vital watershed in Evesham Township.

Submit: Submit

From: Benjamin Spalter <>
Sent: Tuesday, August 12, 2025 11:42 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Benjamin Spalter on Tuesday, August 12, 2025 at 11:42:04
---

subject: Public Comment Submissions

Name: Benjamin Spalter

Affiliation: Voorhees resident

Message: As a long term resident of Sturbridge Woods in Voorhees, I want to strongly voice my support for the proposal to redesignate the Black Run Watershed from Rural Development Area to Forest Area. Â

I speak on behalf of all residents and the generations of residents of this community yet to come. On behalf of future generations, it is the responsibility of every living soul breathing today to protect the last of our natural green spaces from unnecessary over development.

Submit: Submit

From: Michael Natale <>
Sent: Tuesday, August 12, 2025 11:45 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael Natale on Tuesday, August 12, 2025 at 11:45:01
---

subject: Public Comment Submissions

Name: Michael Natale

Comment Topic: selected=

Message:
I fully support the proposal to redesignate the headwaters from RDA to Forest Area. I live in Sturbridge Woods.

Submit: Submit

From: Zachary Dunn <>
Sent: Tuesday, August 12, 2025 12:20 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Zachary Dunn on Tuesday, August 12, 2025 at 12:20:29
---

subject: Public Comment Submissions

Name: Zachary Dunn

Comment Topic: selected=

Message: As a new resident of Sturbridge Woods in Voorhees, and a parent of two young daughters who I want to see grow up enjoying and exploring this land, I strongly support the proposal to redesignate the Black Run Watershed from a Rural Development Area to a Forest Area.

I speak not only for my family, but for the generations who will one day call this community home. It is our shared responsibility to protect the last of our natural green spaces from unnecessary overdevelopment, preserving them so that our children and their children can experience the beauty, peace, and opportunity this land provides.

Submit: Submit

From: Matt Adler <>
Sent: Tuesday, August 12, 2025 5:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Matt Adler on Tuesday, August 12, 2025 at 17:49:00
---

subject: Public Comment Submissions

Name: Matt Adler

Affiliation: resident

Comment Topic: selected=

Message: I strongly support the proposal to redesignate the Black Run area from rural development to forest. We live in a special area here and it is critically important that we conserve our resources. I applaud those who advanced and support this proposal. You are conserving our world for our children.

Submit: Submit

From: Mike Raleigh < >
Sent: Tuesday, August 12, 2025 6:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mike Raleigh on Tuesday, August 12, 2025 at 18:33:28

---

subject: Public Comment Submissions

Name: Mike Raleigh

Comment Topic: selected=

Message: Please protect the Black Run Watershed area by re-designating it as protected forest area

Submit: Submit

From: Edward Doescher <>
Sent: Tuesday, August 12, 2025 10:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edward Doescher on Tuesday, August 12, 2025 at 22:49:14
---

subject: Public Comment Submissions

Name: Edward Doescher

Comment Topic: selected=

Message: I am writing regarding the proposal to redesignate the Black Run Watershed in New Jersey from a Rural Development Area to a Forest Area.

The Black Run Watershed is an ecologically sensitive area containing wetlands, headwater streams, and forested habitat that play an important role in maintaining regional biodiversity and water quality. Changing its designation to a Forest Area would place stronger limitations on development, help preserve natural resources, and support long-term ecological health.

In my view, this change is essential because it will:

-Preserve the watershed's unique wetlands, forests, and wildlife habitat -Protect the headwaters that feed into larger waterways, keeping our drinking water clean and our ecosystems healthy -Prevent overdevelopment that could increase flooding risk and degrade sensitive lands -Maintain the scenic and natural character of the area, which supports property values and community quality of life -Align with the Pinelands Comprehensive Management Plan's vision for conservation and environmental stewardship -Provide lasting recreational, educational, and ecological benefits for current and future generations

For these reasons, I believe the redesignation is in the best interest of both the environment and the surrounding communities.

Sincerely,
Edward

Submit: Submit

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of AUDUBON, CAMDEN COUNTY Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Aimee K Bentley

Printed name: AIMEE K BENTLEY

Town & Zip: AUDUBON, NJ 08106

[redacted]

[redacted]

7 AUG 2025 PM 5 L

1775

PINELANDS COMMISSION
PO BOX 359
15 SPRINGFIELD RD.
NEW LISBON, NJ 08064

08064-

#360
Rec'd 8/13
Scanned

360

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of AUDUBON, CAMDEN COUNTY Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Aimee K Bentley

Printed name: AIMEE K BENTLEY

Town & Zip: AUDUBON, NJ 08106

#361
Rec'd 8/13
Scanned
361

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of Audubon (Camden Cty) Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: [signature]

Printed name: Darren Norgren

Town & Zip: Audubon 08106

362
Rec'd 8/13
Scanned

362

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of Audubon / Camden County Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Ann Gillespie

Printed name: Ann Gillespie

Town & Zip: Audubon 08106

#363
Recd 8/13
Scanned
363

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of Audubon (Camden Cty) Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Stacey Behm

Printed name: Stacey Behm

Town & Zip: Audubon NJ 08106

364
Rec'd 8/13
Scanned

364

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/25

Dear Pinelands Commission,

I am a resident of Audubon, County Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Elizabeth Quinn

Printed name: Elizabeth Quinn

Town & Zip: Audubon 08108

#365
Rec'd 8/13
Scanned

365

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/6/2025

Dear Pinelands Commission,

I am a resident of Audubon / Camden County Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Sandra L Perchetti

Printed name: Sandra L. Perchetti

Town & Zip: Audubon NJ 08106

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 8/7/2025

Dear Pinelands Commission,

I am a resident of Burlington County
Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Shannon May

Printed name: Shannon May

Town & Zip: Marlton, NJ 08053

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/7/25

Dear Pinelands Commission,

I am a resident of Berlin Twp Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Maria T Byrne

Printed name: Maria T Byrne

Town & Zip: Berlin Twp 08091

368
Rec'd 8/13
Scanned

368

Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

Date: 8/7/25

Dear Pinelands Commission,

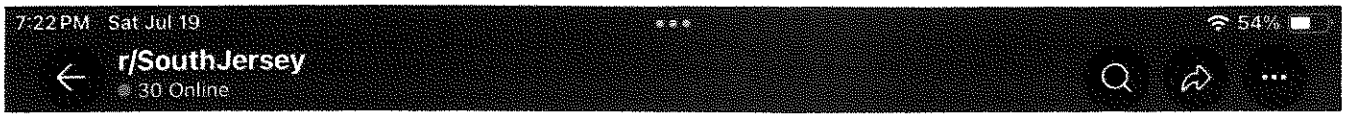
I am a resident of Berlin Twp Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Maria T Byrne

Printed name: Maria T Byrne

Town & Zip: Berlin Twp 08091

369
Rec'd 8/13
Scanned



Feed options

WildImportance6735 8h

If you love the Pinelands and want to keep drinking water safe, please submit a comment to the Pinelands Commission in support of the amendment to redesignate the land at Black Run Preserve to forest land. Comments can be submitted by mail or on the website below. Deadline is August 14, 2025.

14

Pinelands
Commission
PO Box 359
15 Springfield Road
New Lisbon, New
Jersey 08064

Date: 8/5/25

Dear Pinelands Commission,

I am a resident of Berlin / Camden County Town/County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).

Thank you,
Signature: Richard W Nixon

Printed name: RICHARD W NIXON

Town & Zip: Berlin 08009

From: Gaetano <> Wednesday, August 13, 2025
Sent: 2:36 AM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Gaetano on Wednesday, August 13, 2025 at 02:35:45

---

subject: Public Comment Submissions

Name: Gaetano

Phone Number: 6099417866

Comment Topic: selected=

Message: My name is Gaetano D'Agostino. I do not live in Evesham, but for most of my life I have lived nearby in Deptford Township. My friends and I discovered Black Run a few years ago when we ran out of close-by nature spots to hike (there aren't many unless you go further south). For us, Black Run was a beauty and instantly became a favourite. For the suburban areas, Black Run is one of the few close-by preserves where one can be immersed in nature. The rural development project being built directly adjacent to the preserve would directly impact the environmental health of the land. The habitat destruction would further endanger rare and already endangered species, some of which only residing in the preserve and surrounding pine land areas. The water quality of the area would be at risk as the development area would take away a large portion of forest, the ecosystems filtration system, while adding pollution to streams and headwaters in the preserve. Both animals and people rely on these waters. For many people, especially residents in the immediate area, Black Run can provide a necessary therapeutic outlet to decompress, slow down, and ground oneself. I heard one woman's comment during a previous hearing or meeting about this development say that going to the preserve saved her life by turning her away from suicide on more than one occasion. In this fast paced and a-lot-of-times stressful world, a place like Black Run is important for bringing people back to the present moment, sometimes pulling them out of darkness and even facing them towards the light as slowing down for a moment can help someone realize priorities in life. Risking Black Run not only risks the land, but wildlife survival and people's overall health as well. In conclusion, there is already so little protected land, that there must be something else that can be done to provide homes and keep this land's health and inhabitants in good condition.

Submit: Submit

From: Ewa Tzaferos <>
Sent: Wednesday, August 13, 2025 8:06 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ewa Tzaferos on Wednesday, August 13, 2025 at 08:06:00
---

subject: Public Comment Submissions

Name: Ewa Tzaferos

Comment Topic: selected=

Message: I would like to express my support for the proposal to redesignate the Black Run Watershed from Rural Development Area to Forest Area. I reside by the affected area on Simsbury Dr, Voorhees. Thank you!

Submit: Submit

From: Kelly Banks <>
Sent: Wednesday, August 13, 2025 11:14 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kelly Banks on Wednesday, August 13, 2025 at 11:14:25
---

subject: Public Comment Submissions

Name: Kelly Banks

Comment Topic: selected=

Message: I am a resident of Berlin and strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest. This unique ecosystem safeguards the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer), provides critical habitat for threatened and endangered species, and serves as a natural buffer against climate change impacts. Protecting it now ensures clean drinking water, biodiversity, and open space for future generations.
Thank you,
Kelly Banks

Submit: Submit

From: Kei Drashner <>
Sent: Wednesday, August 13, 2025 11:20 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kei Drashner on Wednesday, August 13, 2025 at 11:19:52
---

subject: Public Comment Submissions

Name: Kei Drashner

Comment Topic: selected=

Message: I am a resident of West New York/Hudson Cty and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Steven Freeman <>
Sent: Wednesday, August 13, 2025 12:07 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Steven Freeman on Wednesday, August 13, 2025 at 12:06:35
---

subject: Public Comment Submissions

Name: Steven Freeman

Comment Topic: selected=

Message: I am a resident of Atlantic City in Atlantic County and I support the amendment to designate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Courtney Warner <>
Sent: Wednesday, August 13, 2025 12:13 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Courtney Warner on Wednesday, August 13, 2025 at 12:12:32
---

subject: Public Comment Submissions

Name: Courtney Warner

Comment Topic: selected=

Message: I'm a resident of Barrington, Camden County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Alexander Karpodinis < >
Sent: Wednesday, August 13, 2025 12:20 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alexander Karpodinis on Wednesday, August 13, 2025 at 12:20:18
---

subject: Public Comment Submissions

Name: Alexander Karpodinis

Comment Topic: selected=

Message: I have family in Bayville, this area is a second home to me. Black Run should be preserved, especially in light of the general destruction of our public lands for private profit perpetrated by the conservative minority. The largest aquifer and the necessary wildlife and ecosystem should be preserved and protected from private profit.

Submit: Submit

From: Gabrielle Hance <>
Sent: Wednesday, August 13, 2025 12:22 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Gabrielle Hance on Wednesday, August 13, 2025 at 12:22:04
---

subject: Public Comment Submissions

Name: Gabrielle Hance

Comment Topic: selected=

Message: I am a resident of Mantua, Gloucester County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Alfredo <>
Sent: Wednesday, August 13, 2025 12:37 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alfredo on Wednesday, August 13, 2025 at 12:37:13
---

subject: Public Comment Submissions

Name: Alfredo

Comment Topic: selected=

Message: The destruction of protected areas is a detriment and an insult to the local community that uses these areas recreationally. Maintaining a healthy ecosystem is a key part of being a good human being and maintaining your own place of living in good conditions.

On top of the moral implications of the destruction of a protected area, who in their right mind would build on top of a swampy forested area? There are better areas to build on, yet you choose the worst place to build homes that will eventually sink.

Lastly, the people who sign off on this will be remembered as traitors to their their community. Public records are public and your approval of this project WILL be known by the wider community.

Shall this forest be destroyed, I wish a terrible, unpleasant and miserable future for those who made it happen. Shall they wipe their tears as they are shunned from their communities with the corrupt money they earn.

And if theyre Christians, there is a very warm place in hell for those who commit usury and are prideful.

Submit: Submit

From: Patrick Hennessy <>
Sent: Wednesday, August 13, 2025 12:55 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Patrick Hennessy on Wednesday, August 13, 2025 at 12:54:53
---

subject: Public Comment Submissions

Name: Patrick Hennessy

Comment Topic: selected=

Message: I am a resident of Lumberton, Burlington County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Thomas <>
Sent: Wednesday, August 13, 2025 12:56 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Thomas on Wednesday, August 13, 2025 at 12:55:53
---

subject: Public Comment Submissions

Name: Thomas

Comment Topic: selected=

Message: I am a resident of Scotch Plains New Jersey Union County. And I support the ammedement to redsegnate the land at Black Run preserve from Rural Devolpment to protected forrest to preserve the largest Aquifer in Southern New Jersey.

Stop cutting down forrests to put up warehouses and more parking lots. Stop flooding New Jersey.

Submit: Submit

From: Kyle Rosencranz <>
Sent: Wednesday, August 13, 2025 1:04 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kyle Rosencranz on Wednesday, August 13, 2025 at 13:04:28
---

subject: Public Comment Submissions

Name: Kyle Rosencranz

Comment Topic: selected=

Message: Dear Pinelands Commission,
I am resident of Merchantville, Camden County, NJ, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in South Jersey (the Kirkwood-Cohansey Aquifer). This is an vital local ecosystem that, if disrupted, could have damaging cascading effects for residents and wildlife alike.

Submit: Submit

From: Maureen Brandau < >
Sent: Wednesday, August 13, 2025 1:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Maureen Brandau on Wednesday, August 13, 2025 at 13:04:42
---

subject: Public Comment Submissions

Name: Maureen Brandau

Comment Topic: selected=

Message: I am a resident of Evesham in Burlington County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer).
Thank You,
Maureen Brandau

Submit: Submit

From: Jasmine Starks <>
Sent: Wednesday, August 13, 2025 1:27 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jasmine Starks on Wednesday, August 13, 2025 at 13:27:17
---

subject: Public Comment Submissions

Name: Jasmine Starks

Comment Topic: selected=

Message: I am a resident of Woodbridge in Middlesex County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Jeff Greenberg <>
Sent: Wednesday, August 13, 2025 1:36 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jeff Greenberg on Wednesday, August 13, 2025 at 13:36:00
---

subject: Public Comment Submissions

Name: Jeff Greenberg

Comment Topic: selected=

Message: As one of the last pristine plots of woodland, used for research and recreation, I stand firmly against ANY development that would harm the natural beauty of the NJ Pinelands. I grew up in Kings Grant and currently live just south of the preserve. There are hundreds, if not thousands of places a developer can bid on that wouldn't destroy this space which is used by communities near and far. Protect the watershed at all cost, because once it's gone, it can never return.

Submit: Submit

From: David Pavelko <>
Sent: Wednesday, August 13, 2025 1:56 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by David Pavelko on Wednesday, August 13, 2025 at 13:56:26
---

subject: Public Comment Submissions

Name: David Pavelko

Comment Topic: selected=

Message: I am a resident of Marlton (Evesham Township) in Burlington county and live on property directly adjacent to the Black Run Preserve at [redacted]. I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Eileen Anglin <>
Sent: Wednesday, August 13, 2025 1:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eileen Anglinon Wednesday, August 13, 2025 at 13:58:09
---

subject: Public Comment Submissions

Name: Eileen Anglin

Comment Topic: selected=

Message: I am a resident and this area is too important to the aquifer and ecosystem to be destroyed. Stop the development

Submit: Submit

From: Jonathan Lahoda <>
Sent: Wednesday, August 13, 2025 2:00 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jonathan Lahoda on Wednesday, August 13, 2025 at 14:00:22

---

subject: Public Comment Submissions

Name: Jonathan Lahoda

Comment Topic: selected=

Message: I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Michael J Calhoun <>
Sent: Wednesday, August 13, 2025 2:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael J Calhoun on Wednesday, August 13,

2025 at 14:06:22

---

subject: Public Comment Submissions

Name: Michael J Calhoun

Comment Topic: selected=

Message: Please don't mess up the Black Run Preserve. We already don't have a lot of hiking trails.

Submit: Submit

From: Jennifer Cipparone <>
Sent: Wednesday, August 13, 2025 2:18 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jennifer Cipparone on Wednesday, August 13, 2025 at 14:17:45
---

subject: Public Comment Submissions

Name: Jennifer Cipparone

Comment Topic: selected=

Message: I am a resident of Atco, Camden County I and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Anthony R Algieri <>
Sent: Wednesday, August 13, 2025 2:41 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Anthony R Algieri on Wednesday, August 13, 2025 at 14:40:59
---

subject: Public Comment Submissions

Name: Anthony R Algieri

Comment Topic: selected=

Message: I am a resident of Pitman and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Brielle Andrews <>
Sent: Wednesday, August 13, 2025 2:44 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brielle Andrews on Wednesday, August 13, 2025 at 14:43:53
---

subject: Public Comment Submissions

Name: Brielle Andrews

Comment Topic: selected=

Message: Good morning. I am a resident of Haddon Heights, NJ and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest in order to preserve the largest aquifer in Southern New Jersey and protect wildlife. Thank you.

Submit: Submit

From: Kristen Roskam <>
Sent: Wednesday, August 13, 2025 2:45 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kristen Roskam [redacted] on Wednesday, August 13, 2025 at 14:45:27
---

subject: Public Comment Submissions

Name: Kristen Roskam

Comment Topic: selected=

Message: I am a resident of Cherry Hill. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Ryan Grantuskas <>
Sent: Wednesday, August 13, 2025 2:53 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ryan Grantuskas on Wednesday, August 13, 2025 at 14:52:31
---

subject: Public Comment Submissions

Name: Ryan Grantuskas

Comment Topic: selected=

Message: As a lifelong resident of this state I find the overdevelopment and disregard for the natural beauty here abhorrent.

The fact that anyone is considering bulldozing even more of the already threatened Pinelands (one of the most unique ecosystems in the nation) is absolutely disgusting.

My vote will not lie with anyone who has ant ties to support for this absolutely criminal proposition.

Submit: Submit

From: Diane Hardies <>
Sent: Wednesday, August 13, 2025 2:54 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Diane Hardies on Wednesday, August 13, 2025 at 14:54:02
---

subject: Public Comment Submissions

Name: Diane Hardies

Affiliation: Black Run Preserve Ambassador

Message: It is extremely important to designate the Black Run headwaters as a Forest area to protect the special environment of the Black Run Preserve in Marlton. Allowing development in this area would cause the headwaters to be contaminated by runoff from fertilized lawns and storm sewers. Such contamination would change the pH of the water in the Preserve and destroy the unique ecology that makes the Black Run Preserve part of the Pine Barrens.

Submit: Submit

From: Nicole Toth <>
Sent: Wednesday, August 13, 2025 3:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicole Toth on Wednesday, August 13, 2025 at 15:06:21
---

subject: Public Comment Submissions

Name: Nicole Toth

Comment Topic: selected=

Message: I am a resident of Marlton, NJ. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Melinda Johnson <>
Sent: Wednesday, August 13, 2025 3:12 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Melinda Johnson on Wednesday, August 13, 2025 at 15:11:38
---

subject: Public Comment Submissions

Name: Melinda Johnson

Comment Topic: selected=

Message: I am a resident of Millville, Cumberland County and I work in Winslow Township, Camden County. I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

I do not want to see South Jersey become like much of North Jersey with little land for our children and the Earth's creatures to enjoy. There are plenty of spaces already bulldozed that could be developed. Where I work, much forest is being bulldozed to make room for housing, but it's not even affordable for most people. People move to these areas for the woods, for the quiet, and to enjoy wildlife. They did not sign up for more development and risking our drinking water.

Thank you.

Submit: Submit

From: Debbie Polekoff <>
Sent: Wednesday, August 13, 2025 3:13 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Debbie Polekoff on Wednesday, August 13, 2025 at 15:13:26
---

subject: Public Comment Submissions

Name: Debbie Polekoff

Comment Topic: selected=

Message: Please save the land at Black Run Preserve from rural development. We cannot afford to lose more land that is essential to maintaining a healthy environment for wildlife and future generations. Once it's gone, it's gone.

Submit: Submit

From: Edward P. Coyle Jr. <>
Sent: Wednesday, August 13, 2025 3:19 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edward P. Coyle Jr. on Wednesday, August 13, 2025 at 15:18:38
---

subject: Public Comment Submissions

Name: Edward P. Coyle Jr.

Comment Topic: selected=

Message: I am a resident of Cinnaminson Township, Burlington County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: John Summer <>
Sent: Wednesday, August 13, 2025 3:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by John Summer on Wednesday, August 13, 2025 at 15:33:24
---

subject: Public Comment Submissions

Name: John Summer

Comment Topic: selected=

Message: I am a resident of Marlton and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Rebecca Corson <>
Sent: Wednesday, August 13, 2025 3:35 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Rebecca Corson on Wednesday, August 13, 2025 at 15:35:24
---

subject: Public Comment Submissions

Name: Rebecca Corson

Comment Topic: selected=

Message: I am a resident of Green Creek in Cape May County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Frederick Smith <>
Sent: Wednesday, August 13, 2025 3:38 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Frederick Smith on Wednesday, August 13, 2025 at 15:38:03
---

subject: Public Comment Submissions

Name: Frederick Smith

Comment Topic: selected=

Message: My submission if anone wants to copy:

I am a resident of Cumberland County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Matthew Duffield <>
Sent: Wednesday, August 13, 2025 3:47 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Matthew Duffield on Wednesday, August 13, 2025 at 15:47:11

---

subject: Public Comment Submissions

Name: Matthew Duffield

Comment Topic: selected=

Message: Hi - I'm a resident of Woodbury, Gloucester County, and wanted to write in to support the amendment to redesignate the Black Run Preserve lands as protected forest. This land is important green space for wildlife, the aquifer, and carbon absorption. Thank you for your time.

Submit: Submit

From: Michael <> Wednesday, August 13,
Sent: 2025 3:49 PM Comments, PC
To: [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael on Wednesday, August 13, 2025 at 15:49:18

---

subject: Public Comment Submissions

Name: Michael

Comment Topic: selected=

Message: I am a resident of Keyport/Middlesex County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Darcy Oordt <>
Sent: Wednesday, August 13, 2025 3:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Darcy Oordt on Wednesday, August 13, 2025 at 15:49:22
---

subject: Public Comment Submissions

Name: Darcy Oordt

Comment Topic: selected=

Message: I am a resident of Pennsauken. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Robert Cleary <>
Sent: Wednesday, August 13, 2025 3:51 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Robert Cleary on Wednesday, August 13, 2025 at 15:51:10
---

subject: Public Comment Submissions

Name: Robert Cleary

Comment Topic: selected=

Message: Hi, my name is Robert. I live in Cherry Hill and I support the amendment to redesignate the land near Black Run Preserve from rural development to a protected forest. Black Run is an absolute gem of South Jersey and I love hiking and biking there. Just a few weeks ago I brought some friends over from PA and we rode bikes through the park, they were seriously impressed by the nature and peacefulness of it.

