



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

## MEMORANDUM

To: CMP Policy & Implementation Committee

From: Gina A. Berg *gab*  
Director, Land Use Programs

Date: June 18, 2025

Subject: June 27, 2025 Committee meeting

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Enclosed please find the agenda for the Committee's upcoming meeting on Friday, June 27, 2025. We have also enclosed the following:

- The minutes from the Committee's April 25, 2025 meeting
- A draft resolution and report on the Stockton University 2020 Facilities Master Plan

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](http://www.youtube.com/c/PinelandsCommission)



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## CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

June 27, 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](https://www.youtube.com/c/PinelandsCommission)

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: **897 6744 7731**

### Agenda

1. Call to Order
2. Adoption of minutes from the April 25, 2025, CMP Policy & Implementation Committee Meeting
3. Stockton University 2020 Facilities Master Plan
4. Solar Energy Facilities
  - Update on BPU Regulations
  - Dual Use Solar in the Pinelands Area
5. Long-Term Economic Monitoring Work Plan
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](http://www.youtube.com/c/PinelandsCommission)

Richard J. Sullivan Center  
15C Springfield Rd  
New Lisbon, New Jersey 08064  
**April 25, 2025 – 9:30 a.m.**

### **MINUTES**

**Members in Attendance:** Jerome Irick, Chair Laura E. Matos, Jessica Rittler Sanchez

**Members in Attendance (Zoom):** Alan W. Avery, Jr., Douglas Wallner

**Members Absent:** Theresa Lettman, Mark S. Lohbauer

**Staff Present:** Gina Berg, John Bunnell, Katie Elliott, Lori Friddell, Susan R. Grogan, Chuck Horner, Brad Lanute, Paul Leakan, Amber Mallm, and Stacey P. Roth.

**Also in attendance:** Alexis Franklin with the Governor's Authorities Unit (Zoom)

#### **1. Call to Order**

Chair Matos called the meeting to order at 9:30 a.m.

#### **2. Adoption of minutes from the March 28, 2025 CMP Policy & Implementation Committee Meeting**

Commissioner Rittler Sanchez moved the adoption of the March 28, 2025 meeting minutes. Commissioner Irick seconded the motion. All Ayes. The motion passed.

#### **3. Pinelands Conservation Fund 2025 Land Acquisition Grant Round**

*Attachment A to these minutes and posted on the Commission's website at the following address:*  
[https://www.nj.gov/pinelands/home/presentations/P\\_I%20PCF%20April%202025.pdf](https://www.nj.gov/pinelands/home/presentations/P_I%20PCF%20April%202025.pdf)

Commissioner Avery recused himself from this portion of the meeting due to his role as Chair of the Ocean County Natural Lands Trust.

Gina Berg, Director of Land Use Programs, reviewed the Pinelands Conservation Fund Land Acquisition program and asked for Committee feedback on the project priorities, funding levels and anticipated schedule for a new round of grant offerings. Ms. Berg said the Pinelands Conservation Fund (PCF) was established with the objective of increasing permanent land protection focused within Commission identified Section 502 areas or one of the other 21 acquisition target areas. She reviewed current funding amounts and sources.

Ms. Berg presented the staff's recommended land acquisition priorities and project criteria and reviewed the matrix of scoring factors that would be used to evaluate submitted land acquisition projects. Factors include location, threatened and endangered (T&E) habitats, size, contiguity, partnership contribution of acquisition costs, maintenance and stewardship, and Environmental Justice/Overburdened Community (EJ/OBC) stressors identified by the New Jersey Department of Environmental Protection (NJDEP).

Commissioner Wallner sought clarification of the point value for grassland and contiguity with preserved land under the medium point value. It was noted that grassland habitat is also listed in higher point scoring under the T&E habitat factor. Ms. Berg said contiguity focuses more on creating larger areas of preserved land.

Ms. Berg reiterated the focus to select projects in Section 502 areas or in one of the other 21 acquisition target areas. She said additional points will be awarded for projects that are intended to preserve open space and maintain grassland habitat or that occur in an EJ/OBC municipality.

Ms. Berg reviewed the recommended funding structure and the proposed change from two prior rounds for additional funding to support stewardship projects. That structure was intended to aid in identifying projects for a stewardship grant proposal to the America the Beautiful program. She said that the grant proposal was not successful. She said the 2025 funding round will still encourage stewardship in the evaluation criteria point structure but would no longer add additional funding for stewardship matching costs.

Ms. Berg reviewed the 2025 schedule, anticipating opening the application round on May 1<sup>st</sup>, a submission deadline of Sept 19<sup>th</sup> and project recommendations to the P&I Committee on October 31<sup>st</sup>. She noted staff is trying to encourage electronic submissions.

Executive Director (ED) Susan Grogan added that it is important for project proposals to be complete. Ms. Berg said proposals should include mapping, landowner consent and appraisals and noted that the website and the application form will highlight those requirements.

Commissioner Rittler Sanchez inquired regarding funding thresholds and soft costs exclusion.

Discussion continued with Green Acres funding and the NJDEP ability to fund soft costs.

ED Grogan explained that most applicants have multiple grant sources, and that the PCF program has always been intended to cover a small portion of overall funding.

Ms. Berg concluded based upon Commissioner feedback that the program would follow the proposed schedule, and staff will report on any project proposals in October.

Commissioner Matos recommended in addition to email and website notification that legislators also be engaged to make them aware and allow them to share program application information.

There being no further discussion, Commissioner Avery returned to the meeting at 9:54 a.m.

#### **4. Permanent Land Protection Summit Update**

*Attachment B to these minutes and posted on the Commission's website at the following address:*

[https://www.nj.gov/pinelands/home/presentations/2025%20Summit%20Summary%20P I%20-%20PL%20edits.pdf](https://www.nj.gov/pinelands/home/presentations/2025%20Summit%20Summary%20P%20I%20-%20PL%20edits.pdf)

Amber Mallm, Planning Specialist, provided a summary of the Commission's 2025 Permanent Land Protection Summit themed on "Creating Accessible Trails in the Pinelands Area" and reported on the overall success of the summit and in the collaboration of partners.

Ms. Mallm said current Pinelands Comprehensive Management Plan (CMP) rules would require a Memorandum of Agreement (MOA) for a deviation from CMP standards if a public entity wished to resurface or improve an existing trail in the Pinelands wetlands or wetlands buffer. She added that the deviation MOA is only available to public agencies and not to private entities. She said it would be beneficial to all parties to provide a clear and simpler process by setting CMP standards for accessible trail improvements.

Ms. Mallm said the summit offered an opportunity to start discussion and gain feedback from invited participants including non-profit, state and local partners, as well as accessibility advocacy groups. She reviewed the summit presentation topics which focused on various aspects of implementing a successful trail. She remarked on Stafford Township's presentation and their example of an accessible trail improvement. She also noted that the NY/NJ Trail Conference offered their trail construction guidance document as a resource.

Ms. Mallm outlined feedback from roundtable discussion on accessible trail standards in the Pinelands. She said discussion was prompted by moderators with questions on topics of trail materials and construction, impacts to natural surroundings, and accessibility documentation. She noted that discussion focused on improvements to existing trails, not new trails in the wetlands and buffers. She said participants remarked on trail materials, trail maintenance, and consideration of site-specific conditions, such as threatened or endangered species habitats, and stormwater and erosion management. Ms. Mallm also said that participants discussed existing codes and grant requirements for trail accessibility that may require a 10-foot paved width for trails.

Ms. Mallm said additional topics were discussed, including outreach opportunities to engage communities and ensure that trail design is based on the needs of a particular community, accessibility documentation through removal of barriers, such as stumps and obstacles, and also consideration of different application requirements for public, non-profit and private applicants.

She said the staff will review feedback from attendees as they work on possible CMP amendments to allow improvements to existing, permitted trails in wetlands and wetlands buffers.

Commissioner Rittler Sanchez questioned the impact of a 10-foot-wide minimum trail requirement and possible infringement on habitat and on maintaining the character of a site. She asked if any suggestions were offered on how to manage that requirement.

Director of Land Use Programs, Gina Berg, responded that two participants expressed interest in 10-foot-wide paths because they have received federal funding with standards requiring the wider trails. She said those funding sources encourage multi-modal use. She said she does not believe the 10-foot-wide trails are workable within Pinelands wetlands and wetland buffers.

ED Grogan said having specific standards regarding what is permitted helps to navigate these issues. She said the Summit generated a good variety of perspectives and suggestions.

Commissioner Rittler Sanchez inquired if the trail width was aimed mainly for barrier-free accessibility.

ED Grogan said yes, the topic was introduced because there are existing trails that are not barrier-free and there is interest in turning those existing trails into accessible trails. Ms. Grogan said current rules allow trails; but paving and surfacing of those trails in wetlands and buffers is not consistent with the CMP.

Commissioner Rittler Sanchez said standards and oversight are needed.

Commissioner Irick said there is a process for special interest exemption through the American Disabilities Act (ADA). Regarding Commission standards, he said he would like to see the same standards apply to non-profit, public and private entities to avoid confusion.

Commissioner Avery inquired if there was a consensus on what a minimum trail width should be.

Ms. Berg said the U.S. Forest Service guidance suggests that trails be at a minimum width of 4 feet with a bump out.

Commissioner Avery said all projects funded through the Department of Transportation grants, such as Rails to Trails, require a 10-foot-wide paved trail, which he noted invites road traffic.

Commissioner Wallner remarked that he likes the idea of developing a matrix to prioritize where trails are more suitable. He referred to the Black Run as an example of where existing wide trails could be used for ADA trails. He said a matrix to identify appropriate places for accessible trails is a useful tool.

Commissioner Avery inquired if there was any discussion on whether all trails that public agencies build must be ADA accessible or if only a portion can be ADA accessible.

Ms. Berg said it was not discussed at the Summit.

Chief Legal and Legislative Analyst Stacey Roth said the statute provides for exceptions where there is a conflict with environmental resources. She said there are instances where a municipality can make a demonstration that it cannot comply with ADA because of potential negative environmental impact.

Commissioner Rittler Sanchez inquired if the NY/NJ trail construction guidance document provides answers to some of these questions.

ED Grogan said the document is more oriented to construction and applies more to the northern region of the state, which has a very different geography.

## **5. Pinelands Conservation Fund Stewardship Monitoring Report**

*Attachment C to these minutes and posted on the Commission's website at the following address:*  
<https://www.nj.gov/pinelands/home/presentations/PCF%20Monitoring%20Visits%20Dec%202024.pdf>

Katie Elliott, Planning Specialist, presented a report on the PCF monitoring visits that she conducted in December 2024 to three sites that received PCF funds and are deed-restricted as open space. She explained that site visits are being conducted to see the current condition of the property and to determine whether the organization that preserved the land is having stewardship challenges.

She reported on the 16-acre Clayton-Ridgeway site located in Jackson Township. She said the site is split between the Pinelands Forest Area in the south and the Pinelands Rural Development Area in the north and is in the Toms River Corridor Permanent Land Protection (PLP) acquisition target area. She said the site is owned by Ocean County Natural Lands Trust and was preserved in 2009. She reported the site was in good condition, remains very wooded with no marked trails and that the County allows hunting on the parcel.

Ms. Elliott reviewed the Clayton 2010B, Tract 3 site also in Jackson Township. She said this site is a larger, 331-acre parcel that was preserved in 2010 in the Pinelands Rural Development Area and is also within the Toms River Corridor PLP acquisition target area. She said the site, also owned by Ocean County Natural Lands Trust, is adjacent to the Clayton mine. There are also ponds and trails onsite. She said hunting and fishing are permitted. Ms. Elliott noted that the property is adjacent to a sports complex. There is no private vehicle access; however, the site has a dirt road that is used near the quarry. She reported that the property has an ongoing issue with illegal off-road vehicle (ORV) damage despite fencing, signage and cameras. As a result, she noted scattered trash and debris as well as trail destruction. She documented ORV tracks and dirt ramps. She said she met with landowner representatives and county staff and reported that they are aware of the situation and actively trying to prevent further damage.

Ms. Elliott said the Great Egg Harbor River Greenway Project in Winslow Township is a 79-acre parcel in Camden County split between the Pinelands Forest Area and the Rural Development Area. She said the site is located in the Great Egg Harbor "Wild and Scenic" River Corridor PLP target area and was preserved in 2009. She said it is a wooded site with no marked trails and hunting is not permitted. She reported that the site is not in good condition and has an ongoing problem with the dumping of tires, construction material and debris. She spoke with County representatives who have plans to remove the debris and further monitor the site.

Ms. Elliott summarized the visits and noted that sites with more consistent monitoring and usage are better maintained and illegal ORV use that causes damage is proving difficult for landowners to prevent or control.

Commissioner Matos asked what mechanism is in place for follow-up from prior site visits. Ms. Elliott said Commission staff will revisit and follow up with land managers on previously identified issues.

Commissioner Rittler Sanchez remarked that other entities provided funding for acquisition of these sites and inquired if those entities are also doing site inspections and monitoring reports. She said Green Acres has strict standards for their projects and suggested working in tandem. She inquired if points on the matrix could be deducted for poor stewardship.

Ms. Berg responded that while the Commission does not deduct points for a history of poor stewardship, additional points in the matrix are added in recognition of a history of good stewardship. She noted that the Commission has only started monitoring sites in the last two years, which has allowed the Commission to begin to identify existing problems and good stewards.

Executive Director Grogan said a grant proposal was submitted to help fund additional staff for stewardship and maintenance projects and plans. She said the grant was not funded; however, the land preservation community recognizes ongoing concerns such as ORV use, trespassing and dumping and the need to monitor and maintain property. She said it can be difficult, especially for non-profit organizations to take on managing more land.

Discussion followed on Green Acres notification of inspections and the possibility of creating a feedback loop with other acquisition funding agencies.

Commissioner Avery said, as an example, the Natural Lands of Ocean County now owns over 40 square miles of preserved property and cannot do site visits for every acre.

Commissioner Avery left the meeting at 10:38 a.m.

Commissioner Irick suggested requiring a yearly report on stewardship of the property as a condition in the grant application process. Ms. Berg said that perhaps it could be required in the deed restriction.

## **6. NJDEP Mitigation Rule Proposal Summary**

*Attachment D to these minutes and posted on the Commission's website at the following address:*

[https://www.nj.gov/pinelands/home/presentations/NJDEP%20-%20StakeholderPresentation%20Slides%20for%20Wetlands%20Mitigation%20Rule%20Changes%20\(1\).pdf](https://www.nj.gov/pinelands/home/presentations/NJDEP%20-%20StakeholderPresentation%20Slides%20for%20Wetlands%20Mitigation%20Rule%20Changes%20(1).pdf)

Ms. Roth presented a summary of the NJDEP mitigation rule proposal, which amends the mitigation requirements under the Coastal Zone Management rules, Freshwater Wetlands Protection Act rules and Flood Hazard Area Control Act rules. The proposal involves five main topics of amendment.

Ms. Roth explained the interaction between the Commission and the mitigation rules. She said the Commission, through an existing MOA, issues freshwater wetlands general permits for the NJDEP. She said NJDEP requires mitigation for impacts associated with certain general permits.

Ms. Roth said the intertidal subtidal shallows (ISS) mitigation requirements to be amended under the Coastal Zone Management rules proposes to allow applicants to use a mitigation bank instead of requiring a monetary contribution to the Mitigation Council for impacts to the ISS.

She reviewed the existing mitigation hierarchy and the change to eliminate the distinction between larger and smaller development projects. Ms. Roth said the proposed change restructures the hierarchy to make use of a mitigation bank the first option. In contrast, the current rule requires the first mitigation option to be onsite or offsite mitigation.

Ms. Roth explained the mitigation banking process and issuance of credits.

She presented the Freshwater Wetlands rule change involving the elimination of the single-family monetary contribution option, explaining the justification for the original rule was no longer valid and the change equalized contribution requirements.