It has also been brought to my attention that this area hosts one of the largest aquifers in the region. Tearing down and developing this area to build a few more homes would be extremely shortsighted. We need to preserve clean drinking water and natural habitats, especially in a region that's increasingly over developed.

Submit: Submit

From: Liz Prazeres <>
Sent: Wednesday, August 13, 2025 4:03 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Liz Prazeres on Wednesday, August 13, 2025 at 16:02:49

---

subject: Public Comment Submissions

Name: Liz Prazeres

Comment Topic: selected=

Message: I am a resident of Vineland in Cumberland County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

I hope and pray you make future decisions with these points in mind. Thank you.

Submit: Submit

From: Brian Lipski <>
Sent: Wednesday, August 13, 2025 4:24 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brian Lipski on Wednesday, August 13, 2025 at 16:24:15
---

subject: Public Comment Submissions

Name: Brian Lipski

Comment Topic: selected=

Message: My submission if anone wants to copy:

I am a resident of Audubon Borough in Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations. I also bike in the area often.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: William <> Wednesday, August 13,
Sent: 2025 4:29 PM Comments, PC
To: [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by William on Wednesday, August 13, 2025 at 16:28:34
---

subject: Public Comment Submissions

Name: William

Affiliation: Resident

Comment Topic: selected=

Message: I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Victoria Crowell
Sent: Wednesday, August 13, 2025 4:46 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Victoria Crowell on Wednesday, August 13, 2025 at 16:46:26
---

subject: Public Comment Submissions

Name: Victoria Crowell

Comment Topic: selected=

Message: Hello,
I'm a resident of Berlin, in Camden county. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

I thank you for your consideration.

Respectfully,

Victoria Crowell

Submit: Submit

From: Erica Newsham <>
Sent: Wednesday, August 13, 2025 4:59 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Erica Newsham on Wednesday, August 13, 2025 at 16:59:06
---

subject: Public Comment Submissions

Name: Erica Newsham

Comment Topic: selected=

Message:
I am a resident of Cherry Hill. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: chris <>
Sent: Wednesday, August 13, 2025 5:06 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by chris on Wednesday, August 13, 2025 at 17:05:33
---

subject: Public Comment Submissions

Name: chris

Comment Topic: selected=

Message: Please don't do this redesignation. The past few years I've watched south jerseys farm land, open spaces and natural beauty be stripped and paved over to build generic condos and gaint million square foot warehouses. We lose so much and gain absolutely nothing of value.

Submit: Submit

From: Edward <>
Sent: Wednesday, August 13, 2025 5:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Edward on Wednesday, August 13, 2025 at 17:16:29
---

subject: Public Comment Submissions

Name: Edward

Comment Topic: selected=

Message: I am a resident of Berlin in Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Jessica Sharick < >
Sent: Wednesday, August 13, 2025 5:20 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jessica Sharick on Wednesday, August 13, 2025 at 17:19:48
---

subject: Public Comment Submissions

Name: Jessica Sharick

Comment Topic: selected=

Message: Hello,

I am a resident of Marlton/Evesham. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Brandon T Rozelle <>
Sent: Wednesday, August 13, 2025 4:08 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Brandon T Rozelle on Wednesday, August 13, 2025 at 16:07:50
---

subject: Public Comment Submissions

Name: Brandon T Rozelle

Comment Topic: selected=

Message: I am a resident of Evesham, Burlington County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Karyn Tappe <>
Sent: Wednesday, August 13, 2025 5:22 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Karyn Tappe on Wednesday, August 13, 2025 at 17:22:11
---

subject: Public Comment Submissions

Name: Karyn Tappe

Comment Topic: selected=

Message:
I am a resident of Mantua, Gloucester County, NJ. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Please require municipalities to seek out other sources of tax revenue, such as consolidation of small municipalities into larger ones to save on administrative costs.

Thank you.

Submit: Submit

From: Sean R Saunders <>
Sent: Wednesday, August 13, 2025 5:21 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sean R Saunders on Wednesday, August 13, 2025 at 17:21:29
---

subject: Public Comment Submissions

Name: Sean R Saunders

Comment Topic: selected=

Message: I am a resident of Waterford township in Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Thank You,
Sean Saunders

Submit: Submit

From: Candace Dare <>
Sent: Wednesday, August 13, 2025 5:29 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Candace Dare on Wednesday, August 13, 2025 at 17:29:20
---

subject: Public Comment Submissions

Name: Candace Dare

Comment Topic: selected=

Message: I am a nearby resident of Haddon Hills in Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable. forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Alex Younger <>
Sent: Wednesday, August 13, 2025 5:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alex Younger on Wednesday, August 13, 2025 at 17:33:11
---

subject: Public Comment Submissions

Name: Alex Younger

Affiliation: Medford Resident

Comment Topic: selected=

Message: I am a resident of Medford, NJ. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Holly Jarrett < >
Sent: Wednesday, August 13, 2025 5:36 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Holly Jarrett on Wednesday, August 13, 2025 at 17:36:02
---

subject: Public Comment Submissions

Name: Holly Jarrett

Affiliation: NJ Parks & Forests / Atlantic County Library System

Comment Topic: selected=

Message: Dear Pinelands Comission,

I am a resident of Egg Harbor Township in Atlantic County, and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern NJ (the Kirkwood-Cohansey aquifer).

Capitalist and land developers need to keep their hands off of our sacred land! We already generate enough resources as a society, they're just not distributed properly. We don't need more housing or ANY buildings "developed" on this land.

Submit: Submit

From: Eileen White <>
Sent: Wednesday, August 13, 2025 6:01 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eileen White on Wednesday, August 13, 2025 at 18:00:35
---

subject: Public Comment Submissions

Name: Eileen White

Comment Topic: selected=

Message: I am a resident of Haddonfield NJ/Camden County and and a long time resident Southern New Jersey I am requesting zoning changed to preserve one of few remaining areas of natural beauty left in our state

Submit: Submit

From: Eileen White <>
Sent: Wednesday, August 13, 2025 5:52 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Eileen White on Wednesday, August 13, 2025 at 17:52:24
---

subject: Public Comment Submissions

Name: Eileen White

Comment Topic: selected=

Message: Please do not allow any development of any kind will have negative effect on many ecological systems we need to to preserve any of pristine still left

Submit: Submit

From: ashley Cubbler <>
Sent: Wednesday, August 13, 2025 6:04 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by ashley Cubbler on Wednesday, August 13, 2025 at 18:03:39
---

subject: Public Comment Submissions

Name: ashley Cubbler

Comment Topic: selected=

Message: I am a resident of Bellmawr, NJ and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife!!

Submit: Submit

From: Max Weiss <>
Sent: Wednesday, August 13, 2025 6:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Max Weiss on Wednesday, August 13, 2025 at 18:05:26
---

subject: Public Comment Submissions

Name: Max Weiss

Comment Topic: selected=

Message: I am a resident of Cherry Hill and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Daniel Duffield <>
Sent: Wednesday, August 13, 2025 6:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Daniel Duffield on Wednesday, August 13, 2025 at 18:33:22
---

subject: Public Comment Submissions

Name: Daniel Duffield

Comment Topic: selected=

Message: I am a resident of Pine Hill. I strongly support the amendment to re-designate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Julianne Germain < >
Sent: Wednesday, August 13, 2025 6:41 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Julianne Germain on Wednesday, August 13, 2025 at 18:41:10
---

subject: Public Comment Submissions

Name: Julianne Germain

Comment Topic: selected=

Message: I am a resident of Burlington County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Sandra Doyle <>
Sent: Wednesday, August 13, 2025 6:54 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sandra Doyle on Wednesday, August 13, 2025 at 18:53:47
---

subject: Public Comment Submissions

Name: Sandra Doyle

Comment Topic: selected=

Message: Please help protect the Pinelands around Black Run Preseve as it has been intended. The CMP and local zoning needs to reflect appropriate protection of the Black Run headwater. Overdevelopment is detrimental to this ecosystem.

Submit: Submit

From: Corey Therrien <>
Sent: Wednesday, August 13, 2025 7:25 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Corey Therrien on Wednesday, August 13, 2025 at 19:25:07
---

subject: Public Comment Submissions

Name: Corey Therrien

Comment Topic: selected=

Message: It's imperative that we do everything we can to protect the natural spaces within our responsibility. Generations ago, those who came before us chose to create national and state parks. These are some of the most amazing gifts our forefathers have left us. It is important that we build upon that legacy, protect the natural environment where we can and reclaim land for preservation whenever possible.

With that in mind, I beg of you to designate Black Run Preserve as forest and do all you can to protect it from any kind of encroachment and development so our children will be able to enjoy this incredible natural resource.

Submit: Submit

From: Kyle Dillon <>
Sent: Wednesday, August 13, 2025 7:55 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kyle Dillon on Wednesday, August 13, 2025 at 19:55:16
---

subject: Public Comment Submissions

Name: Kyle Dillon

Comment Topic: selected=

Message: I am a resident of Marlton, NJ, [redacted]. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

I, with all due urgency and stress, humbly request that this council proceed forward with the redesignation of the Black Run Preserve. Help keep New Jersey green. Keep the Garden State, the Garden State, for myself, my children, and my descendants for generations to come.

-Kyle Dillon

Submit: Submit

From: Ben <>
Sent: Wednesday, August 13, 2025 8:17 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ben on Wednesday, August 13, 2025 at 20:16:57

---

subject: Public Comment Submissions

Name: Ben

Comment Topic: selected=

Message: I am in favor of redesignating this land to 'forest' and not doing any rezoning or resource extraction from this land.

Submit: Submit

From: Justin Schlaffer <>
Sent: Wednesday, August 13, 2025 8:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Justin Schlaffer on Wednesday, August 13, 2025 at 20:49:02
---

subject: Public Comment Submissions

Name: Justin Schlaffer

Comment Topic: selected=

Message: Please protect the precious aquifer! Do not allow these headwaters to be bulldozed and developed.

Submit: Submit

From: such patel <>
Sent: Wednesday, August 13, 2025 8:54 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by such patel on Wednesday, August 13, 2025 at 20:54:02
---

subject: Public Comment Submissions

Name: such patel

Comment Topic: selected=

Message:

I am a resident of Voorhees. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Jay Jones <>
Sent: Wednesday, August 13, 2025 8:55 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jay Jones on Wednesday, August 13, 2025 at 20:54:53
---

subject: Public Comment Submissions

Name: Jay Jones

Comment Topic: selected=

Message: The Black Run Preserve in Evesham Township is a critical headwater area for the southwest branch of the Rancocas Creek. It provides wildlife habitat and is a recreational resource for many thousands of people. The Black Run is at risk of being devastated by development that will bulldoze the headwater forests of the watershed and replace them with hundreds of McMansions. The clean waters, fresh air, quiet spaces, and especially the native wildlife that call the preserve home could be lost forever.

Please rezone these critical lands as "Pinelands Forest Area" which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed.

Submit: Submit

From: Bob Adase < >
Sent: Wednesday, August 13, 2025 9:11 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Bob Adase on Wednesday, August 13, 2025 at

21:11:25

---

subject: Public Comment Submissions

Name: Bob Adase

Comment Topic: selected=

Message: I encourage the DEP to not allow development on this property. Wildlife and the watershed are at risk.

Submit: Submit

From: George Rayzis < >
Sent: Wednesday, August 13, 2025 9:21 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by George Rayzison Wednesday, August 13, 2025 at 21:21:15
---

subject: Public Comment Submissions

Name: George Rayzis

Comment Topic: selected=

Message: I am against the development of Black Run Preserve and want the proposal to be withdrawn. This tract of land is on sensitive environmental land. Thanks.

Submit: Submit

From: Katie gatto <>
Sent: Wednesday, August 13, 2025 9:22 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Katie gatto on Wednesday, August 13, 2025 at 21:21:32
---

subject: Public Comment Submissions

Name: Katie gatto

Comment Topic: selected=

Message: Protect New Jersey for space, particularly within the unique ecological area of the pinelands.

Submit: Submit

From: Stephen Klem <>
Sent: Wednesday, August 13, 2025 9:32 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Stephen Klem on Wednesday, August 13, 2025 at 21:32:04
---

subject: Public Comment Submissions

Name: Stephen Klem

Comment Topic: selected=

Message:

I am a resident of Woodbury, Gloucester County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Kristin Wyka <>
Sent: Wednesday, August 13, 2025 9:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kristin Wyka on Wednesday, August 13, 2025 at 21:33:22
---

subject: Public Comment Submissions

Name: Kristin Wyka

Comment Topic: selected=

Message: My submission if anone wants to copy:

I am a resident of Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Erika Frick <>
Sent: Wednesday, August 13, 2025 9:49 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Erika Frick on Wednesday, August 13, 2025 at 21:48:34
---

subject: Public Comment Submissions

Name: Erika Frick

Comment Topic: selected=

Message: I am a resident of Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Matthew Zaum <>
Sent: Wednesday, August 13, 2025 10:38 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Matthew Zaum on Wednesday, August 13, 2025 at 22:37:54

---

subject: Public Comment Submissions

Name: Matthew Zaum

Comment Topic: selected=

Message: I strongly support the Black Run Rule. Preservation of the Black Run headwaters is a critical environmental need that far exceeds any proposed development of the area.

Submit: Submit

From: David Acampa <>
Sent: Wednesday, August 13, 2025 10:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by David Acampa on Wednesday, August 13, 2025 at 22:49:58
---

subject: Public Comment Submissions

Name: David Acampa

Comment Topic: selected=

Message: Though I am a resident of Blackwood, the Black Run Preserve is one of my favorite areas in the state to hike. I strongly support the amendment to re-designate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical green-space is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Jamie Zaum <>
Sent: Wednesday, August 13, 2025 10:55 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Jamie Zaum on Wednesday, August 13, 2025 at 22:55:17
---

subject: Public Comment Submissions

Name: Jamie Zaum

Comment Topic: selected=

Message: I support the Black Run Rule. Too much of our state and local communities has already been developed, and so much of the land has been recently burned in unfortunate wildfires. Please do what you can to protect this land for our children and future generations. More houses are not needed.

Submit: Submit

From: Diane Holzschuh < >
Sent: Wednesday, August 13, 2025 11:10 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Diane Holzschuh on Wednesday, August 13, 2025 at 23:10:01
---

subject: Public Comment Submissions

Name: Diane Holzschuh

Comment Topic: selected=

Message: Please protect this precious land and aquaphor for future generations of humans as well as animals. There are other places developers can build without destroying this pristine ecosystem.

Submit: Submit

From: Evan Holzschuh <>
Sent: Wednesday, August 13, 2025 11:31 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Evan Holzschuh on Wednesday, August 13, 2025 at 23:30:58

---

subject: Public Comment Submissions

Name: Evan Holzschuh

Affiliation: Kings Grant Resident

Comment Topic: selected=

Message: Please do not develop on black run preserve. As an individual with hearing disabilities Black run provides a quiet avenue to enjoy nature. Part of the reason I enjoy this community is its dedication to preserving nature.

Submit: Submit

From: Chelsea Ward McIntosh <>
Sent: Thursday, August 14, 2025 12:33 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Chelsea Ward McIntosh on Thursday, August 14, 2025 at 00:33:22
---

subject: Public Comment Submissions

Name: Chelsea Ward McIntosh

Comment Topic: selected=

Message: Please designate Black Run Preserve a state/national Forest. This habitat is so beautiful and we need to truly preserve it!

Submit: Submit

From: Kenny < >
Sent: Thursday, August 14, 2025 6:36 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Kenny on Thursday, August 14, 2025 at 06:36:12
---

subject: Public Comment Submissions

Name: Kenny

Comment Topic: selected=

Message: I am a resident of West Cape May, NJ. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Alex Charnow <>
Sent: Thursday, August 14, 2025 7:19 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alex Charnow on Thursday, August 14, 2025 at 07:19:28
---

subject: Public Comment Submissions

Name: Alex Charnow

Comment Topic: selected=

Message:
I am a resident of [insert town/county]. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Victoria Agovino <>
Sent: Thursday, August 14, 2025 7:39 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Victoria Agovino on Thursday, August 14, 2025 at 07:38:48
---

subject: Public Comment Submissions

Name: Victoria Agovino

Comment Topic: selected=

Message: I am an New Jersey resident, and I support the amendment to redesignate the land at Black Pine Reserve from rural development to protective forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Tiffany Shinn <>
Sent: Thursday, August 14, 2025 7:48 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Tiffany Shinn on Thursday, August 14, 2025 at 07:47:47
---

subject: Public Comment Submissions

Name: Tiffany Shinn

Comment Topic: selected=

Message: I am a resident of Stratford, in Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.
Our region cannot afford to lose more natural land.
Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.
I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution.
South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Philip Andrianos <>
Sent: Thursday, August 14, 2025 8:56 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Philip Andrianos on Thursday, August 14, 2025 at 08:56:06
---

subject: Public Comment Submissions

Name: Philip Andrianos

Comment Topic: selected=

Message: I go to black run quite often. It is an amazing place and residents are so lucky to have it so nearby. Development of this land would be a huge mistake. NJ keeps losing natural land, destroying the overall value of properties. Go elsewhere with your land development projects, please.

Submit: Submit

From: Logan Penna < >
Sent: Thursday, August 14, 2025 9:21 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Logan Penna on Thursday, August 14, 2025 at 09:21:05
---

subject: Public Comment Submissions

Name: Logan Penna

Comment Topic: selected=

Message: I am a resident of Gloucester City/Camden County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Arthur Pisko Jr <>
Sent: Thursday, August 14, 2025 9:27 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Arthur Pisko Jr on Thursday, August 14, 2025 at 09:26:51
---

subject: Public Comment Submissions

Name: Arthur Pisko Jr

Comment Topic: selected=

Message: I am a resident of Deptford Township in Gloucester County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Chris Toner <>
Sent: Thursday, August 14, 2025 10:01 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Chris Toner on Thursday, August 14, 2025 at 10:00:58
---

subject: Public Comment Submissions

Name: Chris Toner

Comment Topic: selected=

Message: This land should be designated as forest. We must protect our natural resources for future generations. The short term thinking to destroy them for profit must stop.

Submit: Submit

From: Alexander Houseal Jr <>
Sent: Thursday, August 14, 2025 10:19 AM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Alexander Houseal Jr on Thursday, August 14, 2025 at 10:19:05
---

subject: Public Comment Submissions

Name: Alexander Houseal Jr

Comment Topic: selected=

Message: As a lifelong resident of Evesham township and southern township landowner for over 40 yrs I request that you designate the entire area south of Black Run Preserve " Permanent Forest ". Proposed development of any kind would severely negatively impact the standard of living for all present and future generations. The loss of this unique habitat for the profit of a few would be a travesty. The Pinelands Commission is the only agency powerful enough to protect this area ,and if you don't,no one else can. Please help

Submit: Submit

From: Kyle Sosnicki <>
Sent: Thursday, August 14, 2025 10:19 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Kyle Sosnicki on Thursday, August 14, 2025 at 10:19:17
---

subject: Public Comment Submissions

Name: Kyle Sosnicki

Affiliation: SJ DSA

Comment Topic: selected=

Message: I am a resident of West Deptford, Gloucester County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Leonard Rusciani <>
Sent: Thursday, August 14, 2025 12:17 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Leonard Rusciani on Thursday, August 14, 2025 at 12:16:44
---

subject: Public Comment Submissions

Name: Leonard Rusciani

Comment Topic: selected=

Message: I am a resident of Winslow in Camden County and support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Mark J. Matthews <>
Sent: Thursday, August 14, 2025 1:04 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Mark J. Matthews on Thursday, August 14, 2025 at 13:03:50

---

subject: Public Comment Submissions

Name: Mark J. Matthews

Comment Topic: selected=

Message: Don't destroy Blackrun! Preserve the Preserve!

Submit: Submit

From: Emily Kulpa <>
Sent: Thursday, August 14, 2025 1:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Emily Kulpa on Thursday, August 14, 2025 at 13:05:14
---

subject: Public Comment Submissions

Name: Emily Kulpa

Comment Topic: selected=

Message: Protect the Black Run Preserve and stop the development plan. This is one of the few natural lands we have left in the state and if it is destroyed, it will hurt both ourselves and the animals that love here. They can't defend themselves so we need to do it for them. We are not the only ones on this planet, we share it with all other life on Earth and being greedy will force future generations to survive in a world with concrete jungles, no animals, and climate change. Stop now!

Submit: Submit

From: Max Perry <>
Sent: Thursday, August 14, 2025 2:33 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Max Perry on Thursday, August 14, 2025 at 14:33:18
---

subject: Public Comment Submissions

Name: Max Perry

Comment Topic: selected=

Message: I am a resident of Delanco. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Elizabeth Chen <>
Sent: Thursday, August 14, 2025 3:27 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Elizabeth Chen on Thursday, August 14, 2025 at 15:27:02
---

subject: Public Comment Submissions

Name: Elizabeth Chen

Comment Topic: selected=

Message: I am a resident of Moorestown, Burlington County. I strongly support the amendment to redesignate Black Run Preserve as protected forest to preserve it for generations to come and to keep South Jersey green, especially it's natural waterways.

Submit: Submit

From: Sharon Bennett <>
Sent: Thursday, August 14, 2025 3:40 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Sharon Bennett on Thursday, August 14, 2025 at 15:39:47
---

subject: Public Comment Submissions

Name: Sharon Bennett

Comment Topic: selected=

Message: I fully support any amendments by the Pinelands Commission that would prevent development adjacent to Black Run Preserve. Evesham, Voorhees, Marlton, etc are already overdeveloped as it is. Black Run and the surrounding forest provide an oasis in the middle of a housing development nightmare. Please don't let 778 acres become more houses.

Submit: Submit

From: John J Parker <>
Sent: Thursday, August 14, 2025 3:43 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by John J Parker on Thursday, August 14, 2025 at 15:43:02
---

subject: Public Comment Submissions

Name: John J Parker

Comment Topic: selected=

Message: As a long term resident of Sturbridge Woods in Voorhees, I want to strongly voice my support for the proposal to redesignate the Black Run Watershed from Rural Development Area to Forest Area.

I speak on behalf of all residents and the generations of residents of this community yet to come. On behalf of future generations, it is the responsibility of every living soul breathing today to protect the last of our natural green spaces from unnecessary over development.

Submit: Submit

From: DAVID L. HALL <>
Sent: Thursday, August 14, 2025 3:58 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by DAVID L. HALL on Thursday, August 14, 2025 at 15:57:58

---

subject: Public Comment Submissions

Name: DAVID L. HALL

Comment Topic: selected=

Message: Our neighborhood should remain as it was intended to be - an oak tree forest full of thriving wildlife. The more homes built, means the more wildlife homes destroyed!

Submit: Submit

From: Waverly Pross <>
Sent: Thursday, August 14, 2025 4:30 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Waverly Pross on Thursday, August 14, 2025 at 16:30:24
---

subject: Public Comment Submissions

Name: Waverly Pross

Comment Topic: selected=

Message: I am a resident of Burlington county and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Dara Purvis <>
Sent: Thursday, August 14, 2025 4:57 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Dara Purvis on Thursday, August 14, 2025 at 16:56:36

---

subject: Public Comment Submissions

Name: Dara Purvis

Comment Topic: selected=

Message: I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer). Thank you.