Ms. Roth reviewed the current rules under the Flood Hazard Area Control Act regarding mitigation for impacts of major development along a C-1 waterway. She explained this as occurring in the riparian corridors adjacent to the regulated waters. She said current rules require mitigation to occur along the same regulated water as the disturbance or at an upstream tributary. Ms. Roth said the NJDEP found this requirement to be infeasible since the current rules offered no other alternative. She said the proposed change would now allow the use of a mitigation bank, if mitigation along the same water or upstream is not possible.

Commissioner Rittler Sanchez inquired if this would pertain to dam installation or removal projects. Ms. Roth said not to removal but possibly to dam installation.

Ms. Roth said the Commission, under the MOA, can issue Flood Hazard Area Control Act permits, formerly known as stream encroachment permits. She confirmed with Chuck Horner, Director of Regulatory Programs, that the Commission does not often issue these permits.

Commissioner Rittler Sanchez remarked on a past public comment received regarding flooding and dams. She inquired if this rule is related.

Executive Director Grogan said the requirements become applicable only when a permit for development in a wetlands area is required from NJDEP. Ms. Roth added that the requirements also apply when approval is sought for a permanent disturbance in a stream water corridor.

Ms. Roth discussed a proposed rule amendment to the Coastal Zone Management and Freshwater Wetlands mitigation rules. She said NJDEP proposes to add the preservation of wetlands, in addition to uplands, under the mitigation hierarchy for both rules. She said the topic is controversial and there are concerns that the state is losing more wetlands than mitigation can recoup. Additionally, this will allow the preservation of higher resource value wetlands.

Ms. Berg said wetlands preservation provides better protection than the flood hazard or GP rules.

Discussion followed on the NJDEP ratio for standard mitigation projects. Ms. Roth advised that NJDEP's guidance document for freshwater wetlands mitigation recommends a 27 to 1 ratio for preservation of wetlands acres to development impact.

Ms. Roth reviewed the NJDEP's criteria for determining if an area of wetlands could be preserved for mitigation purposes. She indicated that a wetland need not meet all criteria to qualify as a mitigation project. Rather, DEP will look at which factors are present and determine if wetlands preservation is appropriate.

She also discussed the factor that the wetland to be preserved drain into a Freshwater 1 (FW1), Category 1 (C1), or a public drinking water source, noting that there is no reference to Pinelands (PL) waters. Ms. Roth said that although PL waters are not listed in this one factor, the remaining criteria would likely apply so wetlands preservation within the Pinelands Area would be a mitigation option.

She summarized the potential impacts of the rule proposal regarding the Commission's issuance of Freshwater Wetland General Permits for the NJDEP, mitigation requirements for those permits, if needed, and the preservation of wetlands in the Pinelands Area.

Ms. Roth said she anticipates comments from the environmental community will be submitted to the NJDEP concerning the long-term viability of large wetlands banking sites.

Commissioner Rittler Sanchez, referencing the option of preserving wetlands, inquired if only the wetlands would be preserved, noting that impacts from development in uplands presents impacts to the wetlands.

Ms. Berg explained that in the past if an applicant wanted to use land preservation as a mitigation tool, they only received credit for the upland portion. She said the change will be beneficial to wetland protection.

Commissioner Rittler Sanchez commented that this intends to be permanent protection.

ED Grogan inquired on mechanics of the process and ultimate deed restriction for a private applicant for a general permit. Ms. Roth said these are minor changes to a pre-existing program and private applicant wetland preservation in the hierarchy would not be the preferred option.

Chair Matos thanked staff for all presentations.

## **7. Public Comment**

There was no public comment.

Commissioner Rittler Sanchez asked that the topic of artificial turf be added to a future Policy & Implementation Committee meeting. She referenced a presentation by the Sierra Club and partners on the subject and noted that new legislation has been introduced. She remarked it would be beneficial if the Commission were on the forefront of the issue, rather than waiting for the legislature or others to act.


Chair Matos said the Commission would first need to confirm what its jurisdiction is on the subject.

Commissioner Rittler Sanchez added that artificial turf projects are often public projects such as schools and could come before the Commission. She said the topic involves climate considerations, water quality aspects, and public health.

**8. Adjournment**

There being no other business, Commissioner Irick moved to adjourn the meeting. Commissioner Wallner seconded the motion. All voted in favor. The meeting was adjourned at 11:20 a.m.

Certified as true and correct:

  
\_\_\_\_\_  
Lori Friddell  
Land Use Programs Technical Assistant

Date: May 1, 2025



# **Pinelands Conservation Fund Priorities, Funding & Schedule**



**Policy & Implementation Committee  
April 25, 2025**



## **Objective: Permanent Land Protection**

51% of Pinelands Area is preserved

Mostly in PAD, SAPA, and FA

Annual incremental progress

Section 502 & 21  
Acquisition Target Areas

# PCF Background

- PCF established for Permanent Land Protection goals
- Acquisition Target Areas
  - Former funding source through Federal funding targeting Section 502 areas expended
  - PCF funding of \$9.5 M to preserve 8,971 acres to date
- \$3 M available in PCF (SJTA MOA 2019-2024)
- Shared at Summit



# Land Acquisition Priorities



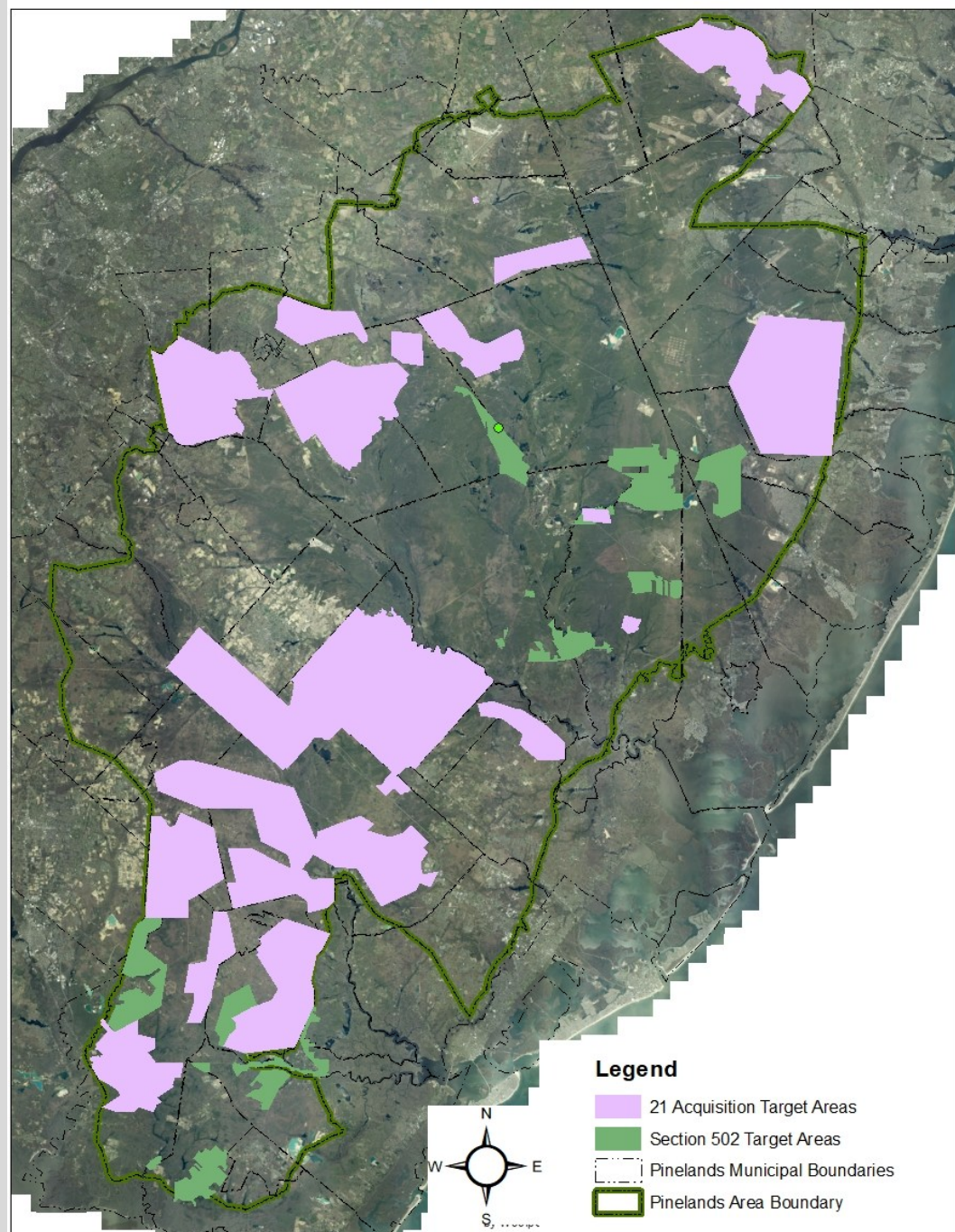
- “Traditional” acquisitions
  - 502 Fund Areas
  - 21 Acquisition Target Areas
- Grassland habitats (not exclusive)
- Support climate mitigation strategies
  - Fire hazard
  - Flood hazard
  - Carbon sequestration

# Section 502 & 21 Acquisition Target Areas

All areas identified by Commission

21 Areas expanded for climate objectives in 2024

Shared with NJ Blueprint

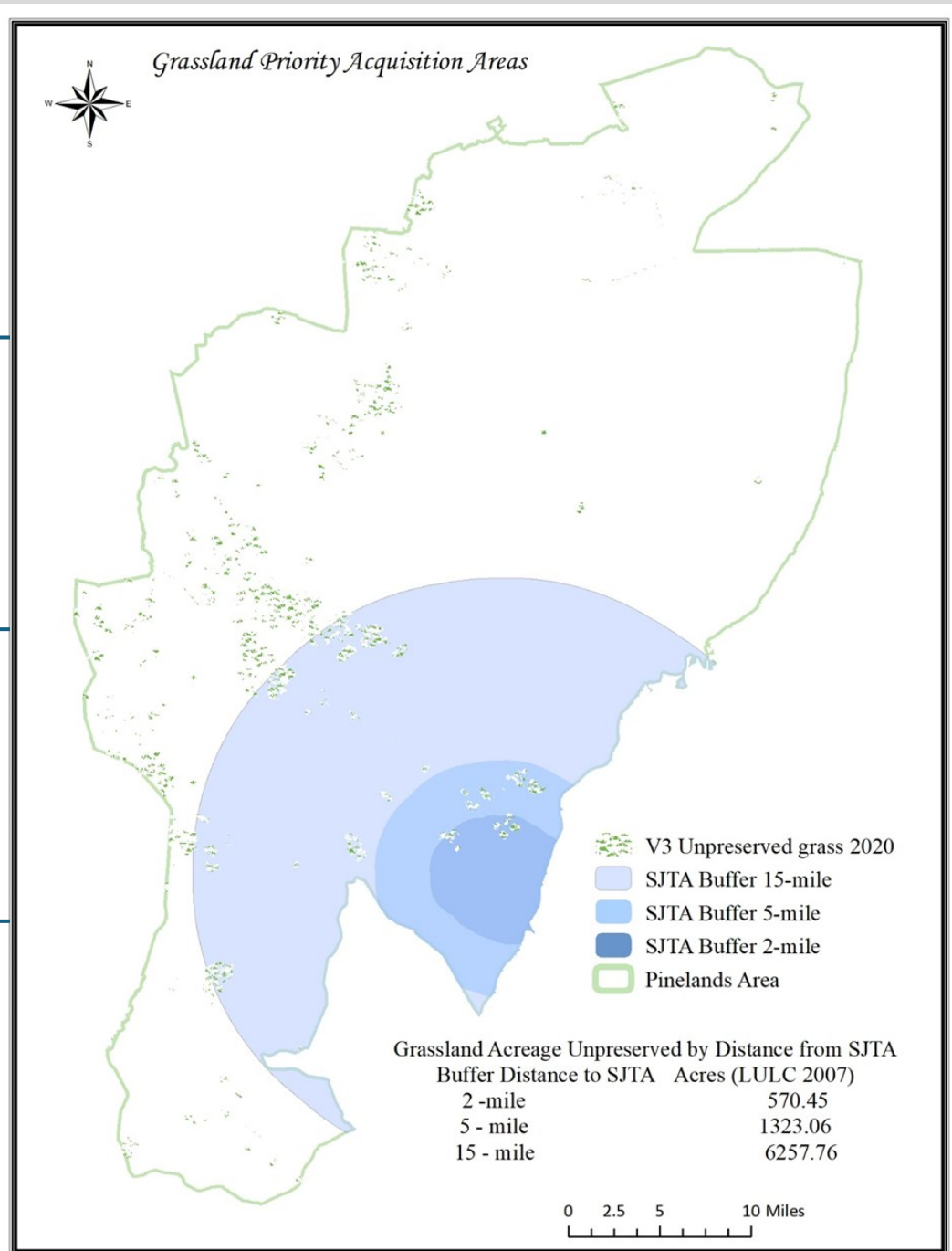


# Grassland Focus Areas

SJTA funding source

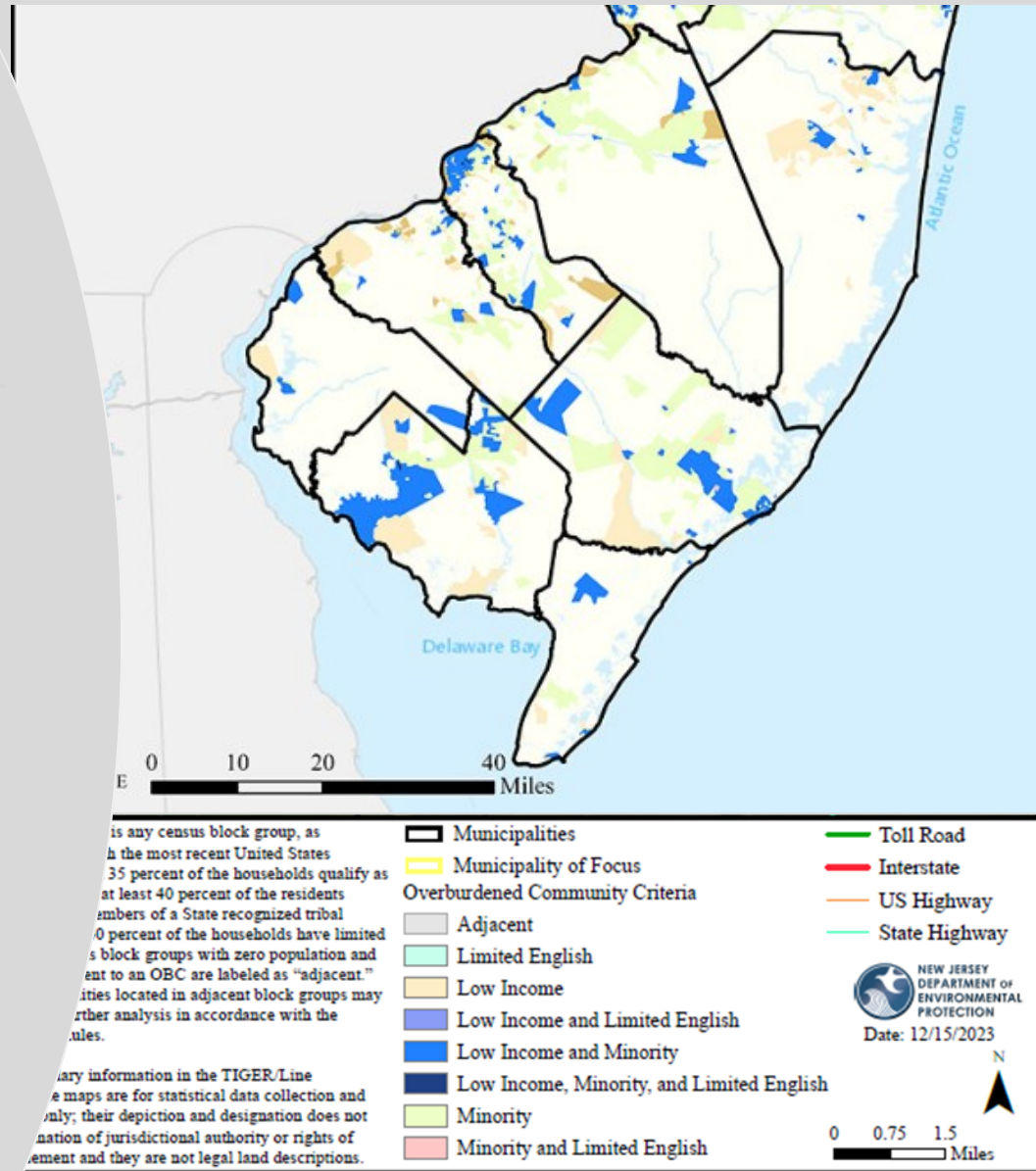
Projects outside of grassland are acceptable

Map reflects DEP Landscape data and proximity to SJTA



# Environmental Justice Communities

- DEP website for information
- Green Acres only credits EJ/OBC in the same census block
- For PCF, credits for anywhere in the same municipality as an EJ/OBC census block
- Numerous locations throughout Pinelands Area



# Project Evaluation Matrix 2025

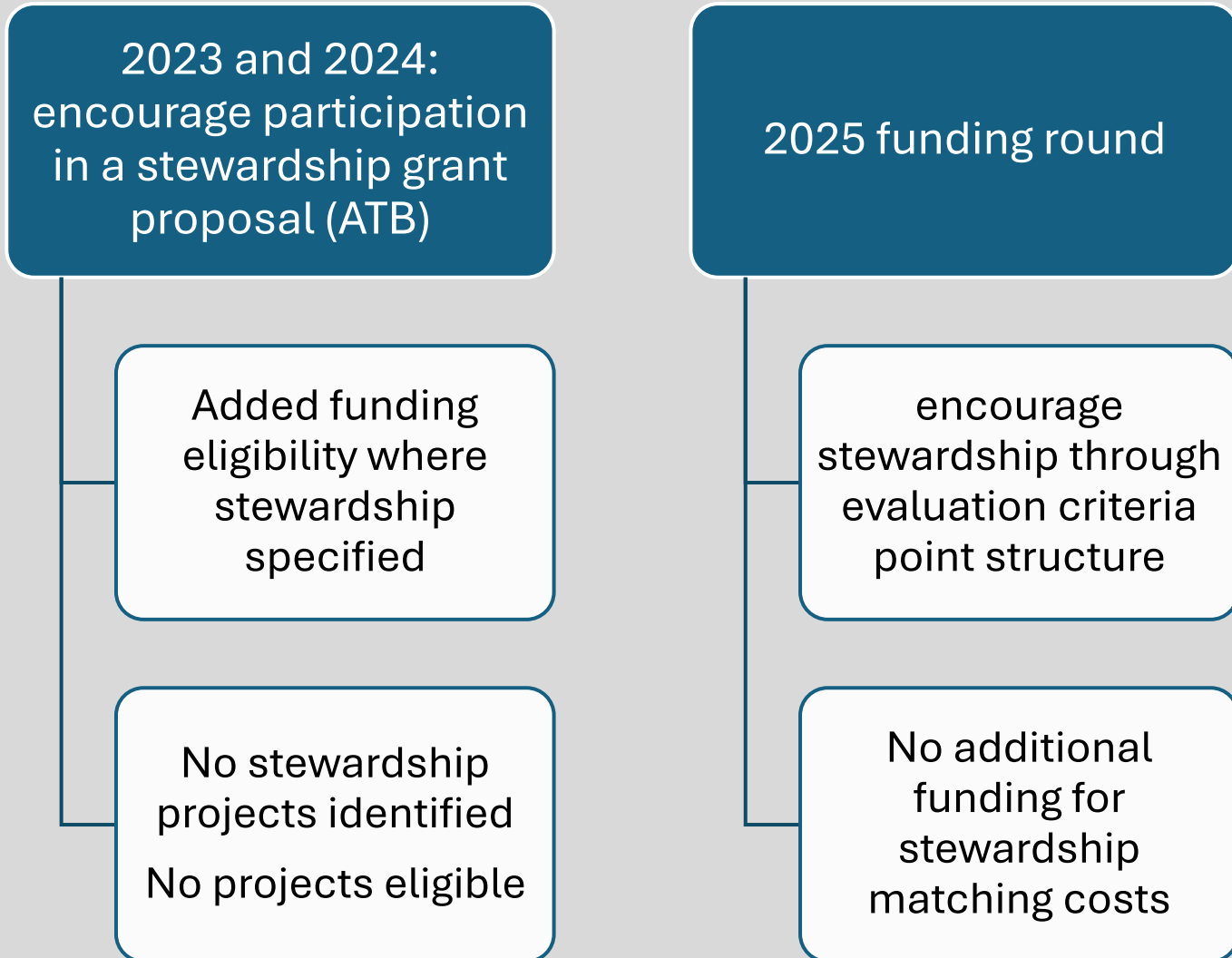
Factor	Low (1)	Medium (3)	High (5)
<b>Location*</b> : Is the project in PCF focus areas for flood or wildfire	In RGA, Town, Village or Rural Development Area AND a focus area	In focus area and PAD, SAPA, APA or Forest Area	Within a five-mile radius of SJTA and inside the State Pinelands Area
<b>T&amp;E Habitats</b> :	No state/federal T&E habitat per NJDEP Landscape Model AND no NJPC and ENSP sightings	T&E habitat exists based upon NJDEP Landscape model and/or NJPC and ENSP sightings	Grassland habitat exists based upon NJDEP Landscape model and/or NJPC and ENSP sightings
<b>Size</b> :	Less than 50 acres	Between 50 and 100 acres	100 acres or more; add 3 additional points if greater than 500 acres
<b>Contiguity</b> :	Less than one mile from preserved open space	Less than one mile from known grassland T&E habitats but not contiguous	Contiguous with preserved habitat or open space
<b>Partner Contribution</b> :	66.7% of acquisition costs	At least 75% of acquisition costs	Greater than 75% of acquisition costs
<b>Maintenance &amp; Stewardship</b> :	No written maintenance /stewardship plan; and no negative reports from stewardship monitoring	Written maintenance/ stewardship plan	Written maintenance/ stewardship plan and history of stewardship success
<b>Environmental Justice Communities Stressors</b> :	One stressor identified	Three or four stressors identified	More than five stressors identified



# **Add'l Evaluation Notes**

- Projects should be in Section 502 acquisition target areas or in one of the Pinelands Commission identified 21 acquisition target areas
- An additional three points will be awarded for projects that are intended to preserve open space with the objective of maintaining grassland habitat
- Environmental Justice Community stressors are identified by NJDEP – project in EJC not necessarily in census block

# Funding Structure Changes



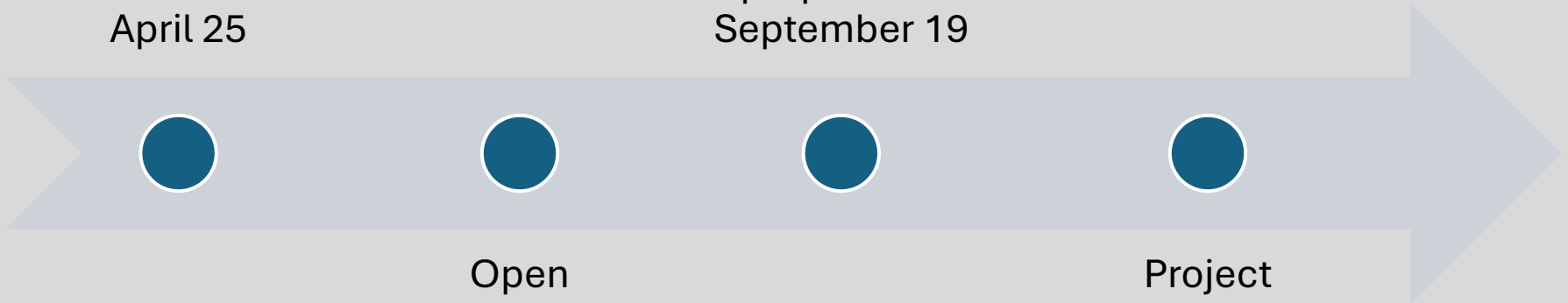
# Pinelands Conservation Fund Schedule (2025)

P&I  
Authorization of  
PCF Priorities –  
April 25

Deadline for  
submitting  
proposals :  
September 19

Open  
application  
round : May 1

Project  
Recommendations  
to P&I : October 31



- PCF round announcement via website and email
  - <https://www.nj.gov/pinelands/landuse/perm/pcf/>
- Electronic submissions only

<a href="#">Home</a>	<a href="#">About</a>	<a href="#">Pinelands National Reserve</a>	<a href="#">Rules</a>	<a href="#">Applications</a>	<a href="#">Planning</a>	<a href="#">Science</a>	<a href="#">Climate Change</a>	<a href="#">Information &amp; Education</a>	<a href="#">PDC Bank</a>
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[Current Projects](#) | [Recently Completed Projects](#) | [Local Conformance](#) | [Permanent Land Protection](#) | [Cultural Resources](#)

[Pinelands Conservation Fund](#) | [PDC Program](#) | [Limited Practical Use Program](#)

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## Pinelands Conservation Fund

[Background](#)  
[2024 Acquisition Round Offered](#)

### Background

The Pinelands Conservation Fund (PCF) was created in 2004 as part of an agreement with the New Jersey Board of Public Utilities to permit the construction and upgrade of an electric transmission line through eastern portions of the Pinelands. Under the agreement, the special fund was established to further the Pinelands protection program and ensure a greater level of protection of the unique resources of the Pinelands Area. The utility that built the transmission lines, Atlantic City Electric (formerly Conectiv), provided \$13 million to establish the Fund. An additional \$3,415,000 was added to the Fund in 2009 because of an amendment to the Comprehensive Management Plan that authorized expansion of the Cape May landfill and through a 2008 Memorandum of Agreement with the New Jersey Turnpike Authority that authorized improvements to the Garden State Parkway. Most recently, an amended agreement with the South Jersey Transportation Authority added \$3,000,000 to the Fund for permanent land protection.

The Pinelands Conservation Fund is dedicated to four types of projects: permanent land protection; conservation planning and research projects; community planning and design initiatives; and education and outreach. Of the original \$13 million, \$6 million was allocated by the Commission to permanent land protection. Additional monies were subsequently allocated to the land acquisition component of the Pinelands Conservation Fund, including \$2.5 million from the Cape May County Municipal Utilities Authority. Eight percent of those funds, or \$200,000, was earmarked for projects in Cape May County. An additional \$915,000 was added to the acquisition component of the Pinelands



#### Related Links

[Pinelands Conservation Fund Overview Video \(2020\)](#)

Questions?



# 2025 Permanent Land Preservation Summit



**Policy & Implementation  
Committee**

**April 25, 2025**

# Theme and Purpose

- “Creating Accessible Trails in the Pinelands Area”
- Commissioner interest
- Deviation MOA currently needed for existing trails in wetlands/wetlands buffers
- Accessible trails are important
- Opportunity to collaborate with partners



# Participation

- 3rd annual summit
- 14 organizations represented
- Presentations from non-profit, state, and local partners
- New this year: option to participate virtually

# Presentations

- **Funding and Resources for Creating Accessible Trails, NJ Green Acres**
- **“The Pinelands is for Everyone” Initiative, Pinelands Preservation Alliance**
- **Trail Construction Guidance, NY/NJ Trail Conference**



# Presentations

- **Pinelands Conservation Fund Project Criteria and Schedule, Pinelands Commission**
- **Stafford Township Forecastle Basin Accessible Trail, Stafford Township**
- **Roundtable: Accessible Trail Standards in the Pinelands, Pinelands Commission**



# Roundtable: Accessible Trail Standards in the Pinelands

A group of people are seated around a long, light-colored table in a meeting room, engaged in a roundtable discussion. The room features wood-paneled walls, an exit sign above a door, and a large screen displaying a presentation titled "Sandford Ross". The participants are focused on the discussion, with some looking at documents or laptops on the table. The atmosphere appears professional and collaborative.

1. Trail Materials and Construction
2. Impacts to Natural Surroundings
3. Accessibility Documentation

# Trail Materials and Construction

- Gravel, crushed stone/shell, rake and blaze
  - Less intensive implementation, more maintenance
- Boardwalks, pavement
  - More intensive implementation, less maintenance
- Could the Commission provide a matrix with a menu of options?
- Should consider if the trail is existing or new
- Should consider site-specific conditions

# Impacts to Natural Resources

- No new trails in wetlands
- T&E habitat should not be visible from trails
- Equal height inlet and outlet for culverts
- Consider the watershed - upstream and downstream
- NJ Barrier-Free Subcode American Association of State Highways Transit officials- trails minimum of 10ft width to be funded



# Accessibility Documentation

- Outreach opportunities: surveys, billboards, social media, municipal websites
- Design based on the local feedback
- Refer to census data for overburdened communities and senior population
- Document barriers removed
- Different requirements for public, nonprofit and private applicants



A D A  
ACCESSIBLE  
HIKING TRAIL

# Next Steps

- Staff will further review round table session feedback on standards
- Consider how CMP standards would need to be amended to allow existing, permitted trails to be improved in wetlands and wetlands buffers
- Drafting potential CMP amendments for future consideration by the P&I Committee

# Questions?





# PINELANDS CONSERVATION FUND MONITORING VISITS

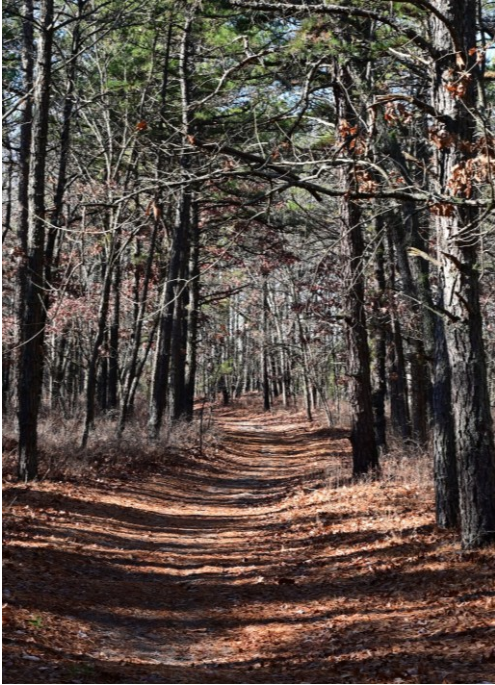
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Policy & Implementation Committee