Submit: Submit

From: Nichole Hall <>
Sent: Thursday, August 14, 2025 5:11 PM Comments,
To: PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nichole Hall on Thursday, August 14, 2025 at 17:11:00

---

subject: Public Comment Submissions

Name: Nichole Hall

Comment Topic: selected=

Message: As the years have gone by, the surrounding forests near Sturbridge Lakes have been destroyed for more homes. Over the years, I've seen more and more displaced wildlife traffic through our and our neighbors' land. This endangers both the animals and the people, and developing the Black Run Preserve would lead to the death of threatened or endangered species, car accidents involving wildlife, and a severely wounded ecosystem.

We cannot build over every inch of New Jersey. Our pinelands are precious, and all our own. We destroy our own Eden by biting the apple of overdevelopment. Redesignate the acres of Black Run to Forest Area.

Submit: Submit

From: Michael Logue <>
Sent: Thursday, August 14, 2025 7:43 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Michael Logue on Thursday, August 14, 2025 at 19:42:49

---

subject: Public Comment Submissions

Name: Michael Logue

Comment Topic: selected=

Message: Dear Madam or Sir:

Please be advised that I am writing in opposition to the planned resident development adjacent to Black Run Preserve in Evesham Township, Burlington County. As I understand it, the planned development, if built, will be located in Voorhees Township, Camden County.

The proposed development will needlessly put endangered and/or threatened animals at risk. It will also risk land and/or water damage, and be a visual blight. As a person with a severe medical condition, hiking in the Preserve, either alone or with a group, brings me peace, and hope, given that my future health is not guaranteed.

I respectfully ask that the Commission do everything in its power to prevent this development from being built. As a side note, it is particularly repulsive that the developer has come forward with a proposal for new housing, given the myriad of unoccupied single family and high density dwellings in the Burlington/County that remain unsold and/or unoccupied.

Thank you for your attention.

Submit: Submit

From: J Curley <>
Sent: Thursday, August 14, 2025 9:26 PM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by J Curley on Thursday, August 14, 2025 at 21:25:39

---

subject: Public Comment Submissions

Name: J Curley

Comment Topic: selected=

Message: We need to protect the environment, and we *vitally* need to protect our aquifers. Please designate Black Run Preserve as protected forest. Once our forests and aquifers are gone, they're never coming back :(

Submit: Submit

From: Ben Brotsker <>
Sent: Thursday, August 14, 2025 9:50 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Ben Brotsker on Thursday, August 14, 2025 at 21:49:35
---

subject: Public Comment Submissions

Name: Ben Brotsker

Comment Topic: selected=

Message: I am a resident of Longport, Atlantic County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: William Cavagnaro <>
Sent: Thursday, August 14, 2025 10:10 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by William Cavagnaro on Thursday, August 14, 2025 at 22:10:16
---

subject: Public Comment Submissions

Name: William Cavagnaro

Comment Topic: selected=

Message: We need preserve Black Run and stop this development.

Submit: Submit

From: Nicholas Cox < >
Sent: Thursday, August 14, 2025 11:04 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Nicholas Cox on Thursday, August 14, 2025 at 23:03:42
---

subject: Public Comment Submissions

Name: Nicholas Cox

Comment Topic: selected=

Message: I am a resident of Cumberland County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: KATHARINE BOLTON <>
Sent: Thursday, August 14, 2025 4:11 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Black run rule

I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest.
Please pass the Black Run Rule and preserve the vital watershed in Evesham Township!

Sincely,
Katharine Bolton (Kaplan)
Mom to Jake, Max & Lily Pearl

From: Spinello, Michael S. < >
Sent: Friday, August 15, 2025 2:38 PM
To: Planning, PC [PINELANDS]
Cc: Toft, Dennis M.
Subject: [EXTERNAL] JSM Comments to New Jersey Pinelands Commission Rule Proposal-PRN 2025-063
Attachments: JSM Comments to Pinelands Commission Rule Proposal 8.15.25.pdf

Dear Executive Director Grogan:

Please find attached comments from JSM properties concerning the proposed changes to the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-1.6 et al.

Thanks,

CSG law

MICHAEL S. SPINELLO
Associate
Chiesa Shahinian & Giantomasi PC

O 973.530.2234
mspinello@csglaw.com
105 Eisenhower Parkway | Roseland, NJ 07068

csglaw.com | LinkedIn

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Thank you.

105 Eisenhower Parkway, Roseland, NJ 07068
csglaw.com

DENNIS M. TOFT
Member

dtoft@csglaw.com

O 973.530.2014 F 973.530.2214

August 15, 2025

Via Email: (planning@pinelandsnj.gov)
Susan R. Grogan, P.P. AICP
Executive Director
New Jersey Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064

Re: Comments from JSM Proposed Amendments -- N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47 and 10.22
New Jersey Pinelands Commission
Proposal Number: PRN 2025-063

Dear Executive Director Grogan:

On behalf of our client JSM properties we submit the following comments concerning the proposed changes to the Pinelands Comprehensive Management Plan referenced above.

JSM has been working for years with Galloway Township and the New Jersey Pinelands Commission ("Commission") to develop several properties as a mixed-use inclusionary development within the Regional Growth Area in Galloway Township. To date, these projects, which include affordable housing, have not proceeded because of a number of factors, including the haphazard allocation, availability and cost of Pinelands Development Credits ("PDCs"), and the inability to coordinate effectively the review process among JSM, Galloway Township and the Commission. As noted below, although the proposed rule is intended to benefit affordable housing with respect to PDCs, that rule was borne out of necessity in connection with prior projects. Land development regulations must be predictable, clear, and consistently applied, in order to provide fair notice to property owners and developers, ensure uniform application, and uphold due process under the law. However, the proposal for the expiration of completeness documents and waivers of strict compliance will further hamper needed projects from proceeding and summarily prohibit those where substantial development activities have occurred. Moreover, the rules do not address a fundamental flaw in the development process in how approvals are coordinated among the parties, meaning that in rezoning and/or redevelopment plan endorsements, the Pinelands is only required to communicate with a municipality, and there is no formal input considered from the property owner and/or developer, who are the ones that ultimately have a stake and determine whether a project is viable. Specific comments are below.

1. Proposed Changes to N.J.A.C. 7:50-4.15, N.J.A.C. 7:50-4.34 and N.J.A.C. 7:50-4.70

The proposal to have Certificates of Completeness, Certificates of Filing, and Waivers of Strict Compliance expire automatically fails to recognize the difficulties in developing in Regional

Growth Areas and the time and effort it takes to obtain all of the approvals needed for development. Developers like JSM have relied on such certificates in expending considerable time and money in pursuing development and an automatic expiration amounts to a taking of property without justification, or even due process. The proposal should be amended to allow a developer to demonstrate reliance on a certificate in pursuing local and state approvals, in assembling property and in otherwise pursuing a project to allow a certificate to remain in effect. The New Jersey Department of Environmental Protection recognizes that reliance on an issued approval as a factor to consider when determining whether to extend permits and other similar documents.

2. Proposed Changes to N.J.A.C. 7:50-5.28

JSM supports the concept in the proposed change to N.J.A.C. 7:50-5.28 to the extent that it recognizes that requiring use of PDCs for affordable housing is an impediment to having such housing constructed in a regional growth area. That rule however is not a deviation from the Commission's decade-long practice to exempt affordable units from PDC requirements. The practice, however, manifested itself from the necessity to ensure the economic feasibility of inclusionary projects. The proposed changes, however, do not go far enough as they relate to overall development, which includes affordable housing. First, by making the waiver of PDCs for affordable housing discretionary for a municipality, it will encourage a municipality to use PDC requirements as a means for avoiding its affordable housing obligations. Applying PDCs to an affordable housing project has already made it uneconomical to build such projects. Second, affordable housing is frequently one component of a larger redevelopment project. To encourage affordable housing, the PDC waiver should apply to the entire project, not just the affordable component. These additional changes will allow municipalities to meet their affordable housing obligations to the State by making such projects economically viable.

JSM appreciates the Commission's consideration of these comments to the proposed rule. In order for development to proceed in Regional Growth Areas, the Commission should also consider how its process works now and provide a means for better communication among the municipalities, the Commission, and the developer. Lack of coordination has added time and expense leading to failed projects. Additionally, we request that the Commission review the PDC program in its entirety to determine if PDCs are available and appropriately priced given current real estate values and development costs. In JSM's experience, the lack of, or cost of PDCs has prevented important projects from proceeding.

Thank you for considering these comments.

Respectfully yours,

/s/ Dennis M. Toft
Dennis M Toft, Esq.
Member

From: Alyssa < >
Sent: Friday, August 15, 2025 12:11 AM
To: Comments, PC [PINELANDS] Public
Subject: Comment Submissions

Below is the result of your feedback form. It was submitted by Alyssa on Friday, August 15, 2025 at 00:11:02
---

subject: Public Comment Submissions

Name: Alyssa

Comment Topic: selected=

Message: I strongly support the resolution to designate the land as a protected forest area. We as human beings have a responsibility to protect the land around us, so that the wildlife, animals, and local residents can thrive. We have to be the voice for the ecosystems who will deteriorate if we act in greed and an individual based mindset. We must prioritize conservation, community, and wellness, and that is not achieved by destroying the beautiful land that makes NJ so special. NJ residents and visitors deserve clean air, clean water, and the endless benefits that being in nature provides. It would be absolutely shameful to destroy essential land that is cherished the community. Natures impact on our well being should never be underestimated. Protect the Pinelands.

Submit: Submit

From: Dina Cirignano <>
Sent: Friday, August 15, 2025 8:45 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Dina Cirignano on Friday, August 15, 2025 at 08:44:30
---

subject: Public Comment Submissions

Name: Dina Cirignano

Comment Topic: selected=

Message: My submission if anone wants to copy:

I am a resident of Medford in Burlington County. I strongly support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to safeguard the Kirkwood-Cohansey aquifer, the largest source of fresh water in Southern New Jersey, and to protect the wildlife that depends on it.

Please - our region cannot afford to lose more natural land. Black Run Preserve is one of the last remaining unspoiled wilderness areas in South Jersey. Once it is gone, it is gone forever. Preserving it is essential to maintaining clean water, biodiversity, and a healthy environment for future generations.

I understand that municipalities must balance their property tax base, growing populations, and affordable housing mandates. However, sacrificing critical greenspace is not a sustainable solution. South Jersey already faces increasing human-wildlife conflicts as habitat disappears. Further encroachment on true wilderness areas like Black Run will only intensify these problems and erode the natural resources that make our communities livable.

Submit: Submit

From: Aslan Basol <>
Sent: Friday, August 15, 2025 11:25 AM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Aslan Basol on Friday, August 15, 2025 at 11:24:54
---

subject: Public Comment Submissions

Name: Aslan Basol

Comment Topic: selected=

Message: Protect the Black Run Preserve:

Protecting headwaters is vital to the overall health and safety of the surrounding and any downstream areas. Destroying 778 acres to build 270 homes comprises of erasing much-needed flood control and already endangered native species. We live in a time where we understand that destroying habitats like these and replacing them with lawns, pavement, and non-native plants is causing more severe weather events and dangerous for people and property.

Knowing what we know, why approve the destruction of this habitat? For a short-term profit, we are guaranteed to see more intense flooding and further loss of native species. At each crossroads, we continue to take the wrong turn and wonder why someone did not make the right decision before. Now is an opportunity to avoid further destruction by protecting the Black Run Preserve. Making the right decision here means telling our future generations that we saved this area that would otherwise be erased forever.

The New Jersey Pinelands Commission should rezone these critical lands as "Pinelands Forest Area", which would prevent the destruction of hundreds of acres of forest and the pollution of the watershed.

Submit: Submit

From: Christine Bresser < >
Sent: Friday, August 15, 2025 12:05 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Christine Bresser on Friday, August 15, 2025 at 12:04:35
---

subject: Public Comment Submissions

Name: Christine Bresser

Comment Topic: selected=

Message: Pinelands is a important part of NEW JERSEY eco system. STOP DESTROYING IT..
The primary purpose of the Pinelands National Reserve, established in 1978, was to protect the unique ecological and cultural resources of the New Jersey Pinelands! There is NO nessasary or urgent requirement to bulldoze thousands of trees and take away habitat for animals to build more houses!!! YOUR KILLING TREES AND ANIMALS HABITAT!! STOP!! SOMETIMES LAND IS MORE IMPORTANT THAN MONEY! I COMPLETELY disagree with this proposal to destroy our Pinelands!!! STOP

Submit: Submit

From: Philip Falcone <>
Sent: Friday, August 15, 2025 12:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Philip Falcone on Friday, August 15, 2025 at 12:15:45
---

subject: Public Comment Submissions

Name: Philip Falcone

Comment Topic: selected=

Message: I write in support of the CMP amendment rule proposal to designate the redevelopment area as forest for the purpose of protecting currently undeveloped watershed that naturally feeds local waterways, and also acts to mitigate uncontrolled flooding in the area. I would add that human health in the modern era also is endangered, and would benefit from the rule proposal.

My only reservation about the proposed rule proposal concerns management of trails which should be providing recreational public access to those Pinelands open spaces affected by the rule proposal. Currently, trail accessibility is fair to poor due to (1) lack of well-maintained parking facilities, (2) lack of inviting signage for navigating the trails and learning about natural and historic features of the area, and (3) FBRP's unexplained resistance as steward of Black Run Preserve, to adopt and promote any of several no-cost smartphone GPS navigation tools for use by visitors to find their way along the complex trail system. A fully implemented, ready, and easy-to-use example is at https://nearbyreality.com/fbrp/ with explanation at https://nearbyreality.com website. GPS map and additional features for education can be accessed using any smartphone. This web-based app obviates the need for expensive on-site signage. Evesham Township needs only to staple a small 4x4-inch QR code paper poster to fenceposts at strategic points around and within the preserve.

The proposed rule proposal make sense, but only in the context of maximizing the value of the property for the benefit of the community through a commitment to maximizing accessibility for non-destructive inclusive recreation in the area.

Submit: Submit

From: Art Citron <>
Sent: Friday, August 15, 2025 7:12 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Art Citron on Friday, August 15, 2025 at 19:11:55
---

subject: Public Comment Submissions

Name: Art Citron

Comment Topic: selected=

Message: : I am a resident of Cherry Hill/Camden County and I support the amendment to redesignate the land at Black Run Preserve from rural development to protected forest to preserve the largest aquifer in Southern New Jersey (the Kirkwood-Cohansey aquifer) and protect wildlife.

Submit: Submit

From: Kathy King <>
Sent: Friday, August 15, 2025 7:42 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Kathy King on Friday, August 15, 2025 at 19:41:30
---

subject: Public Comment Submissions

Name: Kathy King

Comment Topic: selected=

Message: I believe it os essential to protect every inch of the NJ pinelands from any further development. Simple. Obvious. Just do it.

Submit: Submit

From: Shannon Chau <>
Sent: Friday, August 15, 2025 8:16 PM
To: Comments, PC [PINELANDS]
Subject: Public Comment Submissions

Below is the result of your feedback form. It was submitted by Shannon Chau on Friday, August 15, 2025 at 20:16:23
---

subject: Public Comment Submissions

Name: Shannon Chau

Comment Topic: selected=

Message: I support the redesignation of the section in Evesham Twp to a protected forest area. The Black Run Preserve is an ecologically significant location and development in this area would jeopardize its well-being. Not only would it negatively impact countless creatures who call it home, it would also impact my family and friends who love enjoying the peaceful nature it provides. Please do not let this area be developed. Please protect the pinelands.

Submit: Submit

From: Melanie Love <> Friday, August 15, 2025
Sent: 8:32 PM Comments, PC [PINELANDS]
To: [EXTERNAL] Melanie Love CMP rule proposal
Subject:

I support the proposed amendments to the CMP, specifically the Black Run Watershed Pinelands Management Area Redesignation. We must continue to protect what little areas are left to maintain the natural ecosystems of New Jersey. What would our state be without the acres of forest that so many species inhabit? Please protect the Black run forests and stop developers from building on areas that destroy so much life with little return.

Thank you,
Melanie Love

From: Austin Carrig <> Friday, August 15, 2025
Sent: 9:56 PM Comments, PC [PINELANDS]
To: Public Comment Submissions
Subject:

Below is the result of your feedback form. It was submitted by Austin Carrig on Friday, August 15, 2025 at 21:56:23
---

subject: Public Comment Submissions

Name: Austin Carrig

Comment Topic: selected=

Message: I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! This area is home to countless species who need us to help protect their home. It is so important to preserve open spaces in New Jersey, for the future of the diverse species who live in this state, and for human life. My daughter is 3 but I hope that she is able to see these preserved spaces and enjoy nature when she is older; which is why this is so essential.

Submit: Submit

From: Amy Noble <>
Sent: Friday, August 15, 2025 3:48 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Amendment- ASAP!

To whom this concerns,

I formally request the township planning board to begin to create a Forest Area zone that would limit development to one unit per 70 acres of land. This Forest Area zone will ensure the protection of the Black Run Watershed for all to enjoy.

Thank you for your urgency in this matter.

Amy Noble

Sent from my iPhone

From: Alexa Guarni <>
Sent: Friday, August 15, 2025 4:02 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Forest area zone

I formally request the township planning board to begin to create a Forest Area zone that would limit development to one unit per 70 acres of land. This Forest Area zone will ensure the protection of the Black Run Watershed for all to enjoy.
Thank you for your urgency in this matter.

Alexa Guarni
Attorney at Law

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From: Rebecca Murray <>
Sent: Friday, August 15, 2025 8:35 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] CMP Ammendments

Good evening,

I tried to submit this comment on the website but received an error message.

My name is Rebecca Murray and I live in Voorhees Township.

I'm writing in support of the Black Run Rule, to protect the pristine watershed and forest. Please pass the Black Run Rule and preserve the vital watershed in Evesham Township! I teach environmental science and talk to my students about the importance of preservation and protecting local ecosystems. This area is home to countless species who need us to help protect their home. It is so important to preserve open spaces in New Jersey, for the future of the diverse species who live in this state, and for human life. My daughter is 3 but I hope that she is able to see these preserved spaces and enjoy nature when she is older; which is why this is so essential.

Thank you for your time,
Rebecca Murray

From: Anakaren Michel <>
Sent: Friday, August 15, 2025 3:11 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Designation of the Black Run Watershed in Evesham Township

To whom it may concern,

I am a resident of Marlton and I support the amendment to redesignate the land at Black Run Preserve from rural development to **protected forest** to preserve the largest aquifer in South Jersey and protect wildlife. This land is not only a local treasure, but also a critical ecological resource for the broader southern New Jersey region.
One of the main reasons we enjoy living in this area is because of the natural beauty and benefits the community has to offer. The trails, forests, and open spaces provide us with opportunities to connect with nature and to enjoy the peace that comes with having preserved lands nearby. Protecting the Black Run Headwaters ensures that these experiences will remain available for future generations.
The Black Run Headwaters are the origin of clean water that flows into larger waterways across the state. Protecting this forest ensures that our communities maintain safe drinking water supplies, healthy wetlands that reduce flooding, and connections to the Kirkwood-Cohansey aquifer—one of New Jersey's most important natural water sources.
Wildlife rely on intact headwaters for shelter, breeding, and access to clean water.
Once disturbed, these unique ecosystems cannot be recreated, making **proactive** protection essential.

Thank you for your consideration of this vital step toward lasting conservation.

Best,
Anakaren Michel Hartman

From: Kathleen Ross <>
Sent: Friday, August 15, 2025 3:54 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Opposition to Proposed Residential Development Adjacent to Black Run Preserve

Dear Members of the Pinelands Commission,

Thank you for the opportunity to comment on the proposed residential development adjacent to Black Run Preserve, located in Evesham Township.

This parcel includes portions of the Black Run headwaters, a critical feature that sustains the preserve's wetlands, streams, and associated habitats. Disturbance in headwater areas has well-documented downstream impacts: degrading water quality, increasing sedimentation, and introducing contaminants.

Beyond water quality, this proposal threatens a fragile ecological system through habitat encroachment and fragmentation. Scientific research is unequivocal; once habitat is reduced and divided beyond certain thresholds, wildlife populations suffer declines that are often irreversible.

We have seen this happen before. When the Sanctuary neighborhood was built in Marlton, it led to the complete loss of the endangered timber rattlesnake population that once thrived there. Many species in the Pinelands require large, contiguous tracts of land to survive. Roads, homes, and other development create barriers that fragment these habitats, placing species at serious risk. Once these populations disappear, they do not return.

Equally troubling is the track record of the developer associated with this proposal, who has been allegedly named in multiple lawsuits, including cases involving environmental damage on prior projects. This history raises significant concerns about compliance and oversight.

The Pinelands Commission was created to safeguard the unique and irreplaceable resources of the Pinelands. I strongly urge you to uphold this mission and rezone this area to halt development.

Thank you,
Kathleen Ross

From: Heidi Yeh <>
Sent: Friday, August 15, 2025 4:05 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Comments Re: Proposed CMP Amendments
Attachments: 2025-08-15_PPA-Comments.pdf

Dear Pinelands Commission staff,

Please find the attached letter as our formal written comments on amendments proposed to: N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47, and 10.22

Sincerely,

Heidi Yeh, Ph.D.
Policy Director
Pinelands Preservation Alliance



PINELANDS PRESERVATION ALLIANCE

Bishop Farmstead
17 Pemberton Rd
Southampton NJ 08088
609-858-8860

August 15, 2025

NJ Pinelands Commission
15 Springfield Rd,
Pemberton, NJ 08068

Re: Comments on 2025 Proposed Amendments to the Pinelands Comprehensive Management Plan

Dear Director Grogan,

We thank the Pinelands Commission for the opportunity to comment on this rule proposal and submit the following comments on behalf of our organization and its members. Our comments address several distinct areas of the proposal: the need for application fees that accurately reflect the time and effort required of Commission staff and ensure unresolved violations are addressed before new approvals are granted; clarifying and standardizing the terminology used for "completeness" documents to align with other state agencies; supporting changes to Regional Growth Area rules and Pinelands Development Credit program provisions that promote flexibility, efficient land use, and balanced community planning; and strongly endorsing the redesignation of the Black Run Watershed as Pinelands Forest Area to protect its exceptional ecological integrity and public-supported conservation value. We also express concern that bundling the Black Run redesignation with unrelated rule changes risks unnecessary delays that could jeopardize the timely protection of this critical resource. Overall, we support the proposed amendments to the Pinelands CMP and urge the Pinelands Commission to adopt them as soon as possible.

Application Fees

We support fee structures that reflect the actual time and effort required by Pinelands Commission staff, ensuring that taxpayers are not subsidizing additional work when applicants submit poorly prepared materials or have unresolved violations. The proposed flat fees of $500 and $1,000 appear reasonable, as does aligning the fee structure for Letters of Interpretation with the DEP's approach.

Expiration of Completeness Documents and Waivers of Strict Compliance

We agree that "it is necessary to periodically reevaluate the conditions through which waivers are granted to ensure that potential environmental changes and amendments to the CMP are given adequate consideration." Our environment—and our understanding of how to build in harmony with it—is constantly evolving, so allowing construction under outdated standards or outdated knowledge of a property would be inappropriate. Therefore, the proposed expiration timelines for completeness documents are reasonable, and the expiration for waivers of strict compliance is even more critical.

Regional Growth Areas and the Pinelands Development Credit Program

We support the proposed changes that are meant to allow towns the flexibility to "plan for well-balanced communities based on local needs and conditions" by no longer requiring the "development of single-family detached homes." We agree with the sentiment that "a requirement to zone for single-family-detached development is not conducive to the efficient use of land as it tends to involve larger lot zoning and 'sprawl.'"

We strongly support codifying the Pinelands Commission's long-standing practice of allowing municipalities to permit PDC use for nonresidential development. In recent years, South Jersey has seen an overbuilding of warehouses—and now data centers—with many consequences, but reducing demand for PDCs should not be one of them. We also support explicitly allowing towns to exempt certain types of development, such as affordable housing, from PDC requirements.