April 25, 2025

# Why visit sites?

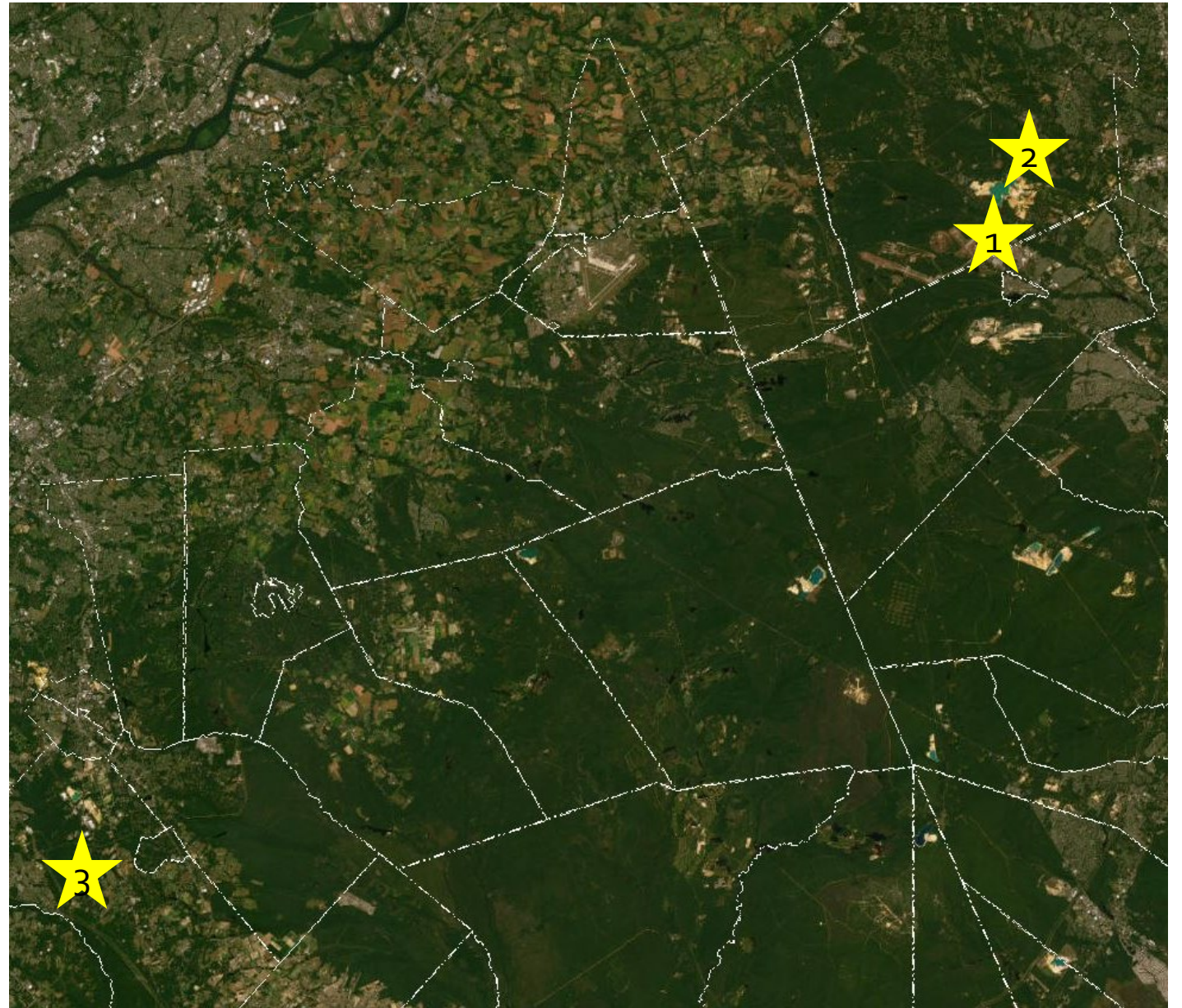
- Sites previously selected for preservation
- Preserved through PCF funds
- Status of land since preservation
- Mix of site types and location throughout Pinelands Area



*Photos c/o Paul Leakan*

# Sites Visited

1. Clayton-Ridgeway  
(Jackson Twp)
2. Clayton 2010B, Tract 3  
(Jackson Twp)
3. Great Egg Harbor  
River Greenway  
Project (Winslow Twp)



# Clayton-Ridgeway



Jackson Township



Preserved 2009

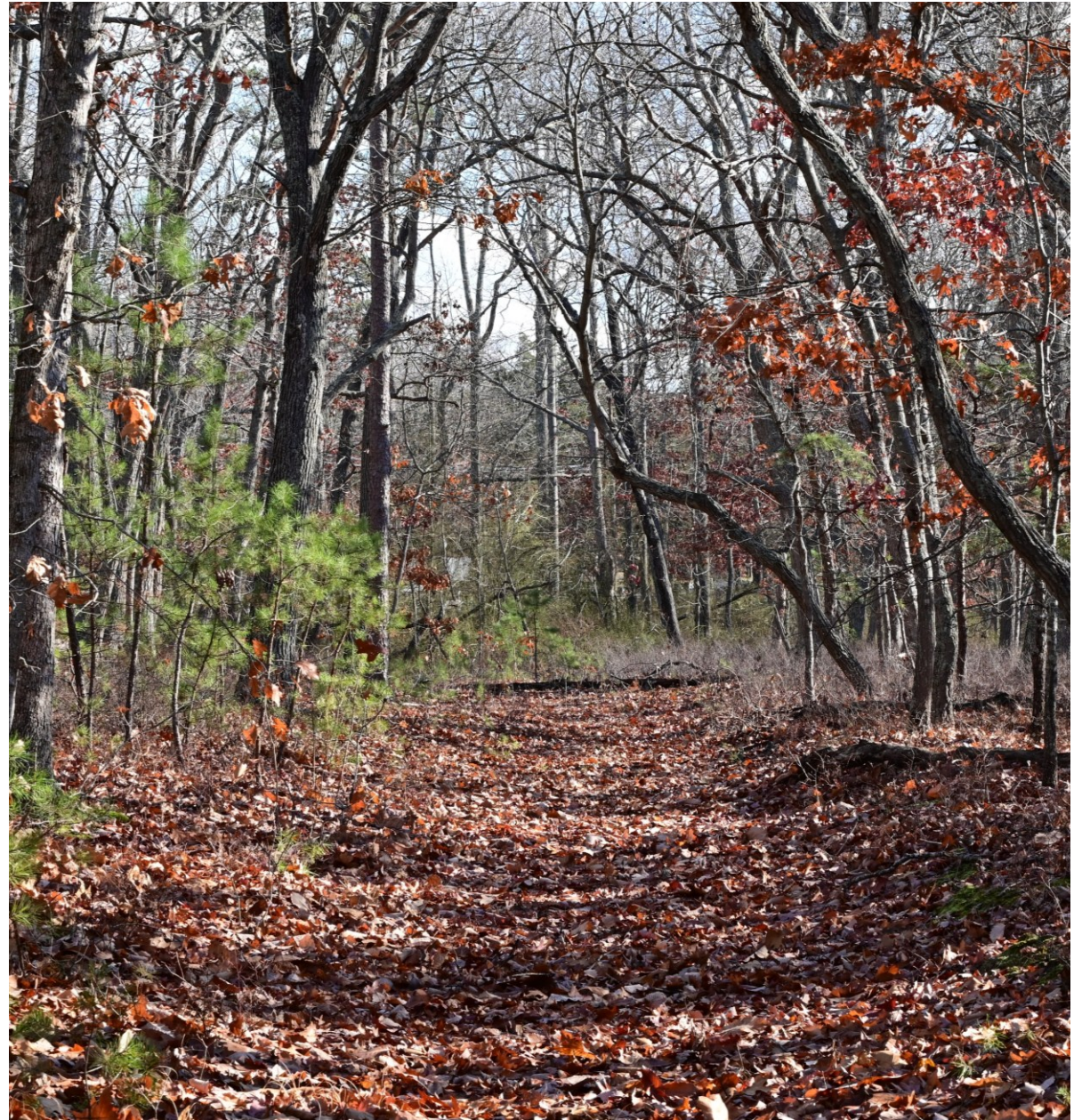


16 acres preserved



Ocean County  
Natural Lands Trust





*Photos c/o Paul Leakan*

# Clayton 2010B, Tract 3



Jackson Township



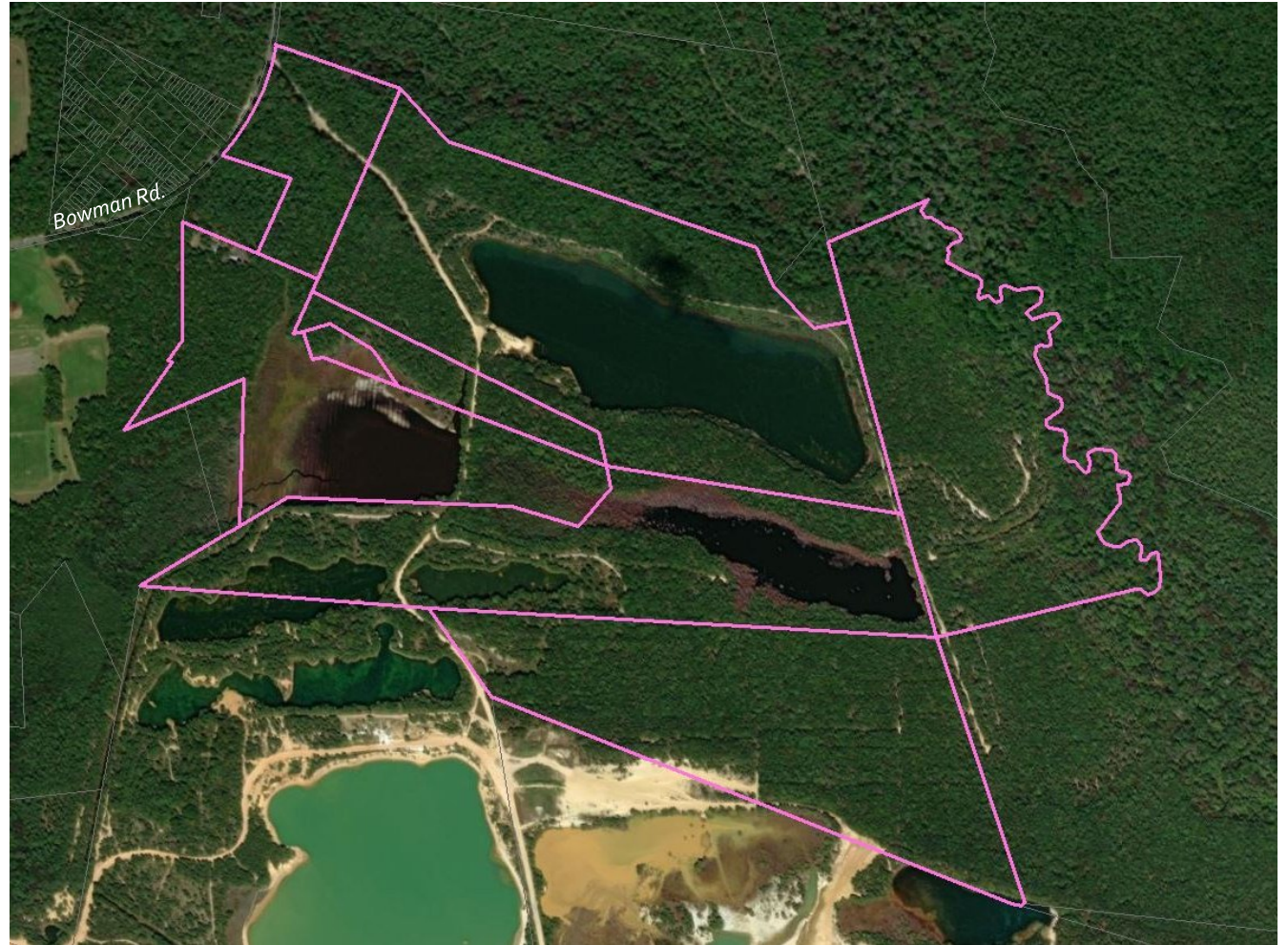
Preserved 2010

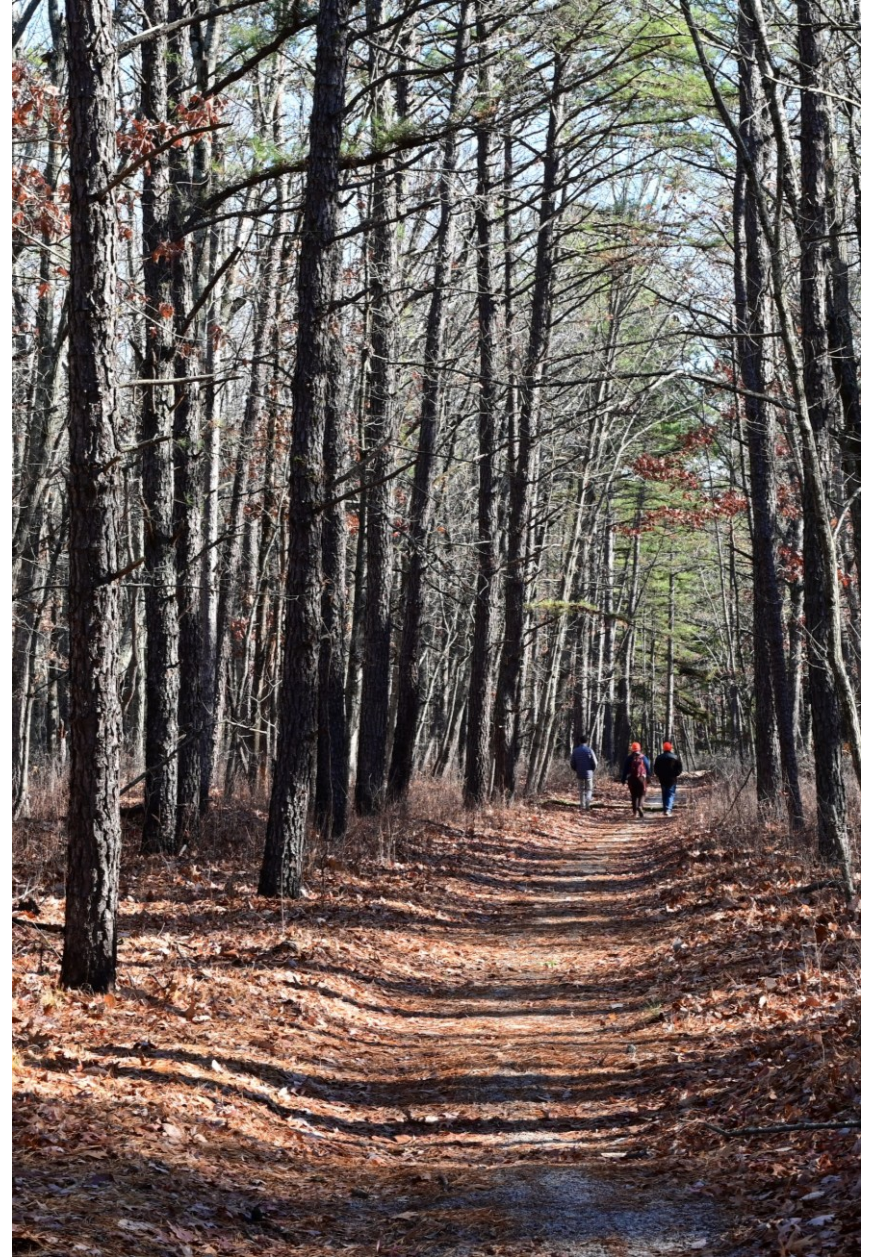


331 acres preserved



Ocean County  
Natural Lands Trust





*Photos c/o Paul Leakan*



*Photos c/o Paul Leakan*

# Great Egg Harbor River Greenway Project



Winslow Township



Preserved 2009



79 acres preserved



Camden County





*Photos c/o Paul Leakan*



*Photos c/o Paul Leakan*

# Key Takeaways

- Illegal ORV use continues to be an issue and is difficult to prevent
- Sites with more consistent monitoring and usage are better maintained
  - Staff time
  - Trail marking
  - Site monitoring
  - Trash dumping
  - ORV use
- Pinelands staff plan to visit more sites in next year

NJDEP'S  
WETLANDS  
MITIGATION RULE  
PROPOSAL



# FIVE TOPICS FOR AMENDMENT

1. Mitigation for intertidal subtidal shallows (CZM)

2. Mitigation for a large disturbance (FWW)

3. Contributions to the Mitigation Council (FWW)

4. Preserving wetlands (FWW and CZM)

5. Mitigation for riparian zones adjacent to C-1 waters (FHA)

# INTERTIDAL/SUBTIDAL SHALLOWS (ISS) MITIGATION

- Rules to be amended: Coastal Zone Management.
- Current rules: Require a monetary contribution to the Mitigation Council as mitigation for impacts to ISS.
- Proposed Change: Allow applicants to use a mitigation bank (if one exists) for mitigation.



## MITIGATION HIERARCHY FOR A LARGER DISTURBANCE

- Rules to be amended: Freshwater Wetlands
- Current rules: The mitigation hierarchy for a “larger” disturbances (over 1.5 acres) provides that the first mitigation option is onsite or offsite mitigation.
- Proposed Change: Reorder so that use of a mitigation bank is first in the hierarchy for a larger disturbance.

# CONTRIBUTIONS TO THE MITIGATION COUNCIL

Rules to be amended: Freshwater Wetlands

Current rules: For general permits, the rules provide a “single family contribution” for those approved to make a monetary contribution to the Mitigation Council.

Proposed Change: Eliminate the single-family contribution option.

## MITIGATION OPTIONS FOR C-1 WATERS

- Rules to be amended: Flood Hazard Area Control Act
- Current rules: Mitigation for impacts classified as major development along a C-1 waterway must occur along the same regulated water as the disturbance or an upstream tributary to that regulated water.
- Proposed Change: If mitigation along the same water or upstream is not feasible, allow the use of the full range of mitigation options including a mitigation bank.

# ADD THE OPTION TO PRESERVE WETLANDS



Rules to be amended: Coastal Zone Management and Freshwater Wetlands



Current rules: The rules allow the preservation of uplands as one of the last mitigation options.



Proposed Change: Add to the option for preserving uplands, the option to preserve wetlands valuable for preservation.

# DETERMINING IF WETLANDS ARE VALUABLE FOR PRESERVATION

In addition to being free from contaminants, the parcel shall meet at least one, and preferably several, of the following criteria:

1. Is at least five acres in size;

2. Is immediately adjacent to public lands such as a Federal Wildlife refuge, a State wildlife management are, a State park or forest, or a State, county, or local preservation are, or preservation areas held by a charitable conservancy;

3. Contains exceptional resource value wetlands;

## FACTORS TO CONSIDER FOR WETLAND PRESERVATION

4. Contains critical habitat for flora or fauna;

5. Contains wetlands or waters draining to FW1 or category one waters, as defined at N.J.A.C. 7:9B, or into public drinking water sources;

6. Is forested or has unique aspects or characteristics that contribute to its ecological value, such as an unusual or regionally rare type of wetland;

7. Is within or a part of the riparian zone;

## FACTORS TO CONSIDER FOR WETLAND PRESERVATION

8. Provides an important or unique resource for a community, such as being the last remaining piece of undeveloped wetland in a developed neighborhood;

9. Provides an ecological inland retreat for endangered or threatened plants or animals; or

10. Provides attenuation of flood waters.

# POTENTIAL IMPACTS

- February 1993 Memorandum of Agreement
  - Commission Issues Freshwater Wetlands General Permits for Development Activities that Require Submission of a Development Application to the Commission.
  - Mitigation has been required for certain Freshwater Wetlands General Permits since 2008. (2, 4, 5, 6, 10a, 10b, 11, 16, 21 & 26)
  - For GPs that exceed threshold, Commission includes mitigation as condition and DEP addresses mitigation requirement with the applicant
- Preservation of Wetlands in the Pinelands Area



**THANK YOU!**



# ***RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION***

**NO. PC4-25-\_\_\_\_\_**

**TITLE:** Issuing an Order to Approve the Stockton University 2020 Facilities Master Plan

**Commissioner \_\_\_\_\_ moves and Commissioner \_\_\_\_\_ seconds the motion that:**

**WHEREAS**, N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan (CMP) allows any state agency with jurisdiction over land within the Pinelands Area to request Commission approval of a comprehensive plan describing existing and planned land uses, resource management, and development activities; and

**WHEREAS**, upon Commission approval of a state agency plan, such development activities included in the plan are reviewed in accordance with the CMP, as modified by any specific provisions in the approved plan; and

**WHEREAS**, Stockton University operates a campus located within the Pinelands Area of Galloway Township, Atlantic County; and

**WHEREAS**, on July 13, 1990, the Pinelands Commission approved the 1990 Facilities Master Plan of Stockton University through the adoption of Resolution PC4-90-102; and

**WHEREAS**, Resolution PC4-90-102 specified that any amendments to Stockton University's 1990 Facilities Master Plan must be submitted to the Executive Director for review and approval in accordance with N.J.A.C. 7:50-4.52(e) of the CMP; and

**WHEREAS**, Resolution PC4-90-102 also authorized the Executive Director to execute a Memorandum of Agreement with the University to establish a cooperative approach for implementation of the 1990 Facilities Master Plan; and

**WHEREAS**, said Memorandum of Agreement between the Commission and the University was fully executed on July 18, 1990; and

**WHEREAS**, on September 10, 2010, the Pinelands Commission approved the 2010 Master Plan of Stockton University through the adoption of Resolution PC4-10-48; and

**WHEREAS**, on November 5, 2010, Stockton University recorded a Deed of Conservation Restriction in the Atlantic County Land Records applicable to areas mapped as restricted areas in the 2010 Master Plan; and

**WHEREAS**, on November 14, 2014, the Pinelands Commission adopted Resolution PC4-14-37, authorizing the Executive Director to execute a new Memorandum of Agreement with the University to streamline the permitting of activities associated with implementation of the 2010 Master Plan; and

**WHEREAS**, said Memorandum of Agreement was fully executed on March 13, 2015; and

**WHEREAS**, on August 31, 2016, the Executive Director notified Stockton University that development activities undertaken by the University in deed-restricted areas were in violation of the terms of the 2015 Memorandum of Agreement; and

**WHEREAS**, on October 28, 2016, Stockton University notified the Commission that it consented to the indefinite suspension of the 2015 Memorandum of Agreement; and

**WHEREAS**, on September 23, 2020, the Stockton University Board of Trustees adopted the 2020 Facilities Master Plan and submitted it to the Pinelands Commission for review and approval; and

**WHEREAS**, the Commission deferred action on the 2020 Plan until the University submitted a framework for resolving its outstanding CMP violations, obtained New Jersey Department of Environmental Protection (NJDEP) approval to amend the Deed of Conservation Restriction (DCR) on the campus, and recorded the amended deed restriction; and

**WHEREAS**, in November 2022, Stockton submitted proposed revisions to the conservation area boundaries to the Commission, which were reviewed by the Commission's Policy and Implementation Committee on November 30, 2022; and

**WHEREAS**, on January 5, 2024, the University submitted a letter to the Commission detailing its plan to resolve the remaining violations on its campus; and

**WHEREAS**, on November 1, 2024, the Executive Director notified the NJDEP that the Commission consented to the amended Deed of Conservation Restriction filed by Stockton University; and

**WHEREAS**, on December 17, 2024, the NJDEP approved the amended Deed of Conservation Restriction, allowing for the release of approximately 33 acres and the restriction of an additional 35 acres; and

**WHEREAS**, said amended Deed of Conservation Restriction was recorded in the Atlantic County Land Records on March 24, 2025; and

**WHEREAS**, a copy of the recorded amended Deed of Conservation Restriction was submitted to the Pinelands Commission on April 10, 2025; and

**WHEREAS**, a public hearing to receive testimony concerning Stockton University's request for approval of its 2020 Facilities Master Plan was duly advertised and noticed and was conducted remotely on May 28, 2025, at 9:30 a.m., with a live broadcast on the Pinelands Commission's public YouTube channel and an opportunity for the public to call in during the live broadcast; and

**WHEREAS**, the Executive Director has reviewed Stockton University's 2020 Facilities Master Plan and determined that it meets the requirements of N.J.A.C. 7:50-4.52(e) for approval of state agency plans; and

**WHEREAS**, the Commission's CMP Policy and Implementation Committee reviewed the 2020 Facilities Master Plan and the Executive Director's Report at its meeting on June 27, 2025, and recommended that the 2020 Facilities Master Plan be approved; and

**WHEREAS**, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the 2020 Facilities Master Plan and has reviewed the Executive Director's report; and

**WHEREAS**, the Pinelands Commission accepts the recommendations of the Executive Director; 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. An Order is hereby issued approving the Stockton University 2020 Facilities Master Plan.
2. Nothing herein shall be construed to relieve Stockton University of its obligation to obtain approval from the Pinelands Commission pursuant to N.J.A.C. 7:50-4.51 et seq. for all development activities proposed at its Galloway Township campus, regardless of whether such activities are included in the 2020 Facilities Master Plan.
3. All development on the Stockton University shall be consistent with the Pinelands Comprehensive Management Plan and the terms of the amended Deed of Conservation Restriction, recorded March 24, 2025.
4. Any amendments to the September 2020 Facilities Master Plan shall be submitted to the Commission for review and approval in accordance with N.J.A.C. 7:50-4.52(e).

**Record of Commission Votes**

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Asselta				Lettman				Rittler Sanchez			
Avery				Lohbauer				Signor			
Buzby-Cope				Mauriello				Wallner			
Holroyd				Meade				Matos			
Irick				Pikolycky							

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: \_\_\_\_\_

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Susan R. Grogan  
Executive Director

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Laura E. Matos  
Chair



State of New Jersey  
 THE PINELANDS COMMISSION  
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 NEW LISBON, NJ 08064  
 (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

## Report on Stockton University’s 2020 Facilities Master Plan

June 18, 2025

Stockton University  
 Jimmie Leeds Road  
 P.O. Box 195  
 Pomona, NJ 08240

### Findings of Fact

#### I. Background

N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan (CMP) allows any state agency with jurisdiction over land within the Pinelands Area to request Commission approval of a comprehensive plan describing existing and planned land uses, resource management, and development activities. Upon Commission approval, such development activities included in the plan are reviewed in accordance with the CMP, as modified by the specific provisions of the approved state agency plan.

Stockton University’s main campus is located in central Galloway Township, Atlantic County, within the Pinelands Area. Pinelands municipalities adjacent to Galloway Township include Port Republic City and Egg Harbor City, as well as the Townships of Hamilton, Egg Harbor, and Mullica in Atlantic County, and Washington and Bass River Townships in Burlington County.

The main campus consists of approximately 1,609 contiguous acres. It is bounded to the north and west by Pomona Road (County Route 575), to the southwest and south by Duerer Street and Jimmie Leeds Road (County Route 561), and to the east by the Garden State Parkway. Additional University-owned lands near the main campus bring Stockton’s total land holdings in Galloway Township to approximately 1,835 acres. Of this total, approximately 996 acres are located within a Regional Growth Area in the Township’s Government Institutional (GI) District, while the remaining 839 acres are located within a Rural Development Area in the Residential (R-5) and Resort Commercial Rural (RCR) zones (See Exhibit 1).

#### ***Stockton University’s First Facilities Master Plan (1990 Plan)***

Beginning in the late 1980s, Stockton University engaged both Galloway Township and the Pinelands Commission regarding the need to expand campus facilities in response to projected student enrollment

growth. At that time, the entire campus was designated as a Rural Development Area under the CMP's original Land Capability Map, limiting development despite the presence of sewer infrastructure.

In April 1990, the Commission certified two Galloway Township ordinances that redesignated approximately 500 acres, primarily developed and sewered, from Rural Development Area to Regional Growth Area. This zoning change was intended to accommodate the expansion of campus facilities as anticipated in the forthcoming Facilities Master Plan. No offsetting zoning changes were required as part of the conformance process.

In June 1990, Stockton adopted its first Facilities Master Plan, which the Commission approved the following month. The approval required that any amendments to the plan be submitted to the Executive Director for review and approval in accordance with N.J.A.C. 7:50-4.52(e). It also authorized the Executive Director to enter into a Memorandum of Agreement (MOA) with the University to facilitate implementation of the 1990 Plan and to promote the permanent protection of 1,060 acres of University lands outside the Regional Growth Area as described in the Plan. The MOA was executed in July 1990. While the 1990 Plan designated certain lands for permanent protection, a Deed of Conservation Restriction (DCR) was never recorded.

In October 2001, the Commission certified a Township ordinance that redesignated approximately 46 acres from Rural Development Area to Regional Growth Area to reflect existing campus development, including dormitories and parking areas.

#### ***Stockton University's Second Facilities Master Plan (2010 Plan)***

In December 2009, Stockton adopted an updated Facilities Master Plan to support further expansion in response to projected enrollment growth. The 2010 Plan expanded the University's designated development area by approximately 450 acres, including 151 acres of vacant, developable land. To offset this expansion, Stockton proposed permanent protection of approximately 1,257 acres, including 170 acres of previously unprotected, vacant developable land. The Commission approved the 2010 Plan in September 2010. As a condition of the approval, Stockton was **required** to record a Deed of Conservation Restriction (DCR) on the lands designated for conservation in the plan, which was subsequently recorded in November 2010.

In August 2010, the Commission certified another Galloway Township rezoning of the Stockton Campus that redesignated approximately 450 acres from Rural Development Area to Regional Growth Area. This rezoning aligned with the proposed campus expansion contained in the approved 2010 Facilities Master Plan. No offsetting zoning changes were required as part of the conformance process.

In November 2014, the Commission authorized the Executive Director to execute a new MOA with Stockton to streamline permitting for development associated with the 2010 Plan. The MOA was executed in May 2015.

#### ***Post-Suspension of the 2015 MOA***

In 2016, the University undertook infrastructure improvements within deed-restricted areas, violating both the DCR and the 2015 MOA. In August 2016, Commission staff formally notified the University of the violations. In October 2016, the University consented to the indefinite suspension of the 2015 MOA, while it worked to resolve existing violations, investigate suspected mapping errors related to the 2010 Plan, and continue development of its 2020 Facilities Master Plan.

Since that time, no MOA has been in effect between the University and the Commission. Consequently, all proposed development at the Galloway campus has required application review and approval under the Commission's standard public development review process (N.J.A.C. 7:50-4.51 et seq.). During this period, as many as twelve development applications were pending before the Commission. Until early 2024, all were deemed incomplete, in accordance with N.J.A.C. 7:50-4.2(c)1ii, due to unresolved violations.

Stockton subsequently identified mapping errors included in the 2010 Plan, which were incorporated in the DCR. As a result, the DCR failed to clearly depict or recognize existing infrastructure, utilities, and internal paths, creating ambiguity regarding their status under the deed restriction and preventing their improvement. These issues demonstrated the clear need for an amended DCR with updated mapping to clearly delineate conservation areas, accommodate reasonable and necessary infrastructure improvements, and offset any areas released from the DCR with newly deed restricted lands.

In September 2020, the Stockton University Board of Trustees adopted a new Facilities Master Plan and submitted it to the Commission for review. The Commission deferred action until the University submitted a framework for resolving its outstanding CMP violations, obtained New Jersey Department of Environmental Protection (NJDEP) approval to amend the DCR, and recorded the amended deed restriction.

In November 2022, Stockton submitted revised DCR mapping to the Commission. Survey work revealed that earlier estimates of the preserved area were inaccurate. In 2010, Stockton estimated that the DCR would preserve 1,257 acres; however, recent surveys determined the actual preserved area to be 1,220 acres. Of the 37-acre discrepancy, 28 acres included lands not truly preserved, as they were excluded under the original DCR for soil stockpiling, recycling and composting activities as well as potential Garden State Parkway improvements. The remaining 9 acres were attributed to low-precision mapping. Based on the same recent survey data, the amended DCR would preserve 1,222 acres, a net increase of 2 acres. The revised mapping was reviewed by the Commission's Policy and Implementation Committee on November 30, 2022, and no objections were raised.

In June 2023, Stockton submitted a formal request to NJDEP to amend the DCR based on this mapping. In January 2024, the University submitted a letter to the Commission detailing its plan to resolve the remaining violations. These actions enabled the Commission to process several pending development applications. Since then, five public development applications have been approved by the Commission, one was withdrawn, and six remain under review.

In December 2024, NJDEP approved the amended DCR, releasing approximately 33 acres from the restriction and adding 35 acres of previously unrestricted, undeveloped land. The amended deed was recorded with Atlantic County on March 24, 2025 and submitted to the Commission on April 10, 2025 (see Exhibit 2 and 3).