Redesignation of Black Run Watershed, Evesham Township, Burlington County

The Black Run Watershed in Evesham Township, Burlington County, is an exceptionally intact and ecologically significant landscape, with less than 10 percent of its drainage area disturbed—well below the threshold at which ecological impacts typically accelerate. Multiple assessments, including water quality data, rare species documentation, and the 2008 Ecological Integrity Assessment Report, confirm its outstanding ecological value, with high ratings for landscape, wetland, and watershed integrity. Public support for protecting this resource is strong, as demonstrated by 7,702 petition signatures (as of this letter-writing on August 15, 2025) urging the New Jersey Pinelands Commission to rezone these critical lands as "Pinelands Forest Area" to prevent large-scale forest loss and pollution. This designation would be consistent with expert findings that the watershed is "worthy of the enhanced protection" provided by such a management area, helping to avoid repeating past planning mistakes—such as the Sanctuary development—that fragmented habitat and undermined ecological health.

However, we are concerned that all these CMP amendment proposals have been bundled together. This decision was justified as grouping proposals of "equal importance." Whether or not this is

true, these items were not of equal urgency. Advocates for the Black Run preserve were assured on multiple occasions in 2024 that the redesignation proposal was complete. However, several months then elapsed as Commission staff prepared the other elements of the rules package to be bundled together with the redesignation proposal. This had the effect of slowing down the progress of the redesignation. Meanwhile, a contradictory proposal for development continued to make steady progress forward.

In normal circumstances, this bundling approach may be efficient and reduce redundant paperwork for staff. However, the advantage of this approach can also be its downside: a hold-up to any one of the pieces will end up being a hold-up to all. This bundling endangers protection of the black run preserve with further delay, as any significant revisions needed for these unrelated rule proposals would trigger another round of public comment and review, adding months to this already-precarious timeline. Therefore, we ask the Pinelands Commission to take decisive action to adopt the current package of proposed amendments, but to avoid using such an approach in the future.

Sincerely,



Heidi Yeh
Policy Director

---------- Forwarded message ----------
From: Erin Dennison <>
To: planning@pinelands.nj
Cc:
Bcc:
Date: Fri, 15 Aug 2025 17:13:04 -0400
Subject:
I formally request the township planning board to begin to create a forest area zone that would limit development to one unit per 70 acres of land. This forest area zone Will ensure the protection of the black run watershed for all those to enjoy.

Thank you for your urgency in this matter.

Erin Dennison

From: Gabrielle Mangiamele <>
Sent: Friday, August 15, 2025 6:31 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Amendment- ASAP!

To whom this concerns,

I formally request the township planning board to begin to create a Forest Area zone that would limit development to one unit per 70 acres of land. This Forest Area zone will ensure the protection of the Black Run Watershed for all to enjoy.

Thank you for your urgency in this matter.

Gabrielle Mangiamele

From: Teresa Mullen <>
Sent: Friday, August 15, 2025 10:48 PM
To: Planning, PC [PINELANDS]
Subject: [EXTERNAL] Public Comments Urging Rezoning of Black Run Watershed

Good evening,

I am submitting this public comment regarding the potential rezoning of the Black Run headwaters to prevent unwarranted development of crucial forest ecosystems.

Allowing development in the Black Run Preserve's headwaters would prioritize profit over the health and safety of New Jersey's residents, clean water, and the environment. Bulldozing this land threatens pristine wetlands, vital wildlife habitats, and the very water quality that thousands depend on. It's a slap in the face to New Jersey's values and a decision that, once made, can never be undone. ONCE THIS LAND IS GONE, IT IS GONE FOREVER. There are many areas of land that are not currently greenspaces that can be allocated to development for a far less ecological consequence. Not rezoning and approving development of the area in question would send a clear message that a few individuals would choose short-term profit over protecting clean drinking water and one of New Jersey's last remaining stretches of critical greenspace.

Please consider the voice of the people over the voice of the dollar.

Thank you for your time.

displayed on the meter for a representative number of impulses. If the "hold" setting is employed after measuring an impulse, press the reset button to prepare for measurement of the next impulse. If [the] **there are numerous** impulses [follow each other rapidly as for example in a fusillade], it is not necessary to measure every impulse. [In such a case, measure as many impulses as feasible, estimate the number of impulses occurring, and the time period during which they occur.] **Impulsive sounds that are rapidly repetitive over a duration of one second or longer shall be measured as continuous airborne sound.**

vi. While making sound level measurements, observe whether the meter reading is increased by extraneous sound sources such as passing vehicles, aircraft flying overhead, barking dogs, etc. In such cases, postpone the sound level measurement until the extraneous sound has abated. [This shall not apply, however, if the source of the extraneous sound is located on the facility under investigation.]

vii. There are instances in which the sound propagation from a source is such that the sound level varies significantly with [altitude] **elevation**. In such cases, [connect the sound level meter to its microphone by a long cable and, after calibrating, elevate the microphone with a long pole or other means to measure the sound level at different altitudes.] **the investigator may also conduct measurements at the window or other appropriate elevation of the affected person. A field calibration check of the assembled sound measurement equipment shall be performed in accordance with (f)1ix below.**

viii. (No change.)

ix. [No less frequently than at one hour intervals during the investigation,] **Prior to beginning sound measurements,** and again at the conclusion of measurement**s**, [calibrate] **perform a field calibration check of** the sound level meter, check the condition of the batteries, measure the wind speed, and record the results for inclusion in the Noise Measurement Report. If the sound level meter has drifted more than 0.5 dB off calibration, or if the sound level meter battery check procedure indicates that the battery charge is too low, or if the wind speed has increased to greater than 12 miles per hour (5.4 meters per second), then measurements taken since the previous calibration check shall be considered invalid. A meter with an electronic display showing a "low battery" indication may continue to be operated for the duration specified in the manufacturer's manual without invalidating the previous readings, if a subsequent calibration check is satisfactory. [Wind gusts over 12 miles per hour (5.4 meters per second) that begin after at least one hour of measurements shall not invalidate measurements already collected.] **Periodic wind gusts greater than 12 mph shall not invalidate measurements taken during periods when sustained wind speeds remain at or below 12 mph.**

2.-3. (No change.)

7:29-[2.10]**2.8** Calculations

(a) Corrected source sound level: Correct the total sound level for the neighborhood residual sound in accordance with the procedure for using Table 1 to determine the sound level from the sound source of interest. If the difference between the total sound level and the neighborhood residual sound level is greater than 10 dB**,** no correction is necessary.

TABLE 1

THE DETERMINATION OF SOURCE SOUND LEVEL FROM TOTAL AND NEIGHBORHOOD RESIDUAL SOUND MEASUREMENTS

A Sound Level Difference (Decibels)	B Correction Factor (Decibels)
0.5	9.6
1	[7] **6.9**
2	[4] **4.3**
3	3
4	[1.8] **2.2**
5	[1.6] **1.7**
6	[1.2] **1.3**
7	[1] **1.0**
8	[0.75] **0.7**
9	0.6
10	0.5
Greater than 10	0.0

Procedure for Using Table 1 (No change.)

7:29-[2.11]**2.9** Qualifications of enforcement personnel

For the purposes of this chapter, an employee representing an authorized enforcement agency shall be considered qualified to [make noise] **conduct sound** measurements and enforce [the State's Noise] rules] **this chapter** or a municipal noise ordinance approved by the Department,[as the case may be] if such person completes a noise certification course, and is recertified, at least once every two years, at a **Department-approved** noise certification course [which] **that** is offered by [the Department of Environmental Sciences of Cook College,] Rutgers, the State University **of New Jersey, or another Department-approved institution, found at the Department's noise control website (currently at www.nj.gov/dep/enforcement/ncp.html)**. The Department [of Environmental Protection] shall provide an extension for recertification on a case-by-case basis beyond the [two year] **two-year** period for a person until the next time the recertification course is offered. Such requests shall be made**,** in writing**, by submitting a Department-approved form, available from the Department's noise control website,** to the Department at least 10 working days prior to the expiration of the person's certification. **The Department will consider, on a case-by-case basis, a request for an extension for recertification that is submitted fewer than 10 working days prior to the expiration of the person's certification, if the person presents documentation of an emergency or extenuating circumstance that prevented timely submission of the request. If a scheduled recertification course is canceled, the person's certification shall automatically be extended, without making a request to the Department, until the next time the recertification course is offered.**

(a)

PINELANDS COMMISSION

Pinelands Comprehensive Management Plan

Fees; Hearing Procedures; Action on Applications; Certificates of Filing; Public Hearings; Waivers of Strict Compliance; Map Status; Standards for Development and Land Use in Regional Growth Areas; Pinelands Development Credits; Pilot Program for Alternate Design Wastewater Treatment Systems

Proposed Amendments: N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47, and 10.22

Authorized By: New Jersey Pinelands Commission, Susan R. Grogan, Executive Director.

Authority: N.J.S.A. 13:18A-6.j.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2025-063.

A **public hearing** concerning this notice of proposal will be held virtually on July 15, 2025, at 9:30 A.M.

A link to the virtual public hearing and more information about the live hearing will be provided on the Pinelands Commission's (Commission) website at https://www.nj.gov/pinelands/home/hearings/.

Submit written comments by regular mail, facsimile, or email by August 15, 2025, to:

Susan R. Grogan, P.P., AICP
Executive Director
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
Facsimile: (609) 894-7330
Email: planning@pinelands.nj.gov or through the Commission's website at http://nj.gov/pinelands/home/contact/planning.shtml

The name and email address of the commenter must be submitted with all public comments. Commenters who do not wish their names and affiliations to be published in any notice of adoption subsequently prepared by the Commission should so indicate when they submit their comments.

The agency proposal follows:

Summary

The New Jersey Pinelands Commission ("Pinelands Commission" or "Commission") proposes to amend N.J.A.C. 7:50-1, General Provisions, 4, Development Review, 5, Minimum Standards for Land Uses and Intensities, and 10, Pilot Programs of the Pinelands Comprehensive Management Plan (CMP). The CMP has been guiding land use and development activities in the Pinelands since it took effect on January 14, 1981. Since that time, the CMP has been amended many times, most recently in December 2023, through a set of amendments related to water management, which strengthened the ecological protections of the Kirkwood-Cohansey aquifer (See 55 N.J.R. 247(a)).

The proposed amendments relate to: (1) application fees; (2) the expiration of completeness documents and waivers of strict compliance; (3) Regional Growth Areas and the Pinelands Development Credit Program; (4) the redesignation of the Black Run watershed in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area; and (5) minor clarifications and updates.

The proposed amendments were discussed and reviewed at multiple public meetings of the Commission's CMP Policy & Implementation Committee between 2022 and 2024. With respect to the proposed amendment to the Pinelands Land Capability Map, a more significant outreach effort was undertaken over an extended period of time. The rulemaking was the subject of discussion at numerous public Policy & Implementation Committee meetings in 2015 and 2016, during which time a series of meetings were also held with Evesham Township officials and representatives of the major property owner in the affected area. A full rulemaking was drafted at that time, but ultimately did not proceed. In more recent years, Commission staff drafted a simpler rulemaking and met with Evesham Township representatives, neighboring residents, legislators, and the non-profit organization charged with overseeing the existing Black Run Preserve. All indicated a strong interest in providing increased protection to the area.

If requested, Commission staff will provide a presentation on the proposed amendments at a public meeting of the Pinelands Municipal Council (PMC). The PMC, created by the Pinelands Protection Act, is made up of the mayors of the 53 municipalities in the Pinelands Area, or their designees. The PMC is empowered to review and comment upon changes to the CMP proposed by the Commission and advises the Commission on matters of interest regarding the Pinelands. The PMC has unfortunately been inactive since late 2022, but could play an important role in the review of these and any future proposed CMP amendments.

Application Fees

Since April 2004, the Commission has assessed application fees as a means to cover a portion of the costs associated with the review of development applications and related services that support the application process (see 36 N.J.R. 1804(a)). The Commission previously amended its fee schedule in June 2006 (see 38 N.J.R. 2708(a)), December 2008 (see 40 N.J.R. 6805(a)), March 2018 (see 50 N.J.R. 969(a)), and December 2023 (see 55 N.J.R. 247(a)).

A series of amendments to the Commission's application fee requirements are now being proposed to better align fees with the staff resources expended on development applications involving: the resolution of an existing, identified violation of the CMP; a Waiver of Strict Compliance to alleviate an extraordinary hardship; or a Letter of Interpretation. The proposed fee increases are reflected in the proposed amendments at N.J.A.C. 7:50-1.6(e), (g), and (h).

Applications Involving CMP Violations

New rules at N.J.A.C. 7:50-1.6(e)3 and 4 are proposed to address staff resources expended on the review of development applications that are submitted, in whole or in part, to resolve an identified violation of the CMP. Proposed new paragraph (e)3 will assess an additional fee of $1,000 when a major development application is submitted, in whole or in part, to resolve an identified violation. Proposed new paragraph (e)4 will assess an additional fee of $500.00 when a minor development application is submitted, in whole or in part, to resolve an identified violation. The terms "development, major" and "development, minor" are defined at N.J.A.C. 7:50-2.11. Major development means any subdivision of land into five or more lots, construction of five or more dwelling units, nonresidential development on a site of more than three acres in size, or grading, clearing, or disturbance of an area in excess of 5,000 square feet. In both cases, this new fee is to be assessed in addition to the application fee already required pursuant to N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f).

Violations of the CMP most often involve development that has occurred on a parcel in the Pinelands Area without prior application to the Commission or local approval by the relevant county or municipality. Such development typically consists of clearing, expansion of nonresidential buildings or structures (for example, parking lots), or construction of accessory structures. A violation may also occur when development on a parcel is not in accordance with a previously approved site plan, leading to inconsistencies with the approved stormwater management plan or maintenance of required buffers to wetlands. When such a violation is identified, the landowner is usually required to submit a development application to the Commission for the development that has occurred without approval. Existing violations of the CMP are often identified during the review of a separate and subsequent development proposal for which an application is submitted after the unpermitted development activity has occurred. In such cases, the applicant is required to amend their development application to resolve the violation.

The fee increase is proposed to recognize the additional staff resources required to identify, evaluate, and resolve violations. Multiple site visits are often necessary, as are meetings with applicants, their representatives, and relevant county and municipal officials. Staff must often interpret aerial photography, spanning decades, to identify the extent of violations and the timeframe within which they occurred. In some cases, staff are asked to appear in court in support of municipal enforcement actions. Applicants are often required to design and submit restoration plans that the Commission must review and sometimes monitor. The increased fee is in no way intended to be punitive. It is merely a way of ensuring that fees for various types of development applications appropriately correspond to the staff resources required to review and process them.

Pursuant to the current rules, an applicant, regardless of whether the application involves a violation, is assessed an application fee based on the application fee provisions at N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f), as well as the characteristics of the proposed development. This may include any existing development included in the application to resolve an identified violation. For example, if an applicant constructed an accessory structure or cleared an acre of land without prior application to the Commission or approval by the relevant municipality, the applicant would be assessed the same fee as an applicant that applied and received approvals prior to the construction or clearing. Pursuant to the proposed amendment, the application to resolve the violation would be assessed an additional fee of $500.00 or $1,000, depending on the size and intensity of the development.

In the 10-year period between 2013 and 2023, there were approximately 1,000 CMP violations reported, of which approximately 650 were pursued by the Commission. The majority occurred on privately

owned parcels. Less than 10 percent were associated with public development, which includes State, county. and municipal lands and projects. Of the 650 violations pursued, 75 percent met the definition of minor development.

The fees assessed for minor development applications involving a violation were generally less than $500.00 per application. The proposed amendment would require an additional $500.00 when a minor development application is submitted, in whole or in part, to resolve an identified violation.

Less common are substantial violations involving extensive clearing, soil disturbance, or the construction of new or expanded nonresidential structures at a scale that meets the definition of major development. Examples in recent years include installation of storage buildings, establishment of a composting facility, and expansion of active recreational facilities. In these cases, an application to resolve the violation would be assessed an additional fee of $1,000.

Given the staff time and effort necessary to review and resolve violations, even those characterized as minor development, the Commission believes these increased fees are justified and appropriate.

Recodified N.J.A.C. 7:50-1.6(e)6 is proposed for amendment to maintain the existing application fee cap of $25,000 for applications submitted by a public agency and $50,000 for all other applications. However, the rule is amended to allow those caps to be exceeded if the application involves an existing violation. Pursuant to the proposed amendment, if an assessed application fee reaches the established fee cap and the application for development involves the resolution of an existing violation, then the proposed rule would allow the cap to be exceeded by as much as $500.00 for a minor development application and by as much as $1,000 for a major development application.

The existing rule at N.J.A.C. 7:50-1.6(g) provides an application fee cap of $500.00 for applications submitted by a qualified tax-exempt religious association or corporation or a qualified tax-exempt non-profit organization. In similar fashion to the amendment proposed at paragraph (e)6, an amendment is proposed at subsection (g) to allow the established cap to be exceeded if the application involves the resolution of an existing violation. Pursuant to the proposed amendment, if an assessed application fee reaches the $500.00 fee cap and the application for development involves the resolution of an existing violation, then the proposed rule would allow the cap to be exceeded by as much as $500.00 for a minor development application and by as much as $1,000 for a major development application.

Applications Requiring a Waiver of Strict Compliance

The CMP provides procedures and standards by which the Commission is authorized to waive strict compliance with the standards in the CMP (see N.J.A.C. 7:50-4 Part V). If a development proposal is not consistent with all applicable requirements of the CMP, it cannot be carried out without a valid Waiver of Strict Compliance. Waivers granted pursuant to these provisions are intended to provide relief where strict compliance with the CMP will create an extraordinary hardship or where the waiver is necessary to serve a compelling public need.

Proposed new N.J.A.C. 7:50-1.6(e)2 addresses staff resources expended on the review of development applications requiring a Waiver of Strict Compliance to alleviate an extraordinary hardship. The proposed rule will assess an additional fee of $250.00 for any application submitted that requires such a waiver. This lump sum fee is assessed in addition to any applicable fee for development assessed in accordance with N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f).

The proposed fee is necessary to recognize the additional staff resources required to review and process waiver applications seeking to alleviate an extraordinary hardship in accordance with N.J.A.C. 7:50-4.63. All such applications involve additional staff resources beyond those that are required of a typical development application, as staff must: ensure that the applicant has properly met all notice requirements provided by the CMP; schedule an opportunity for public comment; review and consider any submitted public comment; draft a report and resolution, along with a recommendation for the Commission's consideration; and schedule the waiver application for final consideration at a Commission meeting. These procedural obligations are in addition to the substantive review that must also occur, requiring historical research related to ownership of the parcel and contiguous lands and determining the minimum buffers that must be maintained to one or more wetlands areas on a parcel.

The new $250.00 fee is not expected to impact many applicants. Over the past 10 years, the Commission has approved an average of just three extraordinary hardship waiver applications per year. The increased fee is, therefore, likely to impact only a small number of applicants and is not expected to generate a significant increase in application fee revenue. The proposed fee is also quite modest, in recognition of the fact that waivers to alleviate an extraordinary hardship are almost always associated with an application to develop only one single-family dwelling unit.

It should be noted that, for any waiver granted to alleviate an extraordinary hardship that has expired in accordance with N.J.A.C. 7:50-4.70, the applicant must resubmit an application for a new waiver if they wish to pursue the development. Such an application will be assessed a fee in accordance with N.J.A.C. 7:50-1.6, including the additional $250.00 fee if the application still requires a waiver.

If an applicant is seeking a waiver to alleviate an extraordinary hardship for the sole purpose of demonstrating that the parcel is of "limited practical use" pursuant to N.J.A.C. 7:50-9.2(a), the proposed rule will not require the applicant to pay the additional $250.00 fee. The Limited Practical Use Land Acquisition Program (LPU Program) offers owners of small properties with a limited development potential an opportunity to sell their properties to the State. The regulations associated with the LPU Program were adopted by the Commission in 1995 and are set forth in the CMP at N.J.A.C. 7:50-9. To be eligible for an acquisition pursuant to the LPU Program, the property must be less than 50 acres in size and the property owner may not own 50 or more acres total anywhere in the Pinelands National Reserve. In addition, the Pinelands Commission must have denied an application requesting a waiver for the development of a residential unit on the property. While the staff does devote time and attention to the review and processing of such waiver applications, it is typically somewhat less extensive. More importantly, the Commission does not want to discourage property owners interested in pursuing State acquisition through the LPU Program.

While the Commission may also approve waivers based upon a compelling public need in accordance with N.J.A.C. 7:50-4.64, no additional fee is proposed for that type of waiver. This latter category of waiver generally involves large, nonresidential development that, pursuant to the existing rules, are assessed an application fee that appropriately aligns with staff resources spent on the review and processing of such applications.

Applications Requesting a Letter of Interpretation

Letters of Interpretation (LOI) are issued by the Commission pursuant to N.J.A.C. 7:50-4, Part VI, at the request of an applicant. LOIs may be requested for any standard set forth in the CMP and, upon issuance by the Commission, are valid for five years. The majority of LOI applications involve requests for an allocation of Pinelands Development Credits (PDCs) to a particular parcel. Most other LOI applications relate to the extent of wetlands or wetlands buffer areas on specific parcels.

New rules at N.J.A.C. 7:50-1.6(h)2 and 3 are proposed to establish distinct fees for wetlands-related Letters of Interpretation (LOIs) in order to better reflect the amount of staff time and effort typically required for these types of applications. The existing rules at N.J.A.C. 7:50-1.6(h) assess a fee of $250.00 for all LOIs, except there is no fee for an initial LOI involving the allocation of PDCs or an amended PDC LOI after a period of five years. The proposed rule at paragraph (h)2 increases the application fee to $1,000 for an LOI that determines the presence or absence of wetlands or wetlands transition areas on a parcel. The proposed rule at new paragraph (h)3 increases the application fee to $1,000, plus $100.00 per acre of a parcel, or portion thereof, for an LOI that verifies wetlands boundaries or determines the extent of any required wetlands transition area. As an example, an application for an LOI as to the extent of wetlands or required buffers on a parcel of 25.3 acres would be assessed a fee of $1,000, plus $2,600 for a total of $3,600. While such an increase is not insignificant for the applicant, it appropriately reflects the need for site visit(s), fieldwork, and sometimes complex analysis to determine multiple wetlands buffer requirements, given the size of the parcel.

It should be noted that the proposed rule includes a cap on the fee for an LOI involving the extent of wetlands or required wetlands buffer areas. In keeping with existing fee caps at recodified N.J.A.C. 7:50-1.6(e)6, the maximum fee will be $25,000 if the LOI applicant is a public entity and $50,000 if the applicant is a private landowner or development. While it is unlikely that there will be many wetlands-related LOI applications on parcels large enough to reach these caps, the Commission, nevertheless, feels that it is appropriate to consider and address that possibility in the rule.

As noted above, these fee increases are proposed to better reflect staff resources expended on the review and processing of applications requesting LOIs where extensive fieldwork and analysis by staff is required. The increased fees are consistent with those currently assessed by the Department of Environmental Protection (DEP) at N.J.A.C. 7:7A-18.1(f) for similar types of LOIs. The Commission believes the DEP's LOI fee structure adequately and appropriately reflects the staff resources expended on these types of applications. A 1993 Memorandum of Agreement (MOA) between the Commission and the DEP provides additional justification for the Commission's decision to align its LOI fees with the DEP's fees for similar LOIs. Pursuant to the MOA, the DEP delegated to the Commission, its responsibility to fulfill the requirements of the Section 404 program of the Federal Clean Water Act and to establish a framework for the protection of wetlands within the Pinelands Area. Through this agreement, the Commission assumed responsibility for issuing LOIs to verify the presence or absence of wetlands and to verify wetlands boundaries in the Pinelands Area.