With the amended DCR recorded and a framework in place to address remaining violations, the Commission is now able to proceed with its review of Stockton University's 2020 Facilities Master Plan.

## **II. State Agency Plan Documents**

The following document has been submitted to the Pinelands Commission for certification:

- \* Stockton University 2020 Facilities Master Plan, adopted by the Stockton University Board of Trustees on September 23, 2020.

This document has been reviewed to determine whether it conforms to the standards for approval of State agency comprehensive plans as set forth in N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The lettering used corresponds to the standards identified in N.J.A.C. 7:50-4.52(e).

**i. Natural Resource Inventory**

The 2020 Facilities Master Plan incorporates the existing inventories and analyses that informed the prior 1990 and 2010 master plans. The 1990 Plan included analyses of wetlands, existing land uses, and sewer infrastructure. The 2010 Plan expanded upon this by incorporating assessments of habitat for threatened and endangered species. These studies informed the character, location, and magnitude of proposed development in the earlier plans and continue to serve that function in the current plan, as described in Section ii below. The inventory also informed the delineation of ecologically sensitive areas appropriate for preservation, which are now deed restricted.

Therefore, this standard for approval is met.

**ii. Character, Location and Magnitude of Development**

The 2020 Facilities Master Plan identifies eight primary development areas on the campus. While the 2010 Plan identified ten development areas, the total acreage designated for development remains unchanged.

Four development areas are proposed for new construction on previously disturbed and/or developed lands: Core Campus Development; North Athletic Campus (NAC); Stockton Residential Phase 1; and Plant Operations & Public Safety Facility Expansion. The Core Campus and NAC include high-priority projects with budget estimates and renderings provided in the Plan's Appendix. Budgetary estimates for these proposed structures, as well as renderings, are featured in the 2020 Plan's Appendix.

Three development areas are proposed for new construction in currently undeveloped uplands: Health & Wellness/Jimmie Leeds Road Commercial/Residential/Retail; West Campus Administrative Complex; and Mixed Use Retail/Commercial/Residential. Some layouts are unchanged from the 2010 Plan, and University representatives have acknowledged that the final plans may differ significantly before formal applications are submitted to the Commission.

The remaining development area, Space Management/Academic Spine, Arts & Sciences Building & West Quad Building, pertains solely to maintenance and continued use of existing structures. No new land development is anticipated.

All proposed development in the 2020 Facilities Master Plan is limited to upland developable areas, outside of required wetlands buffers and the lands included in the amended Deed of Conservation Restriction (DCR). No future memorandum of agreement is anticipated.

Accordingly, any development application must receive Pinelands Commission approval and comply with both the CMP's minimum environmental standards and the amended DCR.

The development areas in the 2020 Plan were delineated based on mapping available at the time of its preparation. Following the Plan's adoption, the deed restriction boundaries were revised to provide additional protection in certain areas, offsetting newly designated exclusion zones. As a result, approximately 12 acres of the "Health & Wellness/Jimmie Leeds Road Commercial/Residential/Retail" area are now within the amended DCR and no longer available for development. The University is aware of these changes and their implications.

The 2020 Plan also includes information for university facilities at other locations, such as Atlantic City, Woodbine, Manahawkin and Hammonton. These are not subject to this review.

Therefore, this standard for approval is met.

### **iii. Conformance with N.J.A.C. 7:50-5 and -6**

The land uses and intensities proposed in the 2020 Plan are consistent with those permitted in the certified Galloway Township Master Plan and Land Development Ordinance. Development is targeted to the Regional Growth Area, where institutional uses are permitted, and sewer infrastructure exists. The Plan adheres to CMP minimum environmental standards, including wetlands and buffer requirements. Most of these environmentally constrained areas are included in the amended DCR. Prior wetlands delineations and threatened and endangered species surveys will continue to inform Commission review of future development those portions of the campus not subject to the amended DCR.

Therefore, this standard for approval is met.

### **iv. Standards for Capital Facilities Siting**

Since its founding in 1969, Stockton University has grown rapidly. The 1990 Plan anticipated a maximum of 5,000 full-time equivalent (FTE) students at build-out. The 2010 Plan updated this to 6,500 FTEs by 2022 and 7,500 FTEs by 2030. As of Fall 2021, actual undergraduate enrollment had reached 8,392. To help manage growth, the University has established satellite locations in Hammonton, Port Republic, Stafford, and Woodbine, and in 2018, it opened the Stockton Atlantic City campus.

The 2020 Plan's Appendix details eight capital projects on the Galloway campus, including: a three-phase Sports Center expansion; a 1,200-space parking garage; an academic building; a new Campus Center wing; a field house; and an athletic pavilion.

All structures are proposed within previously disturbed uplands that lie outside deed-restricted areas, are served by existing infrastructure, and are accessible via established circulation routes. Therefore, ecological impacts are expected to be minimal. These and all other development activities will be subject to Commission review and approval.

Therefore, this standard for approval is met.

**v. Resource Management Practices**

The 2020 Plan acknowledges the lands permanently preserved under the 2010 DCR. These areas were identified based on a comprehensive natural resource inventory and are to remain in a natural, scenic, and open condition. Uses that impair conservation values or conflict with the CMP are prohibited.

The DCR permits limited resource management practices, such as forestry in accordance with an approved Forestry Stewardship Plan and fish and wildlife management. The University's prior forestry plan expired in 2023; therefore, a new stewardship plan will need to be prepared and approved. While the boundaries of the DCR have been modified, the scope of permitted activities within the restricted areas has not changed.

Therefore, this standard for approval is met.

**vi. Compatibility with Surrounding Land Uses and Municipal and County Plans**

Stockton University has operated its Galloway Township campus since 1971. The Atlantic County Master Plan recognizes Stockton as a central and growing institution, contributing to the region through expansion, partnerships, and satellite campuses.

The University continues to collaborate with the County on transportation improvements and with Galloway Township to ensure consistency with local planning. Unlike the 1990 and 2010 Plans, which required significant zoning changes, the 2020 Plan can be implemented without amendments to the Township's land development regulations. Development is largely confined to areas already designated for such uses.

Therefore, this standard for approval is met.

**vii. General Conformance requirements**

The 2020 Facilities Master Plan complies with all of the relevant standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for approval is met.

**Public Hearing**

A public hearing to receive testimony concerning Stockton University's application for certification of the 2020 Facilities Master Plan was duly advertised, noticed, and held on May 28, 2025 at 9:30 a.m. Mr. Lanute conducted the hearing, which was held remotely and broadcast live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. Oral testimony was provided by the following individual:

Heidi Yeh, Pinelands Preservation Alliance, asked three questions, paraphrased below:

- Does the 2020 Facilities Master Plan represent a change to the 2012 Memorandum of Agreement (MOA)?

- Is the land that was set aside for preservation in 2012 being affected by the new master plan?
- If so, does the 2020 Plan preserve land on a 1:1 basis (in terms of area) relative to what is no longer preserved, and is the newly proposed preserved habitat of comparable quality?

Written comments on the Stockton University 2020 Facilities Master Plan were accepted through May 30, 2025 and were submitted by the following individuals:

Fred Akers, Great Egg Harbor Watershed Association (see Exhibit 4)

Heidi Yeh, Pinelands Preservation Alliance (see Exhibit 5)

### **Executive Director's Response**

Comments received during the public hearing sought clarification on whether the 2020 Facilities Master Plan affects the prior Memorandum of Agreement (MOA) or the previously preserved lands on campus. While the history is complex, it is important to clarify that the 2020 Plan does not amend or supersede the 2015 MOA. That MOA was approved by the Commission in November 2014 and executed in March 2015 to facilitate development proposed in the 2010 Facilities Master Plan. However, following unauthorized development within deed-restricted areas, the MOA was suspended. Since then, no MOA has been in effect. All subsequent campus development has required formal application and public development approval by the Pinelands Commission, in accordance with the minimum environmental standards of the CMP. No new MOA is anticipated in connection with the 2020 Plan.

As outlined in Section I above, an amended Deed of Conservation Restriction (DCR) was approved by the New Jersey Department of Environmental Protection (NJDEP) and recorded in March 2025. The amended DCR, developed after the completion of the 2020 Facilities Master Plan, revised the boundaries of the preserved area. The 2020 Plan itself did not alter previously preserved lands on campus. However, revisions to the DCR were necessary to remove developed lands containing existing infrastructure, utilities, and internal paths, as well as limited areas where planned infrastructure improvements were anticipated. In total, 33 acres were released from the original DCR, while 35 acres of previously unrestricted, undeveloped lands were added – a net increase of two acres. The lands removed were largely developed, while those added were undeveloped and contiguous with other preserved lands and therefore of higher habitat quality.

One commenter raised a question about a maple sugaring project currently being conducted on the University campus. Although no application for that project has been submitted to the Commission, it appears to be located on lands subject to the amended deed restriction. According to the amended DCR, educational and academic programs may be permitted, provided those activities do not result in the erection of permanent or structures or clearing in excess of 1,500 square feet. The maple sugaring operation may fall under this exemption; however, no information has been submitted and no determination has been made as to the consistency of the maple sugaring project with the deed restriction or the CMP. Commission staff will communicate with the University about this matter upon resolution of other outstanding violations.

## **Conclusion**

Based on the Findings of Fact cited above, the Executive Director has concluded that Stockton University's 2020 Facilities Master Plan complies with the Comprehensive Management Plan standards for certification for state agency plans. Accordingly, the Executive Director recommends that the Commission issue an order to approve the 2020 Facilities Master Plan of Stockton University.

SRG/DBL/KLE/CGA  
Attachments

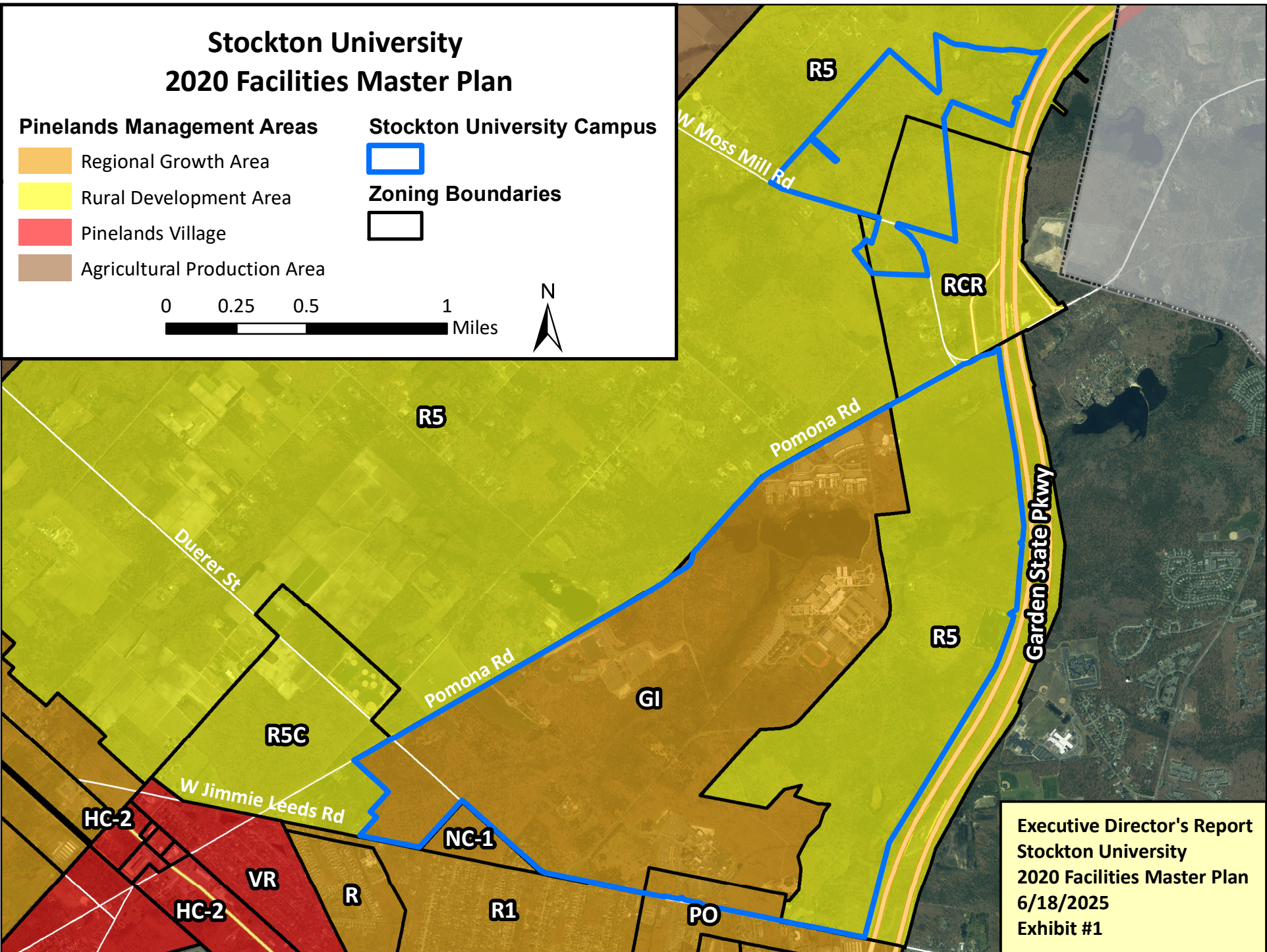
# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

## Stockton University Campus

- Stockton University Campus
- Zoning Boundaries



Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #1

# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

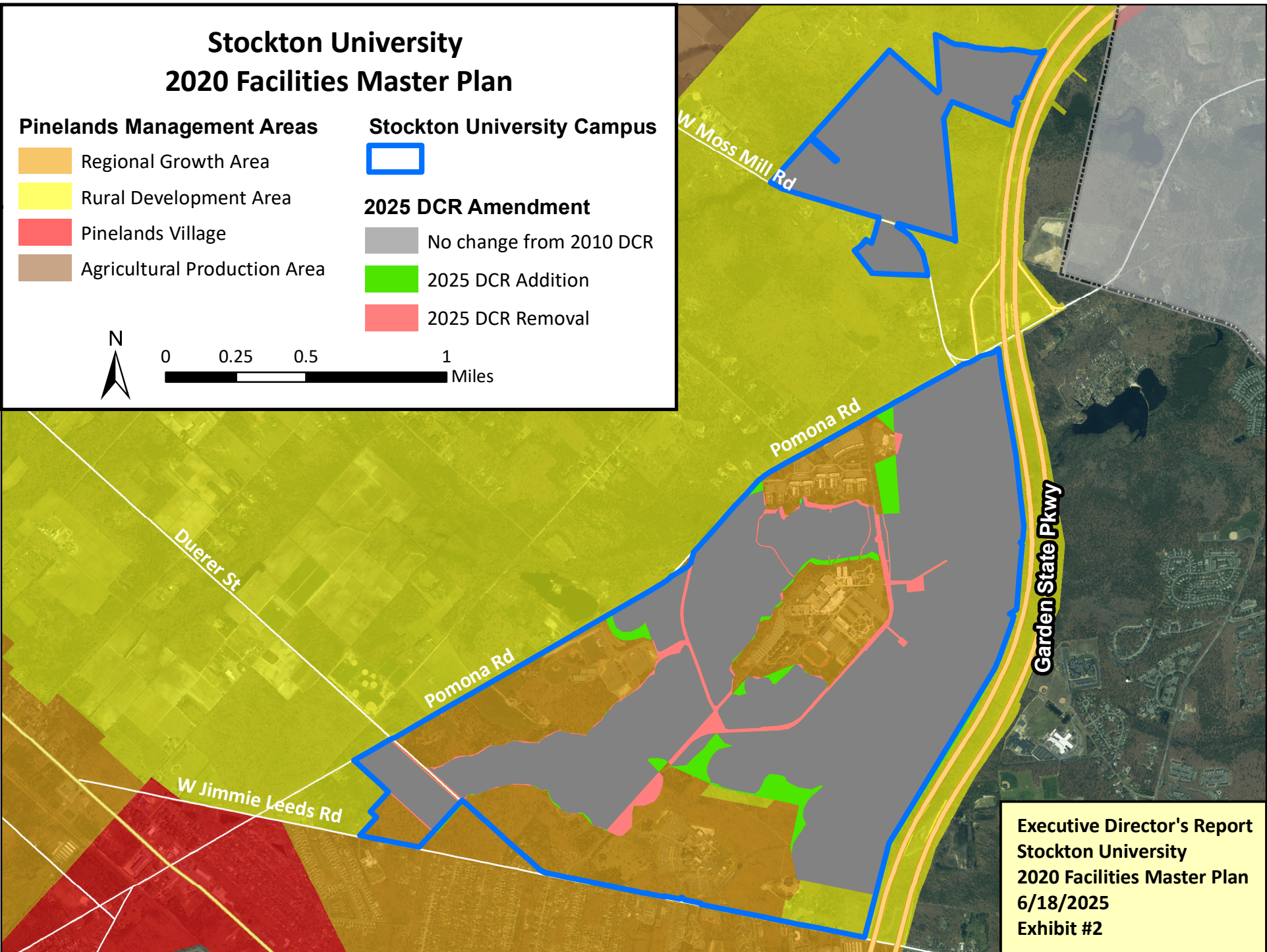
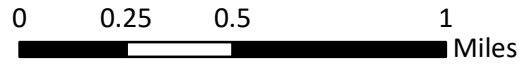
- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