Recodified N.J.A.C. 7:50-1.6(h)4 is proposed for amendment to raise the application fee for all LOIs that do not involve wetlands or the allocation of PDCs from $250.00 to $500.00. Such LOIs could involve the clarification or interpretation of any provision of the CMP, such as whether an existing use qualifies for the provisions at N.J.A.C. 7:50-5.2 that permits expansion or changes to nonconforming uses. While relatively few such LOI applications are submitted to the Commission, they can require significant staff resources to research and analyze. The increased fee remains quite modest, while better reflecting the necessary level of staff time and effort.

There will continue to be no fee for an initial PDC LOI application or an amended PDC LOI application submitted five years after the prior LOI was issued. Likewise, the application fee for an amended PDC LOI requested within five years of issuance of the original LOI will remain $250.00, plus $6.25 per acre of land for which the amended LOI is requested.

The fee increase is not expected to generate a significant increase in revenue, because the Commission receives and processes relatively few non-PDC LOI applications each year. Since January 2014, the Commission has received approximately 35 non-PDC LOI applications, which equates to an average of four per year. All but two of these applications requested LOIs related to wetlands, either for the presence or absence of wetlands or for confirmation of the extent of wetlands and required wetlands buffer areas. Each applicant paid a fee of just $200.00 or $250.00 based on the CMP regulations in effect at the time of application. Pursuant to the proposed rules, the required fee would be a minimum of $500.00, with additional fees assessed for those LOIs seeking confirmation of wetlands delineations or determination of wetlands buffer requirements. While clearly not a major component of the Commission staff's application review workload, the Commission believes it is important that application fees better reflect staff resources expended on applications requesting these types of LOIs.

Expiration of Completeness Documents and Waivers of Strict Compliance

A series of amendments are proposed to establish expiration provisions for completeness documents and certain Waivers of Strict Compliance. The purpose of these amendments is to reduce the administrative burden imposed on Commission staff, local permitting agencies, and applicants, while also ensuring that any proposed development is consistent with current CMP standards and taking into consideration current environmental conditions of lands proposed for development. The proposed changes are reflected at N.J.A.C. 7:50-4.15, 4.34, and 4.70.

Expiration of Completeness Documents

The CMP provides procedures and standards for the issuance of completeness documents referred to as Certificates of Completeness and Certificates of Filing. No county or municipal permitting agency is permitted to deem any application for development in the Pinelands Area complete unless it is accompanied by either a Certificate of Completeness or a Certificate of Filing issued by the Executive Director of the Commission.

A Certificate of Completeness, issued in accordance with N.J.A.C. 7:50-4.15, verifies that a complete application for development has been filed with the Commission for development in a county or municipality whose master plan and land development ordinances *have not been* certified by the Commission. Prior to December 1994, a Certificate of Completeness was referred to in the CMP as a Certificate of Compliance (see 26 N.J.R. 4795(a)). Certificates of Compliance are incorporated in the statistics provided below and are treated as Certificates of Completeness in the existing rules and as amended in this rulemaking.

A Certificate of Filing, issued in accordance with N.J.A.C. 7:50-4.34, verifies that a complete application for development has been filed with the Commission for development in a county or municipality whose master plan and land development ordinances have been certified by the Commission. As of 2013, the master plans and land use ordinances of all counties and municipalities in the Pinelands Area have been certified in accordance with N.J.A.C. 7:50-3 Parts II and IV.

Once an applicant has received a completeness document issued by the Commission, they may proceed to the local permitting agency to apply for any necessary county or municipal approvals. Pursuant to the existing rules at N.J.A.C. 7:50-4.19, 4.22, 4.37, and 4.40, Commission staff must review any preliminary or final local development approval to ensure that the approved development conforms to the minimum standards of the CMP and the relevant certified local land development ordinance. This review process ensures that any previously identified inconsistencies communicated in the completeness document have been resolved and that any other modifications to the proposal since the completeness document was issued are consistent with current CMP standards. As part of that review, staff must also consider whether the proposed development is consistent with any CMP standards that have been amended since the issuance of the completeness document. This aspect of the review can be substantial, depending on the time elapsed since the completeness document was issued, the scope of the project, and whether any significant changes to the environmental conditions of the land proposed for development have occurred.

In the past 15 years alone, significant amendments have been made to CMP standards regulating onsite wastewater treatment systems, residential clustering, stormwater management, and water management. Amendments to CMP standards often render the application review that preceded the issuance of the completeness document obsolete. The more time that has elapsed between the issuance of a completeness document and the local approval, the greater the chance that the proposed development no longer meets current CMP standards. In many cases, decades may have passed, properties may have been sold multiple times, and applicants and local permitting agencies are unaware that a proposed development project is no longer meeting the current standards of the CMP or the municipal land use ordinance.

If Commission staff reviews a local development approval and finds that the approved development does not conform with the minimum standards of the CMP and the provisions of the certified local land use ordinance, then the local approval is called up for review pursuant to N.J.A.C. 7:50-4.38 or 4.42. This triggers the need to schedule and hold a public hearing, for Commission staff to compile a report to be submitted to the Pinelands Commission, and for the Commission to make a determination on whether to approve, approve with conditions, or disapprove the local approval. In almost all cases, the applicant opts to revise their development proposal to resolve any inconsistencies prior to the Commission's rendering a formal decision. Any revised proposal must also be resubmitted to the local permitting agency for review and approval, in some cases triggering additional hearings on the application before the local Planning or Zoning Board.

Amendments are proposed at N.J.A.C. 7:50-4.15 to establish expiration provisions for Certificates of Completeness, and amendments are proposed at N.J.A.C. 7:50-4.34 to establish expiration provisions for Certificates of Filing. These proposed expiration provisions (new N.J.A.C. 7:50-4.15(b) and (c) and 4.34(c) and (d)) are the same for both types of completeness documents. Pursuant to the proposed new subsections, any certificate issued prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission. Any certificate issued on or after January 1, 2004, will expire five years after it has been issued unless the applicant has obtained local approval and the Executive Director has determined that the locally approved development is consistent with the minimum standards of the CMP.

Pursuant to the proposed new subsections, an applicant seeking local development approval, whose Certificate of Completeness or Certificate of Filing has expired, will need to reapply to the Pinelands Commission to receive a valid completeness document prior to any subsequent county or municipal approval. Through the process of reapplying, the applicant will be made aware of any inconsistencies that the development proposal has with respect to current CMP standards, taking into consideration current environmental conditions of the lands proposed for development. This will allow the applicant to address those inconsistencies prior to receiving local approval and, therefore, reduce the incidence of applicants having to return to the local permitting agency with revised development proposals.

Although the master plans and land use ordinances of all counties and municipalities in the Pinelands Area are certified, the rules for development review in jurisdictions without certification are maintained in the event that county or municipal certification is revoked or suspended in the future, in accordance with N.J.A.C. 7:50-3.64. Therefore, the proposed amendments will apply to any future Certificates of Completeness issued in the event that a county or municipality is no longer certified.

Upon adoption of the proposed rulemaking, Certificates of Completeness and Certificates of Filing issued between 1980 and 2003 will be deemed expired. The Commission issued approximately 12,600 certificates during that period. Of those issued, approximately 2,500 certificates were for development that did not obtain a local approval that was reviewed and approved by the Executive Director. Pursuant to the current rules, these 2,500 applications, filed between 20 and 43 years ago, could pursue local development approval at any time, using their now very old certificates as evidence of completion of an application with the Commission. As described above, it is unlikely that the development proposed in these decades-old applications meets current CMP or municipal standards, given the time elapsed. The proposed rules recognize the problems that can and have arisen when property owners attempt to pursue local approvals using such outdated documents, only to subsequently discover that their projects do not comply with current CMP standards and may need to be significantly redesigned. Assigning an expiration date to these old certificates sends an appropriate signal to property owners, applicants, and municipalities that new applications and reviews are necessary.

Certificates of Completeness and Certificates of Filing issued after 2004 will expire five years after their date of issuance pursuant to the proposed rules, unless the applicant received local approval for the development, and the local approval was reviewed and approved by the Executive Director. Between 2004 and 2023, the Commission issued approximately 4,600 certificates. Of those issued, approximately 1,700 certificates were for development that never obtained a local approval that was reviewed and approved by the Executive Director. Of those 1,700 certificates, approximately 1,250 certificates were issued prior to 2018 and would be deemed expired pursuant to the proposed rules. The remaining 450 certificates will expire once five years have elapsed from the date of issuance, unless a local approval is granted and the approval is reviewed and approved by the Executive Director.

It is also noted that, pursuant to the proposed rules, it is not sufficient for an applicant to have received a local approval in order to avoid the expiration of their completeness document. The local approval must also have been reviewed, determined to be consistent with the CMP, and allowed to take effect by the Executive Director. The CMP requires, at N.J.A.C. 7:50-4.18 and 4.35, that notice of any preliminary or final site plan, subdivision, or other development approval be provided to the Commission within five days of issuance. However, there are instances where the Commission is not notified or does not receive all of the required information associated with a local approval to enable its review for consistency with the CMP. This may include site plans or professional reports. In those instances, the completeness document will not be protected from expiration.

If a completeness document expires pursuant to the proposed rules, the applicant must reapply to the Commission and receive a valid Certificate of Filing prior to proceeding to the local permitting agency for county or municipal approval. In such cases, applicants will have to submit an application fee in accordance with N.J.A.C. 7:50-1.6. Most certificates that will immediately expire pursuant to the proposed rules are for single-family residential units on existing lots. In fact, 94 percent of the certificates issued by the Commission prior to 2004 for residential development were for minor development (for example, applications for four or fewer residential units). Pursuant to the proposed rule, those applicants whose certificates expired will be required to reapply for a new Certificate of Filing, which will be assessed an application fee of $250.00 per dwelling unit or lot, whichever is greater, in accordance with N.J.A.C. 7:50-1.6(b). Some expired certificates were associated with much larger proposed developments involving significant acreage, which will appropriately be assessed larger application fees as they necessitate more comprehensive reviews. For example, an applicant may need to complete updated surveys to determine the presence of critical habitat for a threatened or endangered animal species or reconfigure a project's design in order to accommodate new or additional stormwater management measures.

Expiration of Waivers of Strict Compliance

As described above, the CMP provides procedures and standards for the Commission to waive strict compliance with the minimum standards of the CMP (see N.J.A.C. 7:50-4 Part V). These exemptions, required pursuant to the 1979 Pinelands Protection Act, are called "Waivers of Strict Compliance" (Waivers). Waivers are somewhat similar in concept, although not identical, to zoning variances issued by municipalities. Unlike variances; however, Waivers of Strict Compliance are exemptions from CMP standards and can only be granted by the Pinelands Commission to alleviate extraordinary hardships or to satisfy compelling public needs. The Commission must also determine that granting the waiver will not result in a substantial impairment of Pinelands resources and will not be inconsistent with the purposes, objectives, or general spirit of the Pinelands Protection Act, the Federal Act, or the Comprehensive Management Plan.

In March 1992, the Commission adopted a series of amendments to the CMP waiver regulations that provide greater environmental protections to Pinelands resources by setting stricter waiver standards (see 24 N.J.R. 832(b)). Among those amendments was an expiration provision for waivers granted to alleviate an extraordinary hardship. Pursuant to the current rules, at N.J.A.C. 7:50-4.70(c), such waivers, granted on or after March 2, 1992, expire after five years unless all necessary construction permits have been issued and the authorized work was commenced within 12 months of issuance of the permits and no such permit becomes invalid. Notably, the expiration provision did not apply to waivers granted prior to March 2, 1992, that continued to be valid in perpetuity.

Proposed new N.J.A.C. 7:50-4.70(e) establishes an expiration provision for Waivers of Strict Compliance granted prior to March 2, 1992, to alleviate an extraordinary hardship. Pursuant to the proposed rule, these types of waivers will be deemed expired one year from the effective date of the adoption of this rulemaking. The Commission believes it is necessary to periodically reevaluate the conditions through which waivers are granted to ensure that potential environmental changes and amendments to the CMP are given adequate consideration. This responsibility clearly extends to waivers that were granted between 25 and 35 years ago that are currently valid in perpetuity. While the March 1992 amendment did not include such expiration provisions, the Commission feels that it is appropriate to do so, now that at least 25 years have elapsed, allowing affected property owners ample time to proceed with development.

The existing rule, at N.J.A.C. 7:50-4.70(e), which provided a limited number of applicants with the option of requesting that their active waiver application be reviewed pursuant to the pre-1992 CMP waiver regulations, is proposed for deletion, as there are no longer any applications for which these provisions could apply.

The Commission estimates that there are approximately 200 waivers approved between 1981 and March 1992 that could be affected by the proposed rulemaking. These waivers were almost exclusively for the development of one residential unit on an existing lot. According to Commission records, these applicants did not subsequently complete a development application or obtain a municipal building permit to develop the proposed residential unit. The Commission will make every effort to contact these affected applicants and property owners and advise them of the pending waiver expiration and their options. Some may be able to complete a development application and receive a municipal building permit within the one-year period. However, it is likely that many will not. If an applicant's waiver expires pursuant to the proposed rulemaking, they must reapply to the Commission if they want to pursue the development for which the expired waiver was approved. This will require the submission of any application fee assessed in accordance with N.J.A.C. 7:50-1.6.

There may be instances where the proposed development no longer requires a waiver. Many of the affected waivers were granted in the early 1980s, prior to the Commission's certification of many municipal master plans and land use ordinances. Numerous changes in zoning and Pinelands management area designations were made during that initial certification process. For example, lands originally designated as a Forest Area by the CMP could have been redesignated to a Rural Development Area through the Commission's certification of a municipal zoning map. Permitted density in the Rural Development Area is significantly higher than that permitted in the Forest Area. If a waiver was originally required because a property did not meet the lot area or density requirements for a Forest Area, it may no longer be necessary now that the property is in a management area and zone where more intensive development is permitted.

Applications that still require a Waiver of Strict Compliance will be processed by the Commission in accordance with current CMP waiver standards and procedures. Such applications will also be assessed the $250.00 fee proposed in this rulemaking, unless the waiver request is solely to demonstrate that the parcel is of "limited practical use" pursuant to N.J.A.C. 7:50-9.2(a). If an application does not meet the current waiver standards, the Commission must deny the requested waiver.

An applicant requesting a new waiver for the same development proposal that previously received a waiver cannot be guaranteed to receive another waiver. The standards at N.J.A.C. 7:50-4.63, which provide the conditions that must be demonstrated by the applicant for the Commission to deem an extraordinary hardship to exist, have been amended several times since 1981, and most substantially in March 1992. Those amendments more clearly defined when hardship conditions exist, and narrowed the circumstances that qualify for an extraordinary hardship. Pursuant to the proposed rulemaking, there are likely to be waivers that expire for which the applicant will not qualify for an extraordinary hardship if they reapply pursuant to the current CMP standards. If so, the Commission must deny the waiver request. In cases where a waiver is denied, the land may become eligible for State acquisition through the LPU Program described above.

There may be circumstances where an applicant reapplies for a waiver and demonstrates that an extraordinary hardship exists pursuant to current CMP standards, but where the Commission finds that the waiver would result in substantial impairment to Pinelands resources. As noted above, the Commission cannot waive strict compliance if it will result in a substantial impairment of the resources of the Pinelands. Prior to March 1992, the CMP did not expressly define substantial impairment. The March 1992 amendments set standards, at N.J.A.C. 7:50-4.65, that determine whether the requested waiver would result in substantial impairment. The purpose of these amendments was not only to provide clear standards, but also to make them more stringent than the Commission's past practice. Pursuant to the proposed rulemaking, there are likely to be waivers that expire for which the applicant will be able to meet the current CMP standards for demonstrating an extraordinary hardship, but will not be able to meet the current standards for substantial impairment. In such cases, the Commission must grant the waiver, but instead of allowing any on-site development to occur, the waiver will grant the applicant an allocation of PDCs based on the fair market value of the parcel and the market value of the PDCs at the time the waiver application is completed in accordance with N.J.A.C. 7:50-4.62(d)2. Such applicants will be entitled to a minimum one-quarter PDC.

In cases where a waiver is approved and it will not result in a substantial impairment to Pinelands resources, the applicant may proceed with the development application. If the waiver granted waives strict compliance with one or more of the standards at N.J.A.C. 7:50-6, then the applicant will be required to purchase and redeem one-quarter PDC in accordance with N.J.A.C. 7:50-4.62(d)1iii. This PDC requirement was adopted as part of the March 1992 amendments and, therefore, was not a requirement imposed on waivers granted prior to March 1992. The Commission continues to maintain that this provision helps to reduce the overall impact of each waiver on the resources of the Pinelands as it results in the permanent protection of important forested or agricultural land in the Preservation Area District, Special Agricultural Production Areas, and Agricultural Production Areas.

It is important to note that only those waivers granted to relieve an extraordinary hardship will be impacted by these amendments. Waivers granted to satisfy a compelling public need pursuant to N.J.A.C. 7:50-4.64 will continue to be valid in perpetuity. The Commission believes this distinction is appropriate, given that the development associated with such waivers typically consists of larger municipal or county facilities necessary for public safety or other public purposes (for example, site remediation or infrastructure).

Regional Growth Areas and the Pinelands Development Credit Program

Minimum Standards for Land Use Distribution and Intensities; Pinelands Development Credits; N.J.A.C. 7:50-5.28, 5.43, 5.46, and 5.47

A driving force for the establishment of the Pinelands Protection Act in 1979 was the realization that a vast tract of relatively unspoiled land would eventually be lost through the effects of scattered and piecemeal development. While each new development by itself may not have caused irreparable harm to the unique Pinelands ecosystem, the continuation of the development patterns occurring in the 1960s and 1970s would, in time, be the death knell for the Pinelands. The State and Federal Pinelands legislation, and the plan developed in response to that legislation (the CMP), have as a primary purpose, the preservation and protection of the essential character of the Pinelands, which is that of an area with large unbroken landscapes. The CMP seeks to maintain this character by channeling growth to areas already experiencing development and by protecting outlying areas through a variety of management techniques.

Pinelands Regional Growth Areas, generally located on the outer fringes of the Pinelands Area, were designed to accommodate most of the region's anticipated growth. On the other hand, lands within the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area were afforded protection through rigorous land use policies intended to minimize disturbance and conserve important ecological and agricultural resources. It is estimated that approximately 80 percent of the residential development approved in the Pinelands Area over the past several decades is located within Regional Growth Areas, which comprise only eight percent of the land in the Pinelands Area. Less than one percent of the approved residential units during that same time period is located within the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area; areas which together represent almost 42 percent of the Pinelands Area's land mass.

One of the key growth management and preservation techniques established in the CMP is the PDC program, a transferable development rights program designed to: (1) shift development away from the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area; and (2) provide a way for landowners in these three management areas to benefit from increased land values in Regional Growth Areas. The PDC program works by allocating development rights to properties in "sending areas"—the Preservation Area District, Special Agricultural Production Area, and Agricultural

Production Area. These rights can be sold and used to increase the density of residential development in Regional Growth Areas, allow for development on otherwise nonconforming lots in Regional Growth Areas, Pinelands Villages, and Pinelands Towns, and offset the environmental impacts associated with waivers of strict compliance. In order for the rights to be available for sale, they must be severed from a sending area property. The severance process requires recordation of an agricultural or conservation easement on the property to permanently protect it against future residential and non-agricultural development. As of June 30, 2024, nearly 58,000 acres of land in Pinelands sending areas have been preserved in this manner and 4,471 rights have been used for development, predominantly in Regional Growth Areas.

The amendments now being proposed are intended to update provisions related to development and land use in Regional Growth Areas and standards related to the allocation, use, and severance of PDCs. The primary purpose of these amendments is to codify long-standing Commission practice of affording municipalities flexibility in designing their master plans and land use ordinances to accommodate a variety of housing types, higher residential densities, redevelopment designations, and nonresidential and mixed use development opportunities in their Regional Growth Areas. Not only does this sort of flexibility allow municipalities to respond to changing market demands and other State mandates, it also ensures that opportunities for the use of PDCs remain real, which, in turn, provides continued value to sending area property owners with PDCs to sell.

The proposed amendment revises N.J.A.C. 7:50-5.28(a)1, which requires that municipalities zone their Regional Growth Areas, so as to accommodate a specific number of dwelling units, based on a prescribed density per acre of developable land. As currently worded, this section indicates that the prescribed number of units must be equal to "and not exceed" the prescribed density. Municipalities will still be required to zone their Regional Growth Area in a manner that accommodates a minimum residential density; however, N.J.A.C. 7:50-5.28(a)1 will no longer prohibit municipal zoning plans from exceeding the number of required units. This amendment recognizes that the CMP has, for many years, included other provisions that specifically allow for density increases in Regional Growth Area residential zoning capacity. The amendment is also an acknowledgement that it is simply impractical to require that a municipality consistently zone for a very specific number of units in a large geographic area where development and redevelopment occurs or is proposed on a daily basis. The intent of the amendment is to recognize the ability of municipalities to plan for well-balanced communities based on local needs and conditions, which can shift significantly over time.

Additional amendments are proposed to clarify N.J.A.C. 7:50-5.28(a)3, which sets forth requirements for the accommodation of opportunities to use PDCs. While this paragraph will continue to require that municipal zoning plans provide for a certain number of PDC opportunities, it is being subcodified. Newly codified N.J.A.C. 7:50-5.28(a)3i will simply specify the number of PDC opportunities that must be provided. The requirement that a reasonable proportion of such opportunities be associated with development of single-family detached homes is being deleted. This amendment is being made to recognize that desired housing types change over time and vary from site to site and municipality to municipality. It is a component of a zoning plan that is more appropriately left to municipal discretion. Furthermore, a requirement to zone for single-family-detached development is not conducive to the efficient use of land as it tends to involve larger lot zoning and "sprawl."

As newly codified and amended, N.J.A.C. 7:50-5.28(a)3ii will now set forth only the simple requirement that municipal zoning plans ensure all residentially zoned districts are reasonably expected to be developed within their assigned density ranges. The guidelines for such density ranges, codified at N.J.A.C. 7:50-5.28(a)i, are eliminated. These were included in the CMP as guidance for municipalities only and, over time, have proven to be unnecessary.

Recodified N.J.A.C. 7:50-5.28(a)3iii is clarified to recognize that both municipal master plans and land use ordinances must provide for the use of PDCs to achieve bonus residential densities.

New N.J.A.C. 7:50-5.28(a)3iv provides Pinelands municipalities with the express authority to meet their assigned PDC zoning obligations by requiring the use of PDCs for nonresidential development. This amendment does not require any increase or change in the number of PDC opportunities to be accommodated in a municipal Regional Growth Area. Rather, it simply makes explicit that a municipality has the option of shifting requirements for the use of PDCs from one type of development (residential) to another (nonresidential). Whereas, for residential development, PDCs are generally required based on density, the use of PDCs for nonresidential development could be based on floor area, impervious surface, or developed acreage, depending on the type of use that a municipal ordinance or redevelopment plan seeks to accommodate. The amendment recognizes that Pinelands municipalities need the ability to adapt their certified zoning plans to changing conditions or development opportunities. Provided these adaptations are made in a way that does not harm the PDC program, the Commission supports them. In fact, the Commission has certified a number of municipal ordinances in recent years that require the use of PDCs for certain nonresidential uses or in certain zoning districts. This has proven to be an effective way of preserving PDC demand and, in some cases, enhancing it. N.J.A.C. 7:50-5.28(a)3iv is essentially a codification of this particular example of municipal flexibility.

New N.J.A.C. 7:50-5.28(a)3v acknowledges that Pinelands municipalities may adopt zoning plans that identify housing types for which no PDC use will be necessary, including housing units made affordable to low- and moderate-income households pursuant to N.J.S.A. 52:27D-311. If a municipality makes this choice, its zoning plan must include provisions that guarantee the use of PDCs for other housing types or in the municipality's other Regional Growth Area zoning districts. This can most easily be accomplished through the imposition of a requirement that a certain percentage of the units to be developed on a parcel in a given zoning district require the use of PDCs, regardless of project density. The minimum number of PDC opportunities required in the municipality's Regional Growth Area must still be provided, thereby ensuring that there is no overall reduction in PDC opportunities. Many Pinelands municipalities have adopted such provisions over the past 10 to 20 years based on the municipal flexibility provisions of the CMP. N.J.A.C. 7:50-5.28(a)3v merely codifies this successful practice by expressly stating that municipalities have this option if certain requirements are met.

It is important to note that N.J.A.C. 7:50-5.28(a)3v should not be construed as an automatic exemption of all low- and moderate-income housing units from the requirement to purchase and redeem PDCs. Such an exemption must be expressly incorporated into a municipal land use ordinance and coupled with a requirement for the use of PDCs for other housing types (for example, market rate units) in order for low- and moderate-income units to be "exempt." Allowing certain housing types to be exempted, addresses concerns expressed by stakeholders and members of the public that dwelling units proposed to meet affordable housing obligations will be made infeasible by the added cost of PDCs.

N.J.A.C. 7:50-5.28(a)4 is amended to clarify that the existing PDC requirements associated with municipal density or lot area variances apply to residential uses only. This has always been the intent of this particular section, but occasional confusion has arisen with variances involving nonresidential development. The addition of the word "residential" will serve to prevent future issues from developing.

New N.J.A.C. 7:50-5.28(a)7ii is added to specify the requirements that must be met when a municipality elects to provide for increased residential zoning capacity in its Regional Growth Area in accordance with N.J.A.C. 7:50-5.28(a)1 and 3. This is yet another instance where the CMP is being updated to reflect the Commission's long-standing practice of providing municipalities with the flexibility to make these sorts of decisions when designing or amending their Regional Growth Area zoning plans, provided certain conditions related to infrastructure, environmental limitations, and the accommodation of PDCs are satisfied. If a municipality wishes to zone for increased residential density in a particular portion of its Regional Growth Area, whether in an existing zone, or in a newly created zone or redevelopment area, infrastructure (that is, roads, water, sewer) must be available or able to be provided to serve the area(s) in question. Such area(a)s must be free of significant environmental limitations, such as wetlands or critical habitat for rare

animals. Finally, PDCs must be a required component of zones or redevelopment areas where higher densities than those required by the CMP are to be permitted.

Over the past 10 to 20 years, Pinelands municipalities have proposed and the Commission has approved many redevelopment plans and land use ordinance amendments that permit densities well in excess of what the CMP requires. These plans and ordinances have satisfied the conditions described above, enabling the Commission to approve the changes in zoning based on the flexibility afforded to municipalities by the CMP. In terms of PDC requirements, municipalities have typically incorporated a requirement that PDCs be redeemed for 20 to 30 percent of the market-rate units to be developed in a project. Such a requirement has not resulted in significant changes to the theoretical number of PDC opportunities provided through municipal zoning plans. However, by reframing PDC use as a mandatory element of residential development in a Regional Growth Area zone, rather than as an optional bonus density mechanism, the use of PDCs becomes much more certain, no matter what the ultimate density of any particular project might be. This greater certainty benefits both the developer and the holders of PDCs, while allowing Pinelands municipalities the flexibility they need to make zoning changes and capture new market demand. Codification of this successful practice in the CMP is now appropriate.

Recodified N.J.A.C. 7:50-5.28(a)7iii is amended to clarify the ability of municipalities to vary from the residential density assignments set forth at N.J.A.C. 7:50-5.28(a)1. This section will now only provide municipalities with the ability to implement 10 percent decreases in the number of dwelling units assigned to their Regional Growth Areas. The ability to implement a 10 percent increase is being deleted. Given the amendments discussed above, which explicitly acknowledge the ability of Pinelands municipalities to zone their Regional Growth Areas for higher densities, limitation to and standards for a 10 percent increase are no longer necessary.

Finally, recodified N.J.A.C. 7:50-5.28(a)7iv is amended to limit opportunities for municipalities to decrease their Regional Growth Area-assigned residential densities to 2.5 units per acre of developable land. The amendment specifies that this density reduction is available only to those municipalities who have already implemented such decreases, as evidenced through the Commission's prior certification of amended master plans and land use ordinances.

Existing N.J.A.C. 7:50-5.28(a)7iii was adopted by the Commission in 2002 in order to provide municipalities with the highest assigned Regional Growth Area densities (3.0 units per developable acre or higher) with the ability to reduce their residential zoning capacities (see 34 N.J.R. 1024(a)). The Commission believed this decreased density prescription could result in more appropriate patterns of development in certain Regional Growth Areas while providing municipalities with increased flexibility in the design of their zoning plans, so as to better achieve local objectives, recognize areas with natural or cultural resource constraints, and accommodate the use of PDCs. The amendment was largely a response to ongoing concerns raised by some municipalities with the impacts of the CMP's assigned densities on their ability to plan for community development.

At the time of adoption of the amendment, the Commission predicted that perhaps four of the 12 municipalities with assigned Regional Growth Area densities of 3.0 units per acre, or more, might seek to implement the density decrease. In the years that followed, only three of the municipalities did so, and their revised zoning plans were certified by the Commission between 2002 and 2008. In subsequent years, numerous development projects were effectively "grandfathered" by various iterations of the State's Permit Extension Act and two of the three municipalities routinely granted extensions of prior approvals, thereby delaying or, in some cases, negating the decreased densities permitted by the revised zoning plans. This meant that development largely proceeded pursuant to the prior zoning plans and densities, with little to none of the benefits the Commission hoped would accrue to the PDC program. It is also noteworthy that, subsequent to the Commission's approval of the density decreases, the three municipalities adopted zoning changes and/or redevelopment plans that permit significantly higher densities, in some cases, to accommodate affordable housing obligations and in other cases to respond to market demand for housing types other than single-family detached dwellings.

Shortly after adopting the density reduction rule described above, the Commission convened a task force for the purposes of updating housing demand estimates and determining how much demand should be accommodated with Pinelands development areas. The task force's final report, issued in January 2007, made a number of conclusions. Among them were findings that areas within the Pinelands Area that are targeted for residential development (Regional Growth Area, Pinelands Towns, and certain Pinelands Villages) could readily accommodate housing demand well beyond 2020. The task force also recommended that zoning policies in these areas should promote greater land development efficiency to reduce sprawl and meet the diverse housing needs of the population. Specifically, the task force concluded that average densities of at least 4.5 units per acre of developable land were necessary to encourage the efficient use of land and reasonably accommodate future housing needs, largely within Regional Growth Areas. The Pinelands Housing Task Force report is available on the Commission's website at www.nj.gov/pinelands/landuse/recent/housing/Housing%20Final%Rpt.pdf. This density recommendation exceeds the Regional Growth Area assignments set forth at N.J.A.C. 7:50-5.28(a)1 and illustrates the importance of providing Pinelands municipalities with the flexibility to zone for increased densities in appropriate portions of their Regional Growth Areas. It also highlights the need to limit the ability of municipalities to significantly decrease their permitted Regional Growth Area densities. Given the findings of the Housing Task Force and the demonstrated lack of municipal interest in implementing and maintaining the decreased density offered by the CMP, there is no justification for continuing to allow municipalities to reduce their densities to 2.5 units per developable acre.

The proposed amendments also revise N.J.A.C. 7:50-5.43(a) by clarifying where and why PDCs may be used in the Pinelands Area. The use of PDCs was traditionally limited to achieving residential density bonuses in Regional Growth Areas; therefore, N.J.A.C. 7:50-5.43(a) has, for years, referenced only that opportunity for PDC use. However, a series of prior amendments to the CMP expanded opportunities and requirements for the use of PDCs to other Pinelands management areas and types of development. Likewise, the amendments now proposed at N.J.A.C. 7:50-5.28(a)3 make clear that municipalities have the ability to incorporate the use of PDCs into their zoning and redevelopment plans in a wide variety of ways. Therefore, N.J.A.C. 7:50-5.43(a) is being amended to more broadly refer to the use of PDCs for development in Regional Growth Areas, as well as for waivers of strict compliance granted by the Commission (N.J.A.C. 7:50-4.62(a)), variances granted by municipalities in Pinelands Villages and Pinelands Towns (N.J.A.C. 7:50-5.27(c)), variances granted by municipalities for undersized lots that qualify for development of homes pursuant to the CMP's cultural housing provisions (N.J.A.C. 7:50-5.32(b)), and development within designated Municipal Reserve Areas (N.J.A.C. 7:50-5.63(b)).

N.J.A.C. 7:50-5.43(b)5 is amended to clarify that all PDC allocations are rounded to the nearest one-quarter of a credit, not only those exceeding one-quarter (0.25) of a credit. For example, if a parcel is eligible for an allocation of 0.13 PDCs based on the formula at N.J.A.C. 7:50-5.43(b)1 and 2, that allocation will be rounded up to 0.25 PDCs. The one exception to this "rounding rule" will be allocations of less than 0.125 PDCs. Such allocations will not be rounded to the nearest quarter PDC, as that would result in an allocation of zero PDCs. In these situations, allocation of "fractional" (less than one-quarter) PDCs will continue, unless the property owner qualifies for an increase to 0.25 PDCs through the special allocation provisions set forth at N.J.A.C. 7:50-5.43(b)6 or 7. While this amendment is unlikely to affect a large number of PDC allocations, it is consistent with current practice in the calculation of most other allocations and recognizes that obtaining an allocation of at least 0.25 PDCs is important because it is the minimum denomination that can be severed, sold, or redeemed.

Also, amendments are proposed to update the language at N.J.A.C. 7:50-5.46 that currently allows PDCs allocated to different parcels of land in sending areas to be aggregated and used to achieve bonus density in a Regional Growth Area. N.J.A.C. 7:50-5.43 establishes how PDCs are allocated and other sections, described above, provide for the use of PDCs

for a variety of purposes beyond density bonuses in a Regional Growth Area. As amended, N.J.A.C. 7:50-5.46 will now simply state that PDCs may be aggregated for use in accordance with any of the provisions specified at N.J.A.C. 7:50-5.43(a).

Finally, N.J.A.C. 7:50-5.47(b) is amended to clarify the required content of deed restrictions that are recorded for purposes of severing PDCs from a parcel of land in a sending area. The existing CMP at N.J.A.C. 7:50-5.47(b) mistakenly uses the word "sold," leading to the perception that severance of PDCs and recordation of the required deed restriction occurs when PDCs are sold. In practice, PDCs must be allocated by the Commission and severed from the land by the property owner through a recorded deed restriction before any sale, transfer, or redemption can occur. Therefore, one word in this section is being changed to indicate that PDC deed restrictions must refer to the number of PDCs allocated to the parcel subject of the deed restriction.

Redesignation of Black Run Watershed, Evesham Township, Burlington County

The Commission is proposing to redesignate an area in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area. The proposed amendment is an outgrowth of two important Commission initiatives: the 2006 Southern Medford/Evesham Sub-Regional Resource Protection Plan and the 2008 Ecological Integrity Assessment. These initiatives, described in further detail below, confirmed the ecological sensitivity and importance of protecting a largely undisturbed watershed in Evesham Township known as the Black Run. Subsequently, protection of the Black Run and surrounding areas was once again emphasized as a priority during the Commission's 2014 comprehensive plan review process.

Southern Medford/Evesham Plan

In June 2004, the Commission began an innovative natural resource conservation planning project for the southern portions of Evesham and Medford Townships. The Commission organized a Steering Committee comprised of representatives from the New Jersey Department of Environmental Protection and the two municipalities to oversee development of a conservation plan for a 22-square-mile project area. This Steering Committee appointed an 18-person Project Advisory Committee and a 17-person Technical Support Group to help guide the Steering Committee's decisions. With the support of Commission staff, the three committees met regularly throughout 2004 to gather and evaluate data and discuss and formulate a series of strategies that would offer increased protection to the Black Run watershed and surrounding areas. Numerous public meetings were held to gather suggestions and review proposed zoning changes. All potentially affected landowners were notified of the planning project and made aware of their opportunities to participate in public meetings. The recommended strategies were detailed in the Southern Medford/Evesham Sub-Regional Natural Resources Protection Plan authored by Commission staff and issued in 2006. A copy of the plan, and additional information about the Southern Medford/Evesham planning process, is available on the Commission's website at http://www.nj.gov/pinelands/landuse/recent/medeves/.

The Southern Medford/Evesham Plan includes innovative zoning, land preservation, resource management, and community design recommendations, all premised on the fact that the Black Run watershed was identified as having high ecological values based on water quality data, rare plant and animal documentation, and landscape, wetlands, and watershed integrity assessments. The plan notes that less than 10 percent of the land in the Black Run drainage area is disturbed. As disturbance in excess of 10 percent of land area is considered a tipping point for ecological impacts, the report urged that this area be protected through a series of regulatory and land preservation strategies. In terms of land preservation, the plan recommended acquisition and deed restriction of properties in the study area by various governmental agencies and non-profit conservation organizations. Land stewardship efforts were to be promoted through public education for homeowners, builders, and planning and zoning boards. In addition, surveys were recommended to identify the area's rare plants with the intent of helping public landowners, homeowner's associations, and the municipalities to protect, manage, and recover native plant populations.

In terms of regulatory strategies, the Southern Medford/Evesham Plan recommended a number of zoning changes to reduce future zone capacity and land disturbance in high-quality natural resource areas. Additional zoning strategies called for creating incentives to transfer development potential out of high-value natural resource areas to areas more capable of accommodating it. Clustering of residential development was also recommended, with the hope that it would result in the conservation of significant acreage. The plan also recommended the creation of a green belt consisting of public lands, preservation areas, and low-density zoning districts through the middle of the study area in Evesham and Medford Townships as a means of further protecting the area's water quality and maintaining biodiversity.

The Pinelands Commission endorsed the Southern Medford/Evesham Plan in 2006 and spent the next several years working to implement many of the plan's recommendations. Notably, the CMP was amended in 2009, to require clustering of residential development in all Pinelands Forest and Rural Development Areas, including those in Medford and Evesham Townships. Both municipalities adopted ordinances to implement the mandatory clustering provisions. Evesham Township designed its clustering provisions in such a way as to offer greater protection to the Black Run watershed, one of the primary goals of the Southern Medford/Evesham Plan. However, neither municipality pursued any of the other recommended zoning changes, so the Commission focused its efforts on education, surveys, and land preservation.

Ecological Integrity Assessment

In April 2008, the Commission completed a report entitled An Ecological-Integrity Assessment of the New Jersey Pinelands: A Comprehensive Assessment of the Landscape and Aquatic and Wetland Systems of the Region ("EIA Report"), which comprehensively and objectively evaluated the ecological status of the entire ecosystem within the Pinelands Area. The EIA Report evaluated three levels of the Pinelands ecological hierarchy: the entire regional upland-forest and wetland landscape; aquatic systems and associated watersheds; and freshwater wetlands and adjacent upland areas. The EIA Report's evaluation of Pinelands ecology was guided by three basic principles concerning landscape, aquatic, and wetland-drainage integrity. The principles were based on the results of various ecological studies conducted both within the Pinelands and elsewhere.

Landscape integrity focuses upon species that move across wetlands and uplands and processes that operate at a regional-landscape level. The guiding principle behind the idea of landscape integrity is that the conservation of characteristic Pinelands plant and animal species and communities, including wide-ranging species, requires the protection of relatively large tracts of Pinelands habitat, including upland forests, wetlands, and water bodies. Thus, landscape integrity is a measure of the extent of Pinelands habitat in an area.

Aquatic integrity primarily focuses upon processes that operate at the watershed level and the species and communities that are influenced by the quantity and quality of surface waters. The guiding principle behind the idea of aquatic integrity is that the conservation of characteristic Pinelands water quality and lake, pond, and stream communities and the indigenous plant and animal species that make up these communities requires the protection of associated watersheds. Thus, aquatic integrity is a measure of the percentage of land within a watershed that is neither developed land nor upland agriculture.

A wetland-drainage unit is a discrete area of wetlands and the adjacent uplands that contribute surface water and groundwater to those wetlands. Wetland-drainage integrity focuses upon land uses that affect the quantity and quality of groundwater flowing to palustrine wetlands. The guiding principle behind the idea of wetland-drainage integrity is that the conservation of characteristic Pinelands palustrine wetlands and the indigenous plant and animal species that inhabit these wetlands requires the protection of adjacent uplands that influence the hydrologic integrity of the wetlands. Thus, wetland-drainage integrity is a measure of the percentage of land within a wetland-drainage unit that is neither developed land nor upland agriculture.

The EIA Report characterized landscape integrity using a moving-window analysis to measure the amount of Pinelands habitat within a circle referred to as a "window." A moving-window analysis moves a

"window" across a layer of rasterized or cell-based spatial data, performs a specified calculation on the data within the window, and assigns the result of that calculation to the center cell within the window. The window then moves to the next cell, performs the same calculation again, and applies the results to the center cell of that window. This process continues until all the cells in the input-raster layer have been analyzed and an output-raster layer with the new values is created. To assess landscape integrity, the EIA Report analyzed 10×10-meter Pinelands-habitat cells using a 1,000-meter-radius window. Pinelands-habitat cells were classified using the 2002 DEP land-use/land-cover data. The result of the analysis was a data layer composed of about 31 million Pinelands-habitat cells, with each cell assigned a landscape-integrity score represented by the percentage of habitat in the surrounding window. High landscape integrity was equated with a high percentage of surrounding Pinelands habitat.

The EIA Report characterized aquatic integrity and wetland-drainage integrity using the same measure of ecological integrity. Aquatic and wetland-drainage integrity scores were assigned by determining the percentage of each watershed or wetland-drainage unit, respectively, that was neither developed land nor upland agriculture. The percentage of each watershed or wetland-drainage unit that was neither developed land nor upland agriculture was then assigned to that watershed or wetland-drainage unit and to every 10×10-meter cell therein. High aquatic and wetland-drainage integrity scores were equated with a low percentage of developed land and upland agriculture.

The overall ecological integrity of the 900,000-plus-acre Pinelands Area was determined by using a composite of all three integrity measures-landscape, aquatic, and wetlands-drainage integrity. The ecological integrity score represents an average of the landscape-, aquatic-, and wetlands-drainage-integrity scores for each 10x10-meter Pinelands-habitat cell. High ecological integrity was equated with a high average score. All three measures of integrity, as well as the composite measure of integrity were determined for the entire Pinelands Area and for each of the Pinelands management areas.

In 2009, the Commission completed an analysis of Pinelands management area boundaries using the EIA Report's integrity scores as the basis for recommended changes. In particular, areas worthy of protection due to their high ecological-integrity scores were identified as candidates for redesignation from growth-oriented management areas to more conservation-oriented management areas, such as the Pinelands Forest Area. Ultimately, 11 areas large enough to be of regional significance were delineated. Not surprisingly, given the results of the already completed Southern Medford/Evesham Plan, one of the identified areas was the Black Run watershed and surrounding lands in Medford and Evesham Townships. This area, comprising approximately 3,700 acres, was recommended for redesignation from a Rural Development to a Forest Area. Ultimately, the Commission elected not to proceed with proposal or adoption of any of the recommended management area adjustments and instead worked with individual municipalities on rezoning efforts, where appropriate, and when opportunities arose.

Plan Review Process

Since the completion of the Southern Medford/Evesham Plan and the Ecological Integrity Assessment, various efforts to provide increased protection to the Black Run watershed and surrounding areas have been undertaken. Municipal ordinances were adopted to mandate the clustering of residential development. Land acquisition efforts were successful in preserving hundreds of acres in the area. While these efforts were not insignificant, large portions of the watershed remain unprotected, a problem that was emphasized during the Commission's fourth comprehensive review of the CMP. Completed in 2014, this plan review process involved the establishment of a Plan Review Committee, comprised of five Commission members, and a vigorous effort to solicit public comment on the CMP and its implementation. The Plan Review Committee held 14 meetings throughout 2012 through 2014, all of which were open to the public, and additional public meetings were held during the summer of 2012 for purposes of receiving public comment. Written comments were also encouraged and received on a wide variety of topics. All written comments received by the Commission were posted and remain available on the Commission's website at http://www.nj.gov/pinelands/cmp/planreview/Public%20comments.pdf.

Ultimately, after review and evaluation of public comment, the Plan Review Committee developed a list of specific recommendations that became the focus of the Commission's staff's efforts from 2014 to date. Eight such recommendations were of such high priority to the Commission and interest to the public that they were discussed in detail in the Commission's Fourth Report on Plan Implementation, issued in 2014 (see http://www.nj.gov/pinelands/cmp/planreview/PR%20reports/PlanReviewReportFinalDraft.pdf). One of the eight high priority recommendations involved protection of the Black Run watershed.

Strategies to protect the Black Run watershed and surrounding areas were then discussed at several public meetings of the Commission's CMP Policy & Implementation Committee in 2015 and 2016 and again beginning in 2022. These discussions identified the need to better recognize the environmental sensitivity of the area through a change in Pinelands management area designations. Details on the proposed management area change, which can only be implemented through an amendment to the CMP, are provided below.

Subchapter 5, Minimum Standards for Land Uses and Intensities, of the CMP establishes requirements that govern the type, location, and intensity of land uses permitted throughout the Pinelands. Part II of Subchapter 5 establishes nine land use management areas and sets forth the goals, objectives, and permitted uses for each. The boundaries of these management areas are provided on the Land Capability Map, adopted as part of the CMP at N.J.A.C. 7:50-5.3(a)24.

Although refined over the years through the Commission's approval of municipal land use ordinances, the boundaries of the management areas were originally established by the Commission in 1980 when the CMP was adopted. The management area delineation procedure began with the Commission's definition of what constituted the "essential character" of the Pinelands Protection Area (defined as that area located outside the legislatively defined Pinelands Preservation Area). Seven criteria were developed: the presence of ecologically critical areas; undisturbed watersheds; wetlands; cranberry cultivation areas; areas of deep aquifer recharge; unique resources requiring high levels of protection; and public lands managed for resource protection or recreation. Undisturbed watersheds were drainages that had very little development in them (less than five percent), particularly development that degrades surface and groundwater quality and fragments the Pinelands ecosystem. Wetlands included cedar swamps, hardwood swamps, pitch pine lowland forests, bogs, inland marshes, and coastal marshes. Unique resources requiring high levels of protection included the Pine Plains and a surrounding buffer zone and subwatersheds supporting characteristic Pinelands aquatic species. The presence of threatened and endangered species was one of the most important factors in determining the designation of a subwatershed as an ecologically critical area.

These seven components, and their mapped expressions, served as the determinants of the essential character of the Pinelands environment within the Preservation Area. The delineation of areas of essential character provided the basis for the designation of Pinelands Forest Areas, largely undisturbed forest and coastal wetlands adjoining the Preservation Area and extending into the southern portion of the Pinelands. Designation of other management areas followed, including Rural Development Areas, which were generally defined as transitional areas, separating the less developed, forested areas of the Pinelands from growth areas, serving as both buffers and reserves for future development. The identification of conflict areas was the last step. Conflict areas were areas where lands considered suitable for appropriate patterns of development overlapped with areas displaying essential character. When a conflict area that was classified as a Rural Development Area exhibited essential character as an undisturbed watershed or had greater than 75 percent wetlands or critical areas, it was reclassified as a Forest Area. Additionally, areas of less than 1,000 acres that did not exhibit essential character but were entirely surrounded by areas of essential character became Forest Areas.