## Stockton University Campus



## 2025 DCR Amendment

- No change from 2010 DCR
- 2025 DCR Addition
- 2025 DCR Removal



Executive Director's Report  
 Stockton University  
 2020 Facilities Master Plan  
 6/18/2025  
 Exhibit #2



INST # 2025010509  
 RECORDED 03/24/2025 VOL 15720  
 RCPT # 1796077 RECD BY SM (31 PGS)  
 JOSEPH J. GIRALDO, COUNTY CLERK  
 ATLANTIC COUNTY, NJ



**Atlantic County  
 Document Summary Sheet**

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	<b>Return Name and Address</b> Stockton University 101 Vera King Farris Drive Galloway NJ 08205
---	--

Official Use Only

Submitting Company	
Document Date (mm/dd/yyyy)	
Document Type	DCR
No. of Pages of the Original Signed Document (Including the cover sheet)	31
Consideration Amount (If applicable)	

<b>First Party</b> (Grantor or Mortgagor or Assignor) (Enter up to five names)	<b>Name(s)</b>	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)	<b>Address (Optional)</b>
	Stockton University		

<b>Second Party</b> (Grantee or Mortgagee or Assignee) (Enter up to five names)	<b>Name(s)</b>	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)	<b>Address (Optional)</b>
	The State of New Jersey, Department of Environmental Protection		

Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
(Enter up to three entries)	Galloway Twp.	<input checked="" type="checkbox"/> 645	3, 5, 6		
	Galloway Twp.	<input checked="" type="checkbox"/> 663.01	55.27		
	Galloway Twp.	<input checked="" type="checkbox"/> 875.04	1.01 - 1.08		

Reference Information	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
(Enter up to three entries)	Deed	13217	1217	2010065939	11/05/2010

**\*DO NOT REMOVE THIS PAGE\***

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

SCANNED IN CONDITION AS  
 PRESENTED FOR RECORDING

**FIRST AMENDMENT TO  
DEED OF CONSERVATION RESTRICTION**

**BETWEEN**

**STOCKTON UNIVERSITY (formerly known as The Richard Stockton College of New Jersey), a New Jersey State institution of higher education, organized pursuant to N.J.S.A. 18A:64-1 et seq.**

whose mailing address is  
101 Vera King Farris Road  
Galloway, New Jersey 08205

and

**THE STATE OF NEW JERSEY,  
DEPARTMENT OF ENVIRONMENTAL PROTECTION,  
a principal Department in the Executive Branch of the State of New Jersey**

whose mailing address is  
401 East State Street  
Trenton, New Jersey 08625

Dated: *December 17*, 2024

Record and return to:

New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
401 East State Street, 7th Floor  
Mail Code 401-7  
P.O. Box 420  
Trenton, New Jersey 08625-0420

**FIRST AMENDMENT TO**  
**DEED OF CONSERVATION RESTRICTION**

This First Amendment to Deed of Conservation Restriction ("First Amendment") is made and entered into this 17<sup>th</sup> day of December, 2024, between Stockton University (formerly known as The Richard Stockton College of New Jersey), a New Jersey State institution of higher education organized pursuant to N.J.S.A. 18A:64-1 et seq., whose mailing address is 101 Vera King Farris Drive, Galloway, New Jersey 08205 ("Stockton") and the State of New Jersey, Department of Environmental Protection ("NJDEP"), having its principal office located at 401 East State Street, Trenton, New Jersey 08625.

**WHEREAS**, Stockton is the owner of certain real property known and designed for tax purposes as Block 645, Lots 3, 5 and 6; Block 663.01, Lot 55.27; Block 681.01, Lot 10; and Block 875.04, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 and 1.08 on Sheets 16 and 18 of the Tax Map of the Township of Galloway, County of Atlantic, State of New Jersey (collectively, the "Property"); and

**WHEREAS**, on April 29, 2010, the New Jersey Pinelands Commission ("Pinelands Commission") received an adopted copy of the "April 2010 Master Plan of the Richard Stockton College of New Jersey" ("2010 Master Plan"), which, among other things, proposed the permanent protection from development of approximately 1,257 acres of the Property; and

**WHEREAS**, on August 30, 2010, the Executive Director of the Pinelands Commission issued a "Report on the April 2010 Master Plan of the Richard Stockton College of New Jersey" ("Executive Director's Report") which concluded that the 2010 Master Plan complied with the Comprehensive Management Plan standards for approval of state agency comprehensive plans set forth in N.J.A.C. 7:50-4.52, and recommended that the Pinelands Commission issue an order to approve the 2010 Master Plan; and

**WHEREAS**, on September 10, 2010, the Pinelands Commission adopted a Resolution approving the 2010 Master Plan; and

**WHEREAS**, on October 7, 2010, as a condition of the Pinelands Commission's approval of the 2010 Master Plan, Stockton granted to the NJDEP a Deed of Conservation Restriction ("DCR") on approximately 1,257 acres of the Property (the "Restricted Area"); and

**WHEREAS**, the DCR was recorded on November 5, 2010 in the Atlantic County Clerk's Office in Deed Book 13217, Page 1217 as Instrument 2010065939; and

**WHEREAS**, the Executive Director's Report was attached to and incorporated into the DCR as Exhibit B; and

**WHEREAS**, Exhibit C of the Executive Director's Report depicts the Restricted Area (the "2010 Map"); and

**WHEREAS**, as set forth in more detail in the attached Certificate Granting Partial Release of Conservation Restrictions (Exhibit A to this First Amendment), the Pinelands Commission and Stockton have now reached a mutual agreement that the DCR should be amended to substitute a new map (the "2024 Map") for the 2010 Map, and the NJDEP Commissioner has concurred with that decision; and

**WHEREAS**, the 2024 Map alters the Restricted Area by removing the conservation restrictions from 33.001 acres of the Restricted Area and imposing conservation restrictions on 35.345 acres of the Property not originally restricted; and

**WHEREAS**, the purpose of this First Amendment to the DCR is to implement the changes to the boundaries of the Restricted Area as depicted on the 2024 Map.

**NOW, THEREFORE**, and in consideration of the mutual covenants and agreements herein contained, Stockton and the NJDEP do hereby covenant, stipulate, and agree as follows:

1. **RECITALS.** The recitals set forth above are true and correct and are incorporated herein by reference.
2. **EXHIBITS.** The attached Exhibit B of this First Amendment is substituted for Exhibit B in the October 7, 2010 Deed of Conservation Restriction.
3. **PARTIAL RELEASE.** As set forth in more detail in the November 14, 2024 Certificate of the Commissioner of the Department of Environmental Protection Granting Partial Release of Conservation Restrictions, which Certificate is attached hereto and incorporated into this First Amendment as Exhibit A of the First Amendment, the conservation restrictions imposed on the Property under the October 7, 2010 DCR are amended and released only to the extent necessary to conform with the changes to the Restricted Area as depicted on the 2024 Map.
4. **PINELANDS COMMISSION CONSENT.** Consistent with Paragraph 8 of the DCR, and as attested by the November 1, 2024 letter from the Executive Director of the Pinelands Commission attached hereto and incorporated into this First Amendment as Exhibit C of the First Amendment, the Pinelands Commission has received thirty (30) days' written notice of, and has consented to, this First Amendment.

5. **EFFECTIVE DATE.** As specified in Paragraph 8 of the DCR, this First Amendment shall not be effective until it is duly recorded with the Office of the Recorder of Deeds for Atlantic County, New Jersey.

6. **REMAINDER OF CONSERVATION RESTRICTION IN FULL FORCE AND EFFECT.** The October 7, 2010 Deed of Conservation Restriction shall be and remain in full force and effect except as the same is specifically modified by this First Amendment. All covenants, terms, obligations, and conditions of the October 7, 2010 Deed of Conservation Restriction not expressly amended by this First Amendment are hereby ratified and confirmed.

**EXECUTION SIGNATURES.** This First Amendment to Deed of Conservation Restriction is signed and attested to by Stockton's and the NJDEP's proper and authorized officers, directors, or representatives as of the date written at the top of the first page.

STOCKTON UNIVERSITY

BY: Rhianon Lepree  
Rhianon Lepree  
Director of Facilities Administration  
and Real Estate

STATE OF NEW JERSEY

SS:

COUNTY OF ATLANTIC

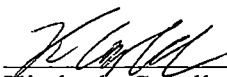
BE IT REMEMBERED, that on the 20 day of NOVEMBER, 2024, before me personally appeared Rhianon Lepree, who I am satisfied is the Director of Facilities Administration and Real Estate for Stockton University, and that she acknowledged that she signed this instrument in her capacity as the duly delegated representative of Stockton University, and as the act and deed of Stockton University.

SIGNED AND SWORN TO BEFORE  
ME ON NOVEMBER 20, 2024

Brian Kowalski  
Notary Public of the State of New Jersey  
-or- Attorney at Law

Brian Kowalski

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:   
Kimberly Cahall, Chief Advisor  
Legal and Regulatory Affairs


STATE OF NEW JERSEY

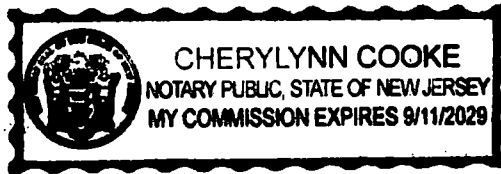
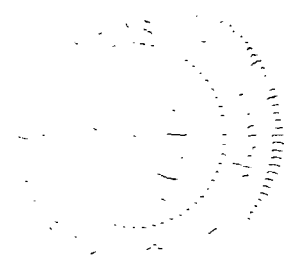
SS:

COUNTY OF MERCER

BE IT REMEMBERED, that on the 17<sup>th</sup> day of December, 2024, before me personally appeared Kimberly Cahall, who I am satisfied is the Chief Advisor, Legal and Regulatory Affairs, for the Department of Environmental Protection of the State of New Jersey, and that she acknowledged that she signed this instrument in her capacity as the duly delegated representative of the Commissioner of Environmental Protection, and as the act and deed of the State of New Jersey.

SIGNED AND SWORN TO BEFORE  
ME ON December 17, 2024

  
Notary Public of the State of New Jersey  
-or- Attorney at Law



# Exhibit A

**CERTIFICATE OF THE COMMISSIONER OF THE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GRANTING PARTIAL RELEASE OF CONSERVATION RESTRICTION**

On behalf of Commissioner Shawn M. LaTourette, the New Jersey Department of Environmental Protection (Department) executes the following Certificate granting a partial release of conservation restrictions (Partial Release) in accordance with the New Jersey Conservation Restriction and Historic Preservation Restriction Act (the Act), N.J.S.A. 13:8B-1 et seq.

**WHEREAS**, on April 29, 2010, the New Jersey Pinelands Commission (Pinelands Commission) received an adopted copy of the “April 2010 Master Plan of the Richard Stockton College of New Jersey” (2010 Master Plan), which, among other things, proposed the permanent protection from development of approximately 1,257 acres of real property on and proximate to the Richard Stockton College campus; and

**WHEREAS**, on August 30, 2010, the Executive Director of the Pinelands Commission issued a “Report on the April 2010 Master Plan of the Richard Stockton College of New Jersey” (Executive Director’s Report) which concluded that the 2010 Master Plan complied with Comprehensive Management Plan standards for approval of state agency comprehensive plans as set forth in N.J.A.C. 7:50-4.52, and recommended that the Pinelands Commission issue an order to approve the 2010 Master Plan; and

**WHEREAS**, on September 10, 2010, the Pinelands Commission adopted a Resolution approving the 2010 Master Plan; and

**WHEREAS**, on October 7, 2010, as a condition of the Pinelands Commission’s approval of the 2010 Master Plan, Stockton University (formerly known as The Richard

Stockton College of New Jersey) (Stockton) granted to the State of New Jersey, Department of Environmental Protection (Department) a Deed of Conservation Restriction (DCR) on approximately 1,257 acres of real property identified in Exhibit C of the Executive Director's Report (the Restricted Area); and

**WHEREAS**, in May 2015 the Pinelands Commission and Stockton entered into a Memorandum of Agreement to facilitate implementation of the 2010 Master Plan; and

**WHEREAS**, in or about 2017, as a result of development activities that occurred within Vera King Farris Drive, it became clear that the boundaries of the Restricted Area depicted on Exhibit C were not sufficiently defined and, consequently, resulted in development activities occurring in the Restricted Area in violation of the terms of the Memorandum of Agreement; and

**WHEREAS**, as the Commission's and Stockton's facilities staff began to research the base maps that were used for the creation of Exhibit C, it also became clear that the exhibit lacked the level of accuracy required to determine the precise boundaries of the deed restricted lands at the Galloway campus; and

**WHEREAS**, the DCR also does not exclude existing utility locations, other infrastructure and internal pathways from the Restricted Area; and

**WHEREAS**, the Commission and representatives for Stockton worked together to develop a baseline, field verified ArcGIS baseline map (2024 Map), attached hereto as **Exhibit A**, to accurately delineate the boundaries of the Restricted Area; and

**WHEREAS**, on June 27, 2023 Stockton submitted a request to the Department to amend the DCR to incorporate the 2024 Map, and to release a portion of the Restricted Area

from the DCR for utility, infrastructure and pathway exclusions pursuant to a First Amendment to Deed of Conservation Restriction (Amendment and Partial Release); and

**WHEREAS**, the 2024 Map serves as the foundation for Stockton's request for the Amendment and Partial Release; and

**WHEREAS**, Stockton is proposing to release from the DCR 33.001 acres of land, identified as "Utility Infrastructure Excluded Lands" on the 2024 Map (the Partial Release Area); and

**WHEREAS**, as compensation for the Amendment and Partial Release, Stockton is proposing to restrict under the DCR an additional 35.345 acres of land as identified in the 2024 Map (Deed Restricted Compensation Land); and

**WHEREAS**, the Pinelands Commission has determined that an amendment to the DCR is appropriate to accurately depict the boundaries of the Restricted Area, and to identify the Partial Release Area and the Deed Restricted Compensation Land; and

**WHEREAS**, the Pinelands Commission and Stockton have requested that the Department, as the holder of the DCR, agree to amend the DCR to release the Partial Release Area and to restrict the Deed Restricted Compensation Land, all as set forth in the 2024 Map; and

**WHEREAS**, on June 3, 2024, in accordance with N.J.S.A. 13:8B-5, the Department, as the holder of the DCR, conducted a public hearing on the proposed Partial Release and the proposed restriction of the Deed Restricted Compensation Land; and