Upon adoption of the CMP in 1980, the majority of the Black Run watershed within the Pinelands Area in Evesham Township was designated as a Rural Development Area. The area was identified as a conflict area by the Commission in its original delineation procedure but

ultimately designated a Rural Development Area primarily because of the presence of an existing landfill and its anticipated impacts on water quality.

The new information made available to the Commission as a result of the Southern Medford/Evesham planning process and the Ecological Integrity Assessment strongly suggests the presence of the existing landfill was given a disproportionate amount of weight in 1980, resulting in the designation of this area as a Rural Development Area. It is clear that the Black Run watershed area demonstrates the characteristics associated with a Forest Area designation and is worthy of the enhanced protection that would be provided by such a management area designation. Since the Southern Medford/Evesham Plan and Ecological Integrity Assessment were completed, additional lands in the Black Run and surrounding areas in Evesham and Medford Townships have been permanently protected by various non-profit and governmental agencies. More recently, surveys in the area have confirmed the presence of threatened and endangered species. All of these factors emphasize the importance of protecting the area and provide the basis for a change in management area designations to do so.

Rule Change and Impact

To accomplish a management area redesignation of this magnitude, it is necessary for the Commission to amend the CMP. Specifically, it is proposing to amend the Land Capability Map at N.J.A.C. 7:50-5.3(a)24 to reflect a revision in Pinelands management area boundaries. The Black Run watershed and nearby preserved, publicly owned, or severely environmentally constrained lands, previously located in a Rural Development Area, will now be located in a Pinelands Forest Area. A map depicting the boundaries of the redesignated area is available on the Commission's website at https://nj.gov/pinelands/cmp/amend/Amended%20Land%20Capability%20Map_archE.pdf.

The redesignated area encompasses approximately 2,440 acres in Evesham Township and is located in close proximity to Evesham's existing Pinelands Forest Area. Close to 60 percent of the redesignated area (1,450 acres) is already preserved or in public ownership. Only 990 acres of privately owned land remain available for development within the area proposed for redesignation. The majority of the undeveloped land in what would become Evesham's new Forest Area is comprised of wetlands and required wetlands buffer areas, making any new development on such lands unlikely, regardless of zoning or management area designation.

Upon the Commission's adoption of the proposed amendment to the Land Capability Map, Evesham Township will be required to revise its master plan and land use ordinances to reflect the new management area designation. Maximum permitted density in the affected area will decrease from one unit per 3.2 acres of privately owned vacant upland to one unit per 15.8 acres of privately owned vacant upland in order to comply with CMP standards for Pinelands Forest Areas. The likely result in terms of municipal zoning is a new Forest Area zone with a residential density of one unit per 25 acres. Mandatory clustering on one acre lots will be required and all development will need to be served by septic systems, as is the case pursuant to the current Rural Development Area designation and zoning. The pattern of permitted residential development, therefore, will not change, nor will the environmental standards that apply to all development. Rather, it is the theoretical zoning capacity of the area that will decrease significantly. The current municipal zoning plan would allow for the development of 249 units, based on currently permitted residential densities. After the redesignation to the Pinelands Forest Area, residential zoning capacity would decrease to 38 units. While a significant decrease in theoretical zoning capacity, much of the redesignated area is so heavily constrained by wetlands and other environmental limitations that development is a virtual impossibility on the majority of vacant lots, regardless of zoning. For the few developable upland properties in the redesignated area, however, development potential will certainly be reduced, which the Commission believes is appropriate, given the environmental sensitivity of the area.

Clearly, the Commission has considered a number of different strategies to increase protection of the Black Run watershed over the years, including the creation of innovative density transfer and off-site clustering programs. While both had merit, they are complex, require significant cooperation among landowners, and rely on the identification of an available area for development outside the watershed that has access to infrastructure and limited environmental constraints. The Commission's primary goal is to decrease disturbance in, and increase protection of, the Black Run watershed, something that can most readily be accomplished through the management area redesignation discussed above. Evesham Township retains the ability to modify its zoning plan in ways that further encourage cluster development in the area.

Minor Amendments

The Commission is proposing to update internal cross-references and terms and correct a minor omission.

Commission Hearing Procedures (N.J.A.C. 7:50-4.3)

Minor changes are being proposed at N.J.A.C. 7:50-4.3 to replace the term "freeholder director" with "director of the board of county commissioners" in response to recent legislation that changed the title of "freeholder" and "chosen freeholder" to "county commissioner" and the term "board of chosen freeholders" to "board of county commissioners." (See P.L. 2020, c. 67)

Public Hearings on Local Approvals (N.J.A.C. 7:50-4.41)

An internal citation is being updated in the first sentence from N.J.A.C. 7:50-4.35(c) to 4.35(e).

Alternative Design Treatment Systems Pilot Program (N.J.A.C. 7:50-10.22)

A minor, non-substantial change is being made at N.J.A.C. 7:50-10.22(a)5ix to correct the reference to the operation and maintenance manual required as part of this Pilot Program.

As the Commission has provided a 60-day comment period on this notice of proposal, this notice is excepted from the rulemaking calendar requirement, pursuant to N.J.A.C. 1:30-3.3(a)5.

Social Impact

The proposed fee amendments are expected to have a positive social impact for New Jersey's taxpayers because the increased fees will, on a relative basis, reduce the need for general State funding to support the legislatively mandated permitting responsibilities of the Commission. The proposed amendments to the application fee schedule will help to ensure that the Commission has the resources necessary to undertake its statutorily mandated review of development applications to ensure that such projects adhere to the land use and environmental requirements of the Pinelands CMP.

The establishment of expiration dates for various Commission documents should also have a positive social impact by eliminating any uncertainty that currently exists concerning the continued validity of approvals and documents issued decades ago. The amendments will also provide Pinelands municipalities with a greater ability to address questions from residents and property owners about their ability to rely on old approvals and documents. It is better for municipalities if applicants have up-to-date documents and it is better for applicants to understand how their old development proposals might be affected by current standards. The expiration of old completeness documents and required completion of new applications with the Commission will provide that opportunity and prevent issues from arising only after a municipal construction permit or other approval has been issued.

The proposed amendments relative to zoning plans and the PDC program recognize the importance of municipal flexibility in designing their own Regional Growth Area zoning plans, based on community needs and desires, market conditions, etc. The 24 municipalities throughout the Pinelands Area that contain Regional Growth Areas may find it easier to adjust density requirements and zoning plans to fit local circumstances, provide opportunities for affordable housing, and foster desired development patterns. While municipalities have long had the ability to do so, the provisions being added and amended throughout N.J.A.C. 7:50-5.28(a) will make this explicit. The reaction from both municipalities and property owners in Regional Growth Areas is expected to be positive.

The proposed amendment to the Land Capability Map is expected to have a positive social impact because it recognizes an environmentally sensitive area and appropriately reduces its development potential. The

existing Black Run Preserve (Preserve) is of great importance, not only to Evesham Township residents, but also to the larger Burlington and Camden County communities, as evidenced by the formation and involvement of a non-profit conservation organization dedicated to management and continued protection of the Preserve. Redesignation of the Preserve and surrounding lands from the Rural Development Area to the Forest Area will reduce the potential for future land use conflicts with and negative environmental impacts on the existing Preserve. Although clustered residential development in the redesignated area will still be permitted, the number of units and amount of associated disturbance will be reduced and the amount of protected open space required as part of a cluster development will be increased.

Economic Impact

The proposed amendments make a number of changes to the Commission's application fee requirements. New fees are established for certain applications requiring waivers of strict compliance and for applications involving resolution of identified violations of the CMP. Increased fees are proposed for applications seeking LOIs, with the exception of those related to the allocation of PDCs. It is difficult to predict the exact impact of these fee increases, as the actual amount of revenue generated by the application fees in the future will be a function of the number and type of applications submitted to the Commission each year.

For the most part, the fee changes will result in relatively modest increases of between $250.00 to $1,000 for any particular application. In what is likely to be a very limited number of instances involving requests for wetlands-related LOIs on very large parcels, the increase will be more significant. Given the amount of staff resources that must be dedicated to such requests, the Commission believes the increase is warranted. It should be noted that the Commission does not require applicants to secure wetlands-related LOIs. Rather, Commission staff regularly makes determinations as to the extent of wetlands and the size of required wetlands buffers as part of its review of development applications. For those applicants who prefer to obtain wetlands-related LOIs prior to submitting development applications or are required to do so by other agencies, the increased fee will be assessed.

Although in most cases, the proposed amendments will result in modest increases, the Commission recognizes that applicants may view them in a negative light. However, it must be recognized that even with the proposed increases, the Commission's fee schedule does not recapture all of the Commission's permit-related expenses. Rather, the Commission expects that, if current application trends continue, perhaps only 50-60 percent of the Commission's total permit-related expenses could be recouped through application fee revenue.

Upon the expiration of Certificates of Filing and certain waivers of strict compliance in accordance with the proposed amendments, new applications will need to be submitted to the Commission. Such applications will require payment of application fees and completion of new or updated site plans and surveys. While this might mean increased or unanticipated costs, applicants will benefit from the identification of potential inconsistencies with the CMP at the outset of the Commission's review of a new application, rather than later in the review process when an applicant may have relied on a very old waiver or completeness document to obtain municipal approval. The requirement to obtain a new Certificate of Filing will facilitate identification and earlier notice of potential problems and the impact of new or revised standards, perhaps ultimately reducing costs associated with lengthy reviews and multiple redesigns of projects.

The proposed amendments related to Regional Growth Area zoning plans and the PDC program are not expected to have significant economic impacts on municipalities, developers, or property owners. The amendments do not impose new or increased PDC obligations, nor do they require Pinelands municipalities to revise their zoning plans. Rather, the amendments set forth the requirements that must be met if a municipality elects to create new zoning districts, increase permitted densities in existing zoning districts, or seek to accommodate new types of uses through redevelopment plans. When such changes are made, increased opportunities for PDC use may result, as well as more certainty in terms of demand for PDCs, which should have a positive economic impact in terms of the ability of PDC holders to sell their PDCs for appropriate prices.

The proposed amendment at N.J.A.C. 7:50-5.43(b)5 will result in the rounding of PDC allocations of at least 0.125 PDCs to 0.25 PDCs. This will have a positive economic impact on the owners of properties in PDC sending areas to which the Commission has made such allocations. PDCs are severed, bought, sold, and redeemed in one-quarter credit increments, with 0.25 PDCs being the minimum increment necessary for any such transactions. The value of 0.25 PDCs varies over time. In 2024, the average sales price for 0.25 PDCs was $21,827.

The economic impact of the proposed amendment to the Land Capability Map will be perceived as negative by many of the owners of vacant land in the new Pinelands Forest Area due to the decrease in permitted residential density. Most of these lots are so constrained by wetlands and required wetlands buffers, however, that on-site development is currently infeasible or, at best, highly unlikely, without the Commission's approval of a waiver of strict compliance. These landowners, as well as those who own the few vacant developable properties in the redesignated area, will retain an opportunity for residential cluster development, albeit at lower density than that currently permitted. Owners of vacant undersized lots will also have the opportunity to "transfer" density to developable noncontiguous lots elsewhere in Evesham Township's Forest or Rural Development Areas pursuant to N.J.A.C. 7:50-5.30.

Owners of developable upland properties in the new Forest Area will experience a significant decrease in development potential, which clearly has a negative economic impact. Given the highly sensitive nature of the area, however, the Commission believes this decreased development potential is fully warranted and necessary.

Evesham Township will incur costs associated with the master plan and ordinance amendment process required to implement the new Forest Area designation. The municipality will be required to amend its master plan and land use ordinance to create a new Forest Area zoning district or assign one of its existing Forest Area zoning district designations and create a revised zoning map. Additional master plan and ordinance amendments will be required if Evesham Township elects to implement a new density transfer program or revise its existing cluster development standards for the new Forest Area zone. These costs might include notification to all property owners of the proposed master plan and zoning changes.

Environmental Impact

As the purpose of many of the proposed amendments is to strengthen the level of environmental protection afforded through the CMP, overall environmental benefits should result. No negative impacts from these proposed amendments are expected.

The proposed amendments to the Commission's application fees schedule are not expected to have any negative environmental impact as they do not modify the land use and environmental standards of the CMP in any way. If anything, the proposed increased fees assessed to applications involving resolution of violations of the CMP may serve as a disincentive to future violations of CMP standards, which would have a positive environmental impact.

The proposed expiration dates for various Commission completeness documents should have a positive environmental impact by alerting landowners and applicants to the current environmental standards of the CMP that must be met. Additional benefits will be realized through establishment of an expiration date for waivers of strict compliance which, by definition, involves development that does not meet all CMP environmental standards.

The proposed amendments related to Regional Growth Area and the use of PDCs are largely a codification of the current Commission practice; however, they may, nevertheless, have a positive environmental impact. Maintaining and enhancing demand for PDCs through changes to municipal zoning plans ensures the existence of an active market for PDCs, which facilitates sales and encourages owners of sending areas lands to participate in the PDC program by deed restricting their properties.

It is unknown how many of the 24 Regional Growth Area municipalities will avail themselves of the flexibility provisions related to

residential density and assignment of PDC opportunities to nonresidential uses. Many have already done so, and the amendments merely codify practices that the towns and Commission have employed for many years based on the existing flexibility provisions throughout the CMP. It is likely that municipalities will continue to make zoning changes and adopt redevelopment plans that provide for higher densities and a variety of housing types within already designated Regional Growth Areas. No negative environmental impacts are anticipated. In fact, making the rules clearer for municipalities who wish to accommodate more housing or development within the existing boundaries of their Regional Growth Areas may ultimately forestall future requests for expansion of these growth areas into portions of the Pinelands Area that the Commission is charged with protecting.

The proposed amendment at N.J.A.C. 7:50-5.43(b)5 to round up certain fractional PDC allocations could have a positive environmental impact. It will provide landowners whose properties have PDC allocations between 0.125 and 0.25 with the ability to complete the PDC severance process and subsequently sell or redeem their development rights. Previously, landowners with these fractional allocations were unable to do so, because PDCs are severed and transacted in quarter-credit increments. With an increase to 0.25 PDCs, affected landowners will be able to record the required deed restriction and sever their credits. The severance process results in permanent preservation of forested and agricultural lands in the Pinelands Preservation Area District, Agricultural Production Area, or Special Agricultural Production Area.

The proposed amendment to the Land Capability Map is expected to have a positive environmental impact as it provides the potential for reduced impacts on and increased protection of some of the most environmentally sensitive lands in the Pinelands Area, namely, the Black Run watershed and lands in the surrounding Pinelands Forest Area. Redesignation of the 2,440-acre area from the Rural Development Area to the Forest Area carries with it a reduction in theoretical residential zoning capacity from 249 to 38 potential units. The clustering of residential units on one-acre lots will be required, just as it is in the current Rural Development Area zoning plan, but fewer permitted units will mean smaller clusters of development, less land disturbance, and larger areas of preserved open space in this highly sensitive area.

Federal Standards Statement

Section 502 of the National Parks and Recreation Act of 1978 (16 U.S.C. § 471i) called upon the State of New Jersey to develop a comprehensive management plan for the Pinelands National Reserve. This legislation set forth rigorous goals that the plan must meet, but did not specify standards governing individual uses or topics, such as those covered by the proposed amendments. The plan was subject to the approval of the United States Secretary of the Interior, as are all amendments to the CMP.

There are no other Federal requirements that apply to the subject matter of the amendments being proposed.

Jobs Impact

The proposed amendments are not expected to have a significant jobs impact.

The amendments do increase certain development application fees on the private and public sectors; however, the added costs are relatively minor and not expected to result in a loss of jobs. The proposed establishment of an expiration date for various completeness documents and waivers issued by the Commission may trigger the need for submission of new development applications to the Commission. If new or revised site plans, updated surveys, or new stormwater management plans are necessary for such applications, increased job opportunities for engineers and other environmental consultants may result. The proposed amendments to the Land Capability Map and the standards related to Regional Growth Area zoning plans and the use of PDCs may affect the number of new homes permitted in portions of the Pinelands Area, potentially impacting the number of jobs associated with new home construction. However, it is impossible for the Commission to estimate the number of jobs that might result.

The remainder of the proposed amendments are not expected to have any impact on the creation or loss of jobs.

Agriculture Industry Impact

The proposed amendments are not expected to significantly impact the agriculture industry.

To the extent that members of the agriculture industry located within the Pinelands Area intend to engage in activities that will necessitate submission of a development application, they may be impacted by the proposed fee increases. It is important to note that, for the most part, principal agricultural activities do not require the submission of development applications and will, therefore, continue to pay no fees to the Commission. The proposed fee increases, including $250.00 for a waiver of strict compliance application and $500.00 or $1,000 for an application involving resolution of a violation, are relatively small and unlikely to affect many farm owners. The same is true for the increased fee for various types of LOIs. More importantly, there will continue to be no fee for the most commonly requested type of LOI, namely, the allocation of PDCs to any particular parcel in a PDC sending area.

The proposed amendments establishing expiration dates for certain waivers of strict compliance and completeness documents issued by the Commission could impact farm owners and operators. They may need to submit new development applications to the Commission and demonstrate consistency with current CMP standards and municipal land use ordinance provisions. Development applications in the Agricultural Production Area and Special Agricultural Production Area, where the vast majority of Pinelands farms are located, most often involve the development of one single-family home. Application fees for such proposals remain modest ($250.00), as are the costs typically associated with approval for minor development.

The proposed amendments related to Regional Growth Area zoning plans and the PDC program are expected to have a positive impact on the agriculture industry. By providing municipalities with explicit authority to zone for higher densities in their Regional Growth Area if PDC use is mandatory, or to shift PDC obligations from residential to nonresidential uses when warranted, there will be continued and more certain demand for PDCs. The amendments also eliminate the ability of municipalities to implement significant decreases in their Regional Growth Area residential zoning capacities, thereby preserving existing opportunities for the use of PDCs. All of these amendments keep the market for PDCs active, which generates increased prices being paid to the holders of PDCs, a large number of whom are farmers or long-time landowners in the agricultural sending areas of the Pinelands. By helping to ensure that consistent, guaranteed opportunities for PDC use in Regional Growth Area will exist in the future, an economic incentive will remain for sending area landowners to sever and sell PDCs.

The proposed amendment to round certain fractional allocations of PDCs up to equal 0.25 PDCs may also benefit farm owners in the PDC sending areas. Such landowners will now have the minimum PDC increment required for severance and sale. As noted previously, 0.25 PDCs hold significant value, with an average sales price of nearly $22,000 in 2024.

The proposed amendment to the Land Capability Map is expected to have no impact on the agriculture industry. There is limited active agriculture in the area being redesignated from the Rural Development Area to the Forest Area, where farming will continue to be a permitted use.

Regulatory Flexibility Analysis

The proposed amendments revising the Commission's application fee schedule will not impose any additional reporting or recordkeeping requirements on small businesses, nor will the amendments require small businesses to employ professional services. As discussed in the Economic Impact, the proposed amendments may have an impact on developers and property owners involved or interested in certain development projects within the Pinelands Area. As most businesses in the Pinelands Area may be characterized as small in size and number of employees, the proposed fee amendments may have an impact on "small business" as defined by the Regulatory Flexibility Act, N.J.S.A. 52:14B-16 et seq. However, because the Commission's fee schedule is based on the type of development application submitted, the proposed amendments are expected to have the same impact on small businesses as on any other entity. The proposed fee increases are also modest and not expected to

impact a large percentage of the Commission's applicants. Given that the resources of the Pinelands are important to all State citizens, and the proposed amendments are necessary to provide revenue for appropriate review and protection of these resources, no lesser requirements for small businesses are provided.

Housing Affordability Impact Analysis

In accordance with N.J.S.A. 52:14B-4, as amended effective July 17, 2008, by P.L. 2008, c. 46, the Commission has evaluated the proposed amendments to determine the impact, if any, on the affordability of housing or on the average cost of housing.

The proposed amendments to the Commission's application fee requirements are unlikely to have any noticeable effect on housing affordability. Increased fees ($500.00 for minor development; $1,000 for major development) are proposed to be assessed to resolve a violation of the CMP, which could occur as part of residential development application. Also, the proposed $250.00 fee for an application requiring a waiver of strict compliance based on extraordinary hardship will, in nearly all cases, involve proposed development of a single-family detached home. The fee increases will have an impact on such applications. However, the amount of the increased fees will constitute a very small portion of the total project cost for all such developments, even those proposing only one unit. Therefore, the Commission believes it is extremely unlikely the economic impacts of the proposed fee amendments would evoke a change in the average costs associated with housing.

Similarly, the proposed amendments to establish expiration dates for certain completeness documents and old waivers of strict compliance are unlikely to have any significant impact on housing affordability. When a waiver or completeness document expires, submission of a new and possibly revised development application to the Commission will be required. Some of these applications will be for residential projects of varying sizes, housing types, and locations. In order for a new waiver or Certificate of Filing to be issued, the payment of application fees will be necessary, as will preparation and submission of new or revised site plans and supporting studies or reports. While there are costs associated with fulfilling these requirements, they are not unreasonable given the importance of ensuring that development in the Pinelands Area meets all current CMP standards. The need to obtain new waivers or Certificates of Filing is unlikely to have a marked impact on housing affordability.

The proposed amendments at N.J.A.C. 7:50-5.28(a)1 and 7ii acknowledge that Pinelands municipalities have the flexibility to increase permitted densities within their Regional Growth Area in order to permit a wider variety of housing types, which is often necessary to accommodate the provision of affordable housing. The proposed amendment at N.J.A.C. 7:50-5.28(a)3v expressly provides these municipalities with the ability to relieve affordable housing units from the requirement to redeem PDCs if certain conditions are met. These amendments should have a positive impact on the affordability of housing.

The proposed amendment to the Land Capability Map affects lands in Evesham Township that are currently zoned for single-family residential development. All such development must be clustered on one-acre lots and served by on-site septic systems, pursuant to both the current Rural Development Area designation and the proposed Forest Area designation. The CMP does not permit sewer service in these two management areas, making them unlikely and largely inappropriate targets for the development of affordable housing. Therefore, the proposed amendments are unlikely to evoke a change in the average costs associated with housing in the affected area.

Smart Growth Development Impact Analysis

N.J.S.A. 52:14B-4, as amended effective July 17, 2008, by P.L. 2008, c. 46, requires that the proposed amendments be evaluated to determine their impacts, if any, on housing production in Planning Areas 1 and 2, or within designated centers, pursuant to the State Development and Redevelopment Plan (State Plan). Planning Areas 1 and 2 do not exist in the Pinelands Area. Likewise, the State Plan does not designate centers within the Pinelands Area. Rather, N.J.S.A. 52:18A-206.a provides that the State Plan shall rely on the Pinelands CMP with respect to the Pinelands. Therefore, the Commission has evaluated the impact of the proposed amendments on Pinelands management areas that are equivalent to Planning Areas 1 and 2 and designated centers (that is, Regional Growth Areas, Pinelands Villages, and Pinelands Towns), as designated by the CMP.

The proposed amendments related to application fees and expiration of old waivers and completeness documents are not expected to have any impact on housing production. The proposed redesignation of lands from the Rural Development Area to the Forest Area in Evesham Township will have no impact on housing production in Regional Growth Areas, Pinelands Villages, or Pinelands Towns.