**WHEREAS**, there were no public comments received before, during or after the June 3, 2024 public hearing; and

**WHEREAS**, under N.J.S.A. 13:8B-6, in determining whether the Partial Release should be approved, the Commissioner of Environmental Protection (Commissioner) must consider the public interest in preserving these lands in their natural state, and any State, regional or local program in furtherance thereof, as well as any State, regional or local comprehensive land use or development plan affecting such property; and

**WHEREAS**, the Commissioner has reviewed Stockton's submission and determined that the public interest in preserving the lands in their natural state will not be negatively impacted because the Pinelands Commission has determined that there will no net loss of Restricted Area as a result of the Amendment and Partial Release; and

**WHEREAS**, the Commissioner has also considered that Stockton (as Grantor) and the Department (as Grantee), as a condition to this Partial Release, have agreed to execute an Amended Deed of Conservation Restriction that will preserve a greater area of land as restricted Areas in their natural, scenic, open and existing state; and

**WHEREAS**, the Commissioner accepts the determination of the Pinelands Commission to approve the proposed amendment of the Restricted Area as demonstrating consistency of the proposed Partial Release with the CMP, and any State, regional or open space preservation, local comprehensive land use or development plans affecting the Restricted Area; and

**WHEREAS**, the Commissioner has also considered the lack of public comment on the proposed Partial Release during the June 3, 2024 public hearing and post-hearing written public comment period; and

**NOW, THEREFORE**, the Commissioner finds that the request for the Partial Release from the DCR and the addition of the Deed Restricted Compensation Land to the Restricted Area under the DCR is appropriate under the Act and hereby approves of the release of those certain Restrictions described herein, subject to the following conditions:

1. The purposes of this Certificate are to provide evidence of compliance with the public hearing requirements in N.J.S.A. 13:8B-5, and the Commissioner's approval, as required under N.J.S.A. 13:8B-6, of the partial release of the DCR as requested by Stockton and more fully described herein.
2. This Certificate is contingent upon the execution of the above-referenced Amendment to the Deed of Conservation restriction, consistent with the findings in this Certificate, in a form acceptable to the Department. This Certificate shall be incorporated into the Amendment as an exhibit to the Amendment.
3. Within thirty (30) days of the execution of the Amendment to the Deed of Conservation Restriction, Stockton shall record the Amendment, incorporating this Certificate, with the Atlantic County Clerk.
4. Within thirty (30) days of recording, Stockton shall provide the Department with a copy of the recorded Amendment to the Deed of Conservation Restriction (incorporating this Certificate).
5. This Certificate and the approval described herein shall be void and of no effect unless and until Stockton satisfies the conditions set forth above to the Department's satisfaction.

6. Pursuant to Administrative Order 2024-02 dated February 25, 2024, the Commissioner has delegated to Paul Stofa, Esq., Chief Advisor, Legal and Regulatory Affairs, the authority to approve the release of conservation restrictions acquired pursuant to the New Jersey Conservation Restriction and Historic Preservation Restriction Act, N.J.S.A. 13:8B-1 et seq., and to execute certificates of the Commissioner of the Department evidencing such approval.



---

Paul Stofa, Esq., Chief Advisor  
Legal and Regulatory Affairs  
New Jersey Department of Environmental Protection

11/14/24

---

Date

**ACKNOWLEDGEMENT OF SIGNATURE**

State of New Jersey

County of Mercer

On this                    day of                    2024, before me, the undersigned, Paul Stofa, Chief Advisor, Legal and Regulatory Affairs, of the New Jersey Department of Environmental Protection, personally appeared, who, I am satisfied, is the person who signed the foregoing instrument, and he did acknowledge under oath that he signed and delivered the same in his capacity as such official, that he was authorized to execute the same on behalf of the New Jersey Department of Environmental Protection, and that the foregoing instrument is the voluntary act and deed of the New Jersey Department of Environmental Protection, made by virtue of proper authority.

\_\_\_\_\_  
**Signature of Notary/Seal**

Sworn to and subscribed before me this                    day of                    ,

\_\_\_\_\_  
Attorney-at-Law                    , Esq.

DEP File #CRR 1110002

Page 7 of 8

Exhibit **B**

2024 Map























SEE DRAWING NO. C0103

SEE DRAWING NO. C0104

SEE DRAWING NO. C0104

SEE DRAWING NO. C0107

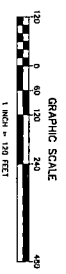
SEE DRAWING NO. C0103

SEE DRAWING NO. C0107



**LEGEND**

- PROPERTY BOUNDARY LINE
- RESERVED RIGHTS TRAILING AREA LINE
- RECOVERED AREAS (1)
- UNRECOVERED AREAS (2)
- ADVANCED EMB RECOVERY ZONE (3)
- ADVANCED EMB RECOVERY ZONE (4)
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- ADVANCED EMB RECOVERY ZONE (100)



DATE	DESCRIPTION	BY	CHECKED
07/24/2021	UPLOADED PROJECT PATTERNS	RAVIB, J. FLEMING, P.E.	
07/27/2021	REVISED PER REVIEW COMMENTS	RAVIB, J. FLEMING, P.E.	
11/17/2021	REVISED PER REVIEW COMMENTS	RAVIB, J. FLEMING, P.E.	
01/27/2022	FINAL SUBMISSION	RAVIB, J. FLEMING, P.E.	

**STOCKTON UNIVERSITY**  
**DETAILED PINELANDS EXHIBIT**  
**STOCKTON UNIVERSITY**  
 3601 UNIVERSITY DRIVE  
 THIRTON, NJ 07093  
 TEL: 908.737.2000  
 WWW.STOCKTONUNIVERSITY.NJ

**MARATHON**  
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**RAVIB, J. FLEMING, P.E.**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 120000000  
 01/09/2023  
 01/09/2023

**C0105**









# Exhibit C



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

State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto:AppInfo@pinelands.nj.gov)

November 1, 2024

VIA EMAIL ONLY

Judeth Piccinni Yeany, Esq.  
Senior Regulatory Officer  
New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
401 East State Street, 7<sup>th</sup> Floor  
Mail Code 401-7  
P.O. Box 420  
Trenton, New Jersey 08625-0420

Re: First Amendment to the 2010 Deed of Conservation Restriction

Dear Ms. Yeany:

The Pinelands Commission consents to the amendment to the 2010 Deed of Conservation Restriction (DCR) filed by Stockton University (Stockton). The purpose of this First Amendment of the DCR is to replace the existing color-coded exhibit depicting the Restricted Area located on Stockton's Galloway Township Campus with a new map (2024 map) that better defines the boundaries of the Restricted Area. Stockton, working with the Commission staff, developed the 2024 map using ArcGIS that more accurately depicts the boundaries of the restricted lands on the campus. Additionally, the 2024 map appropriately removes existing utility locations, other infrastructure and internal paths that were previously included in the Restricted Area under the color-coded exhibit. Stockton submitted a request to the New Jersey Department of Environmental Protection on June 27, 2023 to amend the DCR to incorporate the 2024 map. The Commission consents to this First Amendment to the DCR to replace the color-coded exhibit with the 2024 map and believes that this new map will ensure that future development at Stockton's Galloway campus occurs outside of the Restricted Area.

Thank you for your assistance with this matter.

Sincerely,

Susan R. Grogan, P.P., AICP  
Executive Director

c: Brian Kowalski, Esq., Stockton University



**The Great Egg Harbor Watershed Association  
River Council**

**Fred Akers – Operations Mgr.**  
P.O. Box 109  
Newtonville, NJ 08346  
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fred.akers13@gmail.com

Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #4

June 2, 2025

NJ Pinelands Commission

15 Springfield Rd,

Pemberton, NJ 08068

Re: Stockton University's 2020 Facilities Master Plan

Dear Director Grogan and Chief Planner Lanute:

Thank you for the opportunity to comment on the Stockton University's 2020 Facilities Master Plan.

The evolution of the development at the Stockton Galloway Campus is a good example of the flexibility of the Pinelands Commission (PC) to accommodate public development. The PC is often criticized for its too strict compliance with the CMP, but the history of permitted development in the Galloway Township area around Stockton's Galloway Campus is an example of compromise.

Going back to the 1990 Stockton Master Plan and the subsequent 1990 and 1995 Stockton/Pinelands MOAs, the Stockton Galloway Campus was defined as 1,560 acres, of which 500 acres were to be developed, and 1,060 acres were to be permanently protected. However, this was not the final Galloway Campus build-out that some envisioned at that time. And back then, deed restrictions were not required.

Then around 2008 the PC completed the Ecological Integrity Assessment, which paved the way for the expansion of sewer service to the Galloway Campus through the conversion of Pinelands Rural Development Area to Pinelands Regional Growth Area. Map 1 illustrates those Management Area changes.

20 years after the 1990 Stockton Master Plan, the 2010 Stockton Master Plan took student enrollment, and the Galloway Campus build-out to a new level. This caused the PC to renegotiate the 1990 compromises, and a new MOA with Stockton was published in 2015. But this time there were deed restrictions to permanently protect the sensitive lands.

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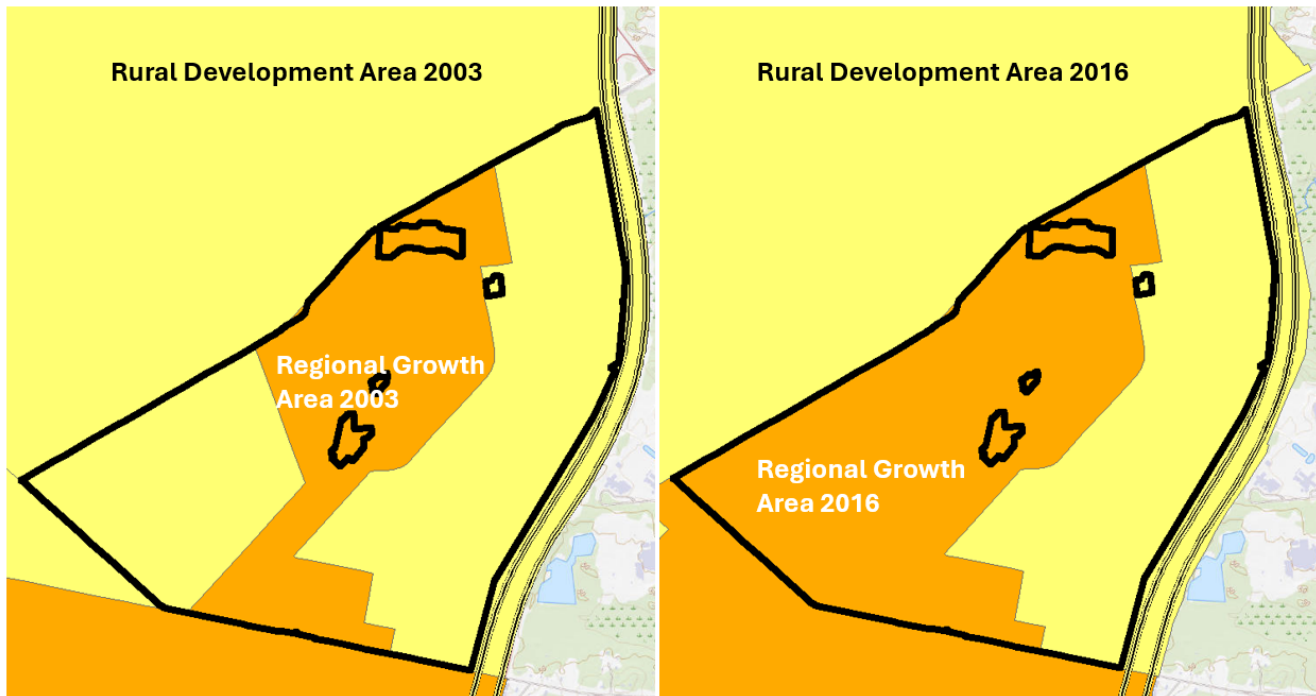
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## Pinelands Management Area Changes from 2003 to 2016 at the Galloway Stockton Campus.

Map 1: These changes by the Pinelands Commission allowed more sewer development in Galloway Township



However, it was discovered that there were many developments that Stockton had built without the benefit of permits since 1990, which ultimately became recognized by the PC as violations that had to be remedied. Some of these were more easily remedied than others.

The PC determined that Stockton University had violated the MOA by engaging in unauthorized development within the deed-restricted area. The University subsequently consented to suspend the 2015 MOA in 2017, and a long process was started to modify the deed-restricted areas and mitigate those violations.

In December 2024, the DEP approved an amendment to the 2010 deed restriction, and the amended deed was recorded with Atlantic County on March 24, 2025. According to the PC, all the projects proposed in the 2020 Facilities Master Plan are outside of the amended deed restricted area.

One small area of concern we have is whether or not the agricultural use of maple trees in the Galloway Campus forest is being conducted in the deed restricted area, and if so, is it permitted?

We hope that all of Stockton's development violations on the Galloway Campus have been resolved, and that no new violations will be created. We also appreciate the PC's oversight of the Stockton University's 2020 Facilities Master Plan, and of Pinelands Protection overall.

Respectfully,

Fred Akers, Operations Manager  
Great Egg Harbor Watershed Association



PINELANDS  
PRESERVATION  
ALLIANCE

Bishop Farmstead  
17 Pemberton Rd  
Southampton NJ 08088  
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June 2, 2025

NJ Pinelands Commission  
15 Springfield Rd,  
Pemberton, NJ 08068

**Re: Stockton University's 2020 Facilities Master Plan**

Dear Director Grogan and Chief Planner Lanute,

The 2020 Stockton University Facilities Master Plan presents an important opportunity to reflect on the University's long-term vision for growth while ensuring continued environmental responsibility. While there have been efforts to reconcile past inconsistencies and improve land use planning, several key concerns remain regarding the clarity, implementation, and implications of the plan.

We appreciate the Pinelands Commission's thorough oversight and dedication to upholding the protections established in the 2010 deed restriction. Your careful attention to detail throughout the review process—particularly in identifying unauthorized development, pausing review of the 2020 Master Plan, and requiring accurate conservation mapping—demonstrates a strong commitment to environmental stewardship and accountability. These changes mark important progress in clearly defining conservation areas and ensuring they receive the proper protection.

As the Commission reviews the 2020 Master Plan, several questions remain. While the updated deed restriction clarifies which areas are now legally protected, the plan itself lacks sufficient detail regarding the rationale for some proposed expansions, particularly in light of past encroachments and the unique ecological characteristics of the Galloway Campus, which includes extensive wetlands and habitat buffers. These features have historically limited development, and the preservation of these natural resources remains vital. Many of these protections reflect compliance with existing laws rather than new environmental initiatives. A clearer articulation of how the University's planning efforts go beyond regulatory obligations would strengthen public trust in Stockton's commitment to sustainability.

One notable project included in the 2020 Plan is the proposed Coastal Resilience Center, a \$40 million facility intended to address climate adaptation and research. While this is a commendable objective, the proposed location—an area that could potentially be restored as tidal marshland—raises questions about the balance between development and ecological restoration in vulnerable coastal zones.

Retrofitting an existing structure within Atlantic City to withstand the growing impacts of ocean encroachment, rather than constructing a new building. This would not only embody the principles of sustainability and adaptation but also avoid further environmental degradation of a sensitive coastal zone that would provide greater ecological benefit if restored.

While Stockton University has taken steps to address prior issues and refine its land use framework, the 2020 Facilities Master Plan would benefit from additional transparency, clearer alignment with conservation priorities, and a demonstrated commitment to sustainable development practices. As the Pinelands Commission considers the plan, we respectfully urge continued scrutiny to ensure that past agreements are honored and that future growth reflects a genuine dedication to environmental stewardship and climate resilience.

Thank you for your attention to these important matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Yeh". The signature is fluid and cursive, with the first name "Heidi" written in a larger, more prominent script than the last name "Yeh".

Heidi Yeh, Ph.D.

Policy Director