The proposed amendments at N.J.A.C. 7:50-5.28 may have a positive impact on housing production in the Regional Growth Area. These amendments effectively codify the flexibility municipalities have to make changes to their zoning plans for purposes of accommodating housing of all types and intensities in their Regional Growth Areas. The provision of explicit standards will be of benefit to municipalities, landowners, and developers seeking to increase permitted residential densities in order to facilitate housing projects in the Regional Growth Area.

No other smart growth impacts are anticipated from the proposed amendments.

Racial and Ethnic Community Criminal Justice and Public Safety Impact

The Commission has evaluated this rulemaking and determined that it will not have an impact on pretrial detention, sentencing, probation, or parole policies concerning adults and juveniles in the State. Accordingly, no further analysis is required.

Full text of the proposal follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

SUBCHAPTER 1. GENERAL PROVISIONS

7:50-1.6 Fees

(a)-(b) (No change.)

(c) The application fee for a commercial, institutional, industrial, or other non-residential development application submitted pursuant to N.J.A.C. 7:50-4.14, 4.33, 4.52, or 4.66 shall be calculated in accordance with the following, based on typical construction costs, except as provided at (c)1 through 10 below:

Construction Cost	Required Application Fee
$0 - $500,000	1.25 percent of construction costs
$500,001 - $1,000,000	$6,250 + one percent of construction costs above $500,000
Greater than $1,000,000	$11,250 + 0.75 percent of construction costs above $1,000,000

Typical construction costs shall include all costs associated with the development for which the application is being submitted, including, but not limited to, site improvement and building improvement costs, but shall not include interior furnishings, atypical features, decorative materials**,** or other similar features. Supporting documentation of the expected construction costs shall be submitted as part of the application for development, unless the maximum fee pursuant to [(e)3] **(e)6** below is required, in which case**,** no such documentation shall be necessary.

1.-10. (No change.)

(d) (No change.)

(e) The application fee required at the time of submission of a development application in accordance with (a) through (d) above or (f) below shall:

1. Be increased by $3,125 if an individual on-site septic system is proposed pursuant to N.J.A.C. 7:50-6.84(a)5iv(2)[(I)]**(J)** or (3);

2. Be increased by $250.00 if a Waiver of Strict Compliance is required pursuant to N.J.A.C. 7:50-4.63, unless the application is submitted solely for purposes of demonstrating that a parcel is of limited practical use pursuant to N.J.A.C. 7:50-9.2(a);

3. Be increased by $1,000 for any application for major development that is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan;

4. Be increased by $500.00 for any application for minor development that is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan;

[2.] **5.** (No change in text.)

[3.] **6.** [Not] **Except where an increased fee is required pursuant to (e)3 or 4 above, not** exceed $50,000**,** unless a public agency is the applicant, in which case**,** the fee shall not exceed $25,000.

(f) (No change.)

(g) The application fee for a development application submitted by a qualified tax-exempt religious association or corporation or a qualified [tax exempt] **tax-exempt** non-profit organization shall be $500.00 or the amount calculated in accordance with (a) through (d) above, whichever is less. **If the development application is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan, the application fee shall be increased in accordance with (e)3 or 4 above.** For purposes of this provision, the term "qualified tax-exempt religious association or corporation" means a religious association or corporation [which] **that** is exempt from Federal income taxation [under] **pursuant to** Sections 501(c)(3) or (d) of the Internal Revenue Service Code, Title 26, Subtitle A, Chapter 1, Subchapter F, Part I, Sections 501(c)(3) and (d). For purposes of this provision, the term "qualified tax-exempt non-profit organization" means a non-profit organization [which] **that** is exempt from [federal] **Federal** income taxation [under] **pursuant to** Section[s] 501(c)(3) of the Internal Revenue **Service** Code, Title 26, Subtitle A, Chapter 1, Subchapter F, Part I, Section[s] 501(c)(3).

(h) The fee for a Letter of Interpretation or Amended Letter of Interpretation submitted pursuant to N.J.A.C. 7:50-4, Part VI, shall be determined according to the following:

1. There shall be no fee for a Letter of Interpretation involving the allocation of Pinelands Development Credits**,** except for an Amended Letter of Interpretation requested within five years of **the** issuance of the original Letter of Interpretation, in which case**,** the fee shall be $250.00 plus $6.25 per acre of land for which the amended allocation is requested; [and]

2. The application fee for [any other] **a** Letter of Interpretation or Amended Letter of Interpretation **to determine the presence or absence of wetlands or wetlands transition areas** shall be [$250.00.] **$1,000;**

3. The application fee for a Letter of Interpretation or Amended Letter of Interpretation to verify a wetlands line or to determine the extent of any required wetlands transition areas shall be $1,000 plus $100.00 per acre of the parcel, or portion thereof, subject to the provisions at (e)6 above; and

4. The application fee for any other Letter of Interpretation or Amended Letter of Interpretation shall be $500.00.

(i)-(l) (No change.)

SUBCHAPTER 4. DEVELOPMENT REVIEW

7:50-4.3 Commission hearing procedures

(a) (No change.)

(b) Notice of public hearing.

1. (No change.)

2. Persons entitled to notice:

i. Notice of public hearings shall be given by the Commission:

(1)-(5) (No change.)

(6) If the public hearing involves an amendment proposed by the Commission pursuant to N.J.A.C. 7:50-7, by sending a copy of the notice, by mail, to the mayor of each Pinelands municipality and to the [freeholder] director **of the board of county commissioners** and county executive of each Pinelands county. In addition, a copy of the notice shall be published in all the official newspapers of the Pinelands Commission and posted on the Commission's website.

(7) If the public hearing involves an inter-governmental memorandum of agreement pursuant to N.J.A.C. 7:50-4.52, by sending a copy of the notice, by mail, to the mayor of each Pinelands municipality and **to** the [freeholder] director **of the board of county commissioners** and county executive of each Pinelands county that may be directly affected by the memorandum of agreement under consideration. In addition, a copy of the notice shall be published in those official newspapers of the Pinelands Commission having general circulation in the area that may be directly affected by the memorandum of agreement and posted on the Commission's website.

(8) (No change.)

(9) If the public hearing involves a comprehensive plan submitted to the Commission pursuant to N.J.A.C. 7:50-5.4(c)6, by sending a copy of the notice and the comprehensive plan, by mail, to the mayor of each Pinelands municipality and the [freeholder] director **of the board of county commissioners** and county executive, if any, of each Pinelands county. In addition, a copy of the notice shall be published in all **of** the official newspapers of the Pinelands Commission and posted on the Commission's website.

ii. (No change.)

3.-4. (No change.)

(c)-(e) (No change.)

7:50-4.15 Action by Executive Director on application

(a) Within 90 days following the receipt of a complete application for development, the Executive Director shall review the application and all information submitted by the applicant or any other person relating to the application and upon completion of such review**,** issue a Certificate of Completeness stating whether the application should be approved, approved with conditions, or disapproved. The application may be approved or approved with conditions only if the development as proposed, or subject to any conditions [which] **that** may be imposed, conforms to each of the minimum standards for development approval established [by] **at** N.J.A.C. 7:50-4.16. The Executive Director may propose in said Certificate of Completeness any reasonable condition that he or she finds is necessary to achieve the objectives of this Plan. The Executive Director shall provide a copy of the Certificate of Completeness to the applicant, the Commission, all persons who have individually submitted information concerning the application, all persons who have requested a copy of said decision, and any person, organization, or agency that has registered [under] **pursuant to** N.J.A.C. 7:50-4.3(b)2i(2).

(b) Any Certificate of Completeness issued by the Executive Director on or after January 1, 2004, shall expire five years from the date of issuance, unless:

1. The applicant has obtained local approval and the Executive Director has determined that the approval raises no substantial issues with respect to the conformance of the proposed development with the minimum standards of this Plan pursuant to N.J.A.C. 7:50-4.19 or 4.22; or

2. The applicant has obtained approval by the Commission pursuant to N.J.A.C. 7:50-4.5.

(c) Any Certificate of Completeness issued by the Executive Director prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission.

7:50-4.34 Certificate of Filing; required for determination of completeness

(a) Upon determining that an application is complete, the Executive Director shall issue a Certificate of Filing.

(b) No local permitting agency shall determine that any application for development is complete unless it is accompanied by a Certificate of Filing issued pursuant to this section. Such certificate may identify any inconsistencies of the proposed development with the standards of this Plan or the local certified land use ordinances and may indicate that if such inconsistencies are not resolved by a local approval, that local approval will be subject to review by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.37 and 4.40. Any such information [contained] in the Certificate of Filing is for the guidance of the applicant and local permitting agency only. Such information in no way shall be considered a final determination by either the Executive Director or the Pinelands Commission.

(c) Any Certificate of Filing issued by the Executive Director on or after January 1, 2004, shall expire five years from the date of issuance, unless:

1. The applicant has obtained local approval and the Executive Director has determined that the approval raises no substantial issues with respect to the conformance of the proposed development with the minimum standards of this Plan pursuant to N.J.A.C. 7:50-4.37 or 4.40; or

2. The applicant has obtained approval by the Commission pursuant to N.J.A.C. 7:50-4.5.

(d) Any Certificate of Filing issued by the Executive Director prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission.

7:50-4.41 Public hearing

If the Executive Director determines that the approval should be reviewed by the Commission, he or she shall, within 45 days following receipt of a completed notice of final determination given pursuant to N.J.A.C. 7:50-4.35[(c)]**(e)**, conduct a public hearing to be held pursuant to the procedures set [out in] **forth at** N.J.A.C. 7:50-4.3. The applicant shall have the burden of going forward and the burden of proof at the public hearing. Applications from applicants who do not provide notice for any hearing and do not make a timely request for adjournment shall be recommended for denial. For applicants who do not appear at more than one scheduled public hearing, the Executive Director may determine that no further adjournment of the public hearing will be provided. Following conclusion of the public hearing, the Executive Director shall review the record of the public hearing and issue a report on the public hearing to the Commission. The Executive Director may recommend that the Commission approve the application, approve the application with condition**s,** or disapprove the application. The Executive Director shall give written notification of his or her findings and conclusions to the applicant, the Commission, the local permitting agency, all persons who have individually submitted information concerning the application, all persons who have requested a copy of said determination, and any person, organization, or agency that has registered [under] **pursuant to** N.J.A.C. 7:50-4.3(b)2i(2). However, an applicant may, at his or her option, waive all time limits for review imposed by the Pinelands Protection Act or this Plan and request that the hearing be held by an [Administrative Law Judge] **administrative law judge** pursuant to the procedures established [in] **at** N.J.A.C. 7:50-4.91.

7:50-4.70 Effect of grant of waiver; expiration; recordation; effective date

(a)-(d) (No change.)

[(e) The N.J.A.C. 7:50-2.11 definitions of "contiguous lands," "fair market value" and "impaired wetlands," and N.J.A.C. 7:50-4.2(b)7 and 4.61 through this section, as amended or adopted effective March 2, 1992, shall apply to all applications except for those applications on which an Executive Director's determination was issued prior to March 2, 1992. For those applications, the above-referenced provisions in effect prior to March 2, 1992 shall govern, provided that:

1. The Pinelands Commission action on the Waiver of Strict Compliance is based on information that was submitted to the Pinelands Commission prior to March 2, 1992;

2. The applicant has not requested that the application be reviewed pursuant to the N.J.A.C. 7:50-2.11 definitions of "contiguous lands," "fair market value" and "impaired wetlands," and N.J.A.C. 7:50-4.2(b)7 and 4.61 through this section, as amended or adopted effective March 2, 1992; and either

3. The Pinelands Commission acts on the application at its next regularly scheduled meeting after the time to appeal under N.J.A.C. 7:50-4.91 has expired and no request for appeal has been received; or

4. A timely request for an appeal is received under N.J.A.C. 7:50-4.91 or the Executive Director's determination is referred to the Office of Administrative Law by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.69 (formerly N.J.A.C. 7:50-4.65).]

(e) Waivers approved pursuant to former N.J.A.C. 7:50-4.66(a)1, repealed effective March 2, 1992, shall expire one year from the effective date of these rules.

SUBCHAPTER 5. MINIMUM STANDARDS FOR LAND USES AND INTENSITIES

7:50-5.3 Map status

(a) The following maps, the originals of which are maintained at the offices of the Commission, are hereby designated and established as a part of this Plan and shall be as much a part of this Plan as if they were set out in full in this Plan:

1.-23. (No change.)

24. Land Capability, Plate 28, as amended as of [June 19, 2006] **(the effective date of this rulemaking)**;

25.-26. (No change.)

7:50-5.28 Minimum standards governing the distribution and intensity of development and land use in Regional Growth Areas

(a) Any use not otherwise limited pursuant to N.J.A.C. 7:50-6 may be permitted in a Regional Growth Area, provided that:

1. Except as provided [in] **at** (a)2, 3, 4, 5, 6**,** and 7 below and Part IV of this subchapter, the total number of dwelling units authorized by a municipality for a Regional Growth Area shall be equal to [and not exceed] the following density per acre of developable land:

i.-xxx. (No change.)

2. (No change.)

3. The land use element of a municipal master plan and land use ordinance shall reasonably permit development to occur within a range of densities[,]**;** provided that [the]**:**

i. The total amount of residential development permitted [in] **at** (a)1 above is exceeded by at least 50 percent through the use of Pinelands Development Credits; [that a reasonable proportion of the density increase permits the development of single family detached residences; and that the]

ii. All residentially zoned districts [in which the ranges are established] are reasonably expected to be developed within [the] **their** assigned density ranges[.]**;**

[i. The following guidelines may be used by municipalities in establishing these ranges:

(1) Less than .5 dwelling units per acre;

(2) One-half to one dwelling units per acre;

(3) One to two dwelling units per acre;

(4) Two to three dwelling units per acre;

(5) Three to four dwelling units per acre;

(6) Four to six dwelling units per acre;

(7) Six to nine dwelling units per acre;

(8) Nine to twelve dwelling units per acre; and

(9) Twelve and greater dwelling units per acre.]

[ii.] **iii.** Municipal master plans [or] **and** land use ordinances shall provide that development at a density [which] **that** is greater than the lowest density in each range can be carried out **only** if the increase in density is achieved through a density bonus for use of Pinelands Development Credits[.]**;**

iv. Municipal master plans and land use ordinances may accommodate all or a portion of the Pinelands Development Credit obligation assigned at (a)3i above by requiring the use of Pinelands Development Credits for nonresidential development; and

v. Municipalities may identify housing types for which no PDC use will be necessary, including housing units made affordable to low, and moderate-income households pursuant to N.J.S.A. 52:27D-311, provided the municipal land use ordinance includes provisions to guarantee the use of Pinelands Development Credits for other housing types or in other zoning districts within the municipality's Regional Growth Area, such that the minimum requirements at (a)3i above are met.

4. Any local approval, including variances, [which] **that** grants relief from **residential** density or lot area requirements shall require that Pinelands Development Credits be used for all dwelling units or lots in excess of that otherwise permitted, unless a Waiver of Strict Compliance for the dwelling unit or lot has been approved by the Pinelands Commission pursuant to N.J.A.C. 7:50-4, Part V.

5.-6. (No change.)

7. Nothing [in] **at** (a) above is intended to prevent a municipality, as part of a certified master plan or land use ordinance, from:

i. (No change.)

ii. Increasing the total number of dwelling units assigned pursuant to (a)1 and 3 above in order to achieve identified municipal objectives; provided that infrastructure is available or can be provided to serve the areas to be zoned for increased residential density, such areas do not include significant environmental limitations and the use of Pinelands Development Credits is required for a percentage of the

permitted dwelling units. Said percentage shall be established in consideration of the type of dwelling unit permitted, maximum permitted density, and the rate at which Pinelands Development Credits have been used in the municipality's Regional Growth Area as a whole;

[ii.] **iii.** [Increasing or decreasing] **Decreasing** by as much as 10 percent the total number of dwelling units assigned pursuant to (a)1 above[,]**;** provided that the Pinelands Development Credit program requirements set forth [in] **at** (a)3 above are met relative to the adjusted dwelling unit total and provided further that the adjustment is consistent with land tenure patterns, the character of portions of the regional growth area, the provision of infrastructure and community services, and the natural resource characteristics of the area; or

[iii.] **iv.** Decreasing the total number of dwelling units assigned pursuant to (a)1 above to a density of no less [that] **than** 2.5 units per acre of developable land[,]**;** provided that **any such decrease is certified by the Commission pursuant to N.J.A.C. 7:50-3 as of (the effective date of this rulemaking) and**:

(1)-(3) (No change.)

8. (No change.)

(b) (No change.)

7:50-5.43 Pinelands Development Credits established

(a) Except for land which is owned by a public agency on January 14, 1981, land [which] **that** is thereafter purchased by the State for conservation purposes, land [which] **that** is subject to an easement limiting the use of land to [nonresidential] **non-residential** uses or land otherwise excluded from entitlement pursuant to (b) below, every parcel of land in the Preservation Area District, an Agricultural Production Area**,** or a Special Agricultural Production Area shall have a use right known as "Pinelands Development Credits" that can be used [to secure a density bonus for lands located] **for development** in Regional Growth Areas **and in accordance with N.J.A.C. 7:50-4.62(d), 5.27(c), and 5.32(b)**.

(b) Pinelands Development Credits are hereby established at the following ratios:

1.-4. (No change.)

5. Pinelands Development Credit allocations [exceeding one-quarter of a Pinelands Development Credit] shall be rounded to the nearest one-quarter of a Credit**, with the exception of any such allocation that totals less than 0.125 Pinelands Development Credits, unless the standards at (b)6 or 7 below are met.**

6.-8. (No change.)

(c) (No change.)

7:50-5.46 Aggregation of Pinelands Development Credits

Pinelands Development Credits may be aggregated from different parcels for use in [securing a bonus for a single parcel of land in a Regional Growth Area, provided that the density does not exceed the limits of the density range specified in the municipal district in which the parcel is located] **accordance with N.J.A.C. 7:50-5.43(a)**.

7:50-5.47 Recordation of deed restriction

(a) (No change.)

(b) Such deed restriction shall specify the number of Pinelands Development Credits [sold] **allocated** and that the parcel may only be used in perpetuity for the following uses:

1.-4. (No change.)

(c) (No change.)

SUBCHAPTER 10. PILOT PROGRAMS

7:50-10.22 General standards

(a) Alternate design pilot program treatment systems shall be authorized for residential use in all municipalities**;** provided that the following standards are met:

1.-4. (No change.)

5. Conditions for **the** use of alternate design pilot program treatment systems are as follows:

i.-viii. (No change.)

ix. The property owner shall record, with the deed to the property, a notice consistent with the sample deed notice approved pursuant to (a)2vi above that identifies the technology, acknowledges the owner's responsibility to operate and maintain it in accordance with the manual required at [(a)2vi] **(a)2iv** above, and grants access, with reasonable notice, to the local board of health, the Commission, and its agents for inspection and monitoring purposes. The recorded deed shall run with the property and shall ensure that the maintenance requirements are binding on any owner of the property during the life of the system and that the monitoring requirements are binding on any owner of the property during the time period the monitoring requirements apply pursuant to this pilot program or any subsequent rules adopted by the Commission that apply to said system;

x.-xiii. (No change.)

(b)-(c) (No change.)

OTHER AGENCIES

(a)

ECONOMIC DEVELOPMENT AUTHORITY

Authority Assistance Programs
Garden State Film and Digital Media Jobs Program
Proposed Readoption of Specially Adopted Amendments with Substantial Changes: N.J.A.C. 19:31T-1.1 through 1.7, 1.10, 1.11, 1.12, and 1.14
Proposed Readoption of Specially Adopted New Rules with Substantial Changes: N.J.A.C. 19:31T-1.8, 1.9, and 1.13

Authorized By New Jersey Economic Development Authority, Tim Sullivan, Chief Executive Officer.

Authority: P.L. 2019, c. 506, P.L. 2020, c. 156, P.L. 2021, c. 160, P.L. 2021, c. 367, P.L. 2023, c. 97, and P.L. 2024, c. 33.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2025-066.

Submit written comments by August 15, 2025, to:

Alyson Jones, Managing Director of Legislative and Regulatory Affairs
New Jersey Economic Development Authority
PO Box 990
Trenton, NJ 08625-0990
Alyson.Jones@njeda.gov

Take notice that in accordance with P.L. 2019, c. 506, P.L. 2020, c. 156, P.L. 2021, c. 160, P.L. 2021, c. 367, P.L. 2023, c. 97, and P.L. 2024, c. 33, the New Jersey Economic Development Authority ("NJEDA" or "Authority") is proposing to readopt the specially adopted amendments and new rules and proposing substantial changes to implement the provisions of the Garden State Film and Digital Media Jobs Act, N.J.S.A. 54:10A-5.39b and 54A:4-12b.

The specially adopted amendments and new rules became effective on February 26, 2024, upon acceptance for filing by the Office of Administrative Law (OAL). The specially adopted amendments and new rules were to be effective for a period not to exceed 180 days from the date of filing, that is, until August 26, 2024. Concurrently, the amendments and new rules were proposed for amendment in accordance with the normal rulemaking requirements of the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. As the NJEDA filed the original notice of readoption before August 26, 2024, the expiration date was extended 180 days to February 22, 2025, pursuant to N.J.S.A. 52:14B-5.1.c. The concurrently proposed amendments and new rules would have become effective and permanent upon notice of adoption if filed on or before February 22, 2025. See N.J.A.C. 1:30-6.4(f).

On February 22, 2025, Governor Murphy extended the expiration date of the specially adopted amendments and new rules for one year. The new expiration date is February 22, 2026. See 57 N.J.R. 388(a). The notice of concurrent proposal expired on April 1, 2025, pursuant to N.J.A.C. 1:30-6.4. The Authority is now proposing to readopt the specially adopted

New Jersey Pinelands Land Capability Map

Draft - Black Run Proposal

Management Areas

- Preservation Area District
- Forest Area
- Agricultural Production Area
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Military & Federal Installation Area
- Pinelands Village
- Special Agricultural Production Area
- Garden State Parkway Overlay District

Within Pinelands National Reserve but outside State designated Pinelands Area

Source Information:
Roads - NJ Dept. of Transportation

Area of Detail

Delaware River
Delaware Bay
New Jersey Turnpike
Garden State Parkway
Atlantic City Expressway
Barnegat Bay
Silver Bay
Little Egg Harbor Bay
Great Bay
Ocean
Atlantic
Camden
Burlington
Gloucester
Cumberland
Cape May
Ocean

Cherry Hill
Mount Holly
Medford
Berlin
Vineland
Browns Mills
Lakehurst
Toms River
Seaside Heights
Whiting
Chatsworth
Manahawkin
Surf City
Tuckerton
Batsto
Hammonton
Buena
Egg Harbor City
Mays Landing
Atlantic City
Port Elizabeth
Woodbine
Ocean City
Avalon

130 295 206 38 530 70 9 35 37 72 532 541 563 73 54 30 322 49 47

9.5 4.75 0 9.5 Miles

N W E S

New Jersey Pinelands Commission
Draft - December 2024

Pinelands Commission Draft Black Run Rule Proposal

Pinelands Management Areas

- Municipal Boundaries
- Pinelands Area Boundary
- Proposed Redesignation to Forest Area
- Preservation Area District
- Forest Area
- Agricultural Production Area
- Special Agricultural Production Area
- Rural Development Area
- Pinelands Town
- Pinelands Village
- Regional Growth Area

0 1 2 4 Miles

February 2025

