



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

NEW JERSEY PINELANDS COMMISSION MEETING

REVISED AGENDA

Friday, August 8, 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 via the following link:

<https://www.youtube.com/watch?v=zTncjrVzYvU>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 836 3757 2350

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- July 11, 2025

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 1984-1339.033 - Egg Harbor Township
Construction of a 64 space paved parking lot at Shires Park
Egg Harbor Township

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 1986-1408.014 - Woodbine Borough
Three lot re-subdivision and no further development
Woodbine Borough

Resolution Approving with Conditions (1) Application for a Waiver of Strict Compliance:

- Application No. 1988-0589.001 - Mary Barry
Single family dwelling
Hamilton Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 1990-0868.036 – NJDEP
Demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building
Bass River Township
- Application No. 1992-0351.006 – Egg Harbor Township
Clearing of 0.59 acres of forest for the expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk
Egg Harbor Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Franklin Township 2024 Master Plan Reexamination Report
- Franklin Township Ordinance O-4-25
- Lakehurst Borough Ordinance 2025-03
- Monroe Township Ordinance O:12-2025
- Mullica Township Ordinance 8-2025
- Waterford Township Ordinance 2025-9
- 2025 Housing Element and Fair Share Plans:

Beachwood Borough	Berkeley Township
Berlin Borough	Buena Borough
Egg Harbor Township	Evesham Township
Lacey Township	Little Egg Harbor Township
Mullica Township	Woodbine Borough

7. General Public Comment

8. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

9. Adjournment

Upcoming Meetings	
Tues., August 19, 2025	Personnel & Budget Committee Meeting (9:30 a.m.)
Fri., August 29, 2025	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., September 12, 2025	Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission’s Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
July 11, 2025

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=5N8o5p5ru1E>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Jamera Sirmans.

Commissioners Absent

John Holroyd, Theresa Lettman and Jonathan Meade.

Call to Order

Chair Matos called the meeting to order at 9:31 a.m.

DAG Stypinski read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Election of Vice Chair

Chair Matos recommended the renomination of Commissioner Avery as Vice Chair.

Commissioner Irick nominated Commissioner Avery to serve as Vice Chair. Commissioner Pikolycky seconded the nomination.

All were in favor.

Minutes

Chair Matos presented the minutes from the Commission's June 13, 2025 meeting.

Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

Commissioner Wallner requested clarification to a portion of the minutes when April Field, Chief Permitting Officer, provided an update about a parcel in Evesham Township. He said as written it implies that members of the public support the development on the parcel, which is not true.

The mover and seconder agreed to the clarification.

The minutes from the June 13, 2025 Commission meeting were adopted by a vote of 11 to 0.

Committee Reports

Chair Matos provided a summary of the June 27, 2025 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the April 25, 2025 meeting.

The Committee heard three presentations from staff.

The first presentation was a summary of the Stockton University 2020 Facilities Master Plan. The Committee voted to recommend moving the Stockton University 2020 Facilities Master Plan to the full Commission for approval.

The second presentation from staff was an update on the Board of Public Utilities (BPU) dual use solar program. Staff presented various options to facilitate participation in the program by Pinelands farmers. The Committee agreed that more information from BPU on its pilot program timeline and applications to date is needed before making any decisions.

Finally, the Executive Director discussed the proposed work plan for projects funded by the long-term economic monitoring portion of funding from the National Park Service. The work plan for federal fiscal year 2026 proposes to modernize the Pinelands application information system and to produce the annual wall calendar.

ED Grogan provided a summary of the June 24, 2025 Personnel and Budget Committee meeting:

The Committee adopted the minutes from its October 29, 2024 meeting.

Staff reviewed financial updates including: Check Registers, Electronic Disbursements and Application Fees. The Committee approved the deletion of fixed assets.

Staff provided a summary of recent employee actions.

Staff made a presentation on anticipated application fee revenue for Fiscal Year (FY) 2026 and this was further discussed by members of the Committee.

The meeting was adjourned, there was no need for a closed session and no public comment was received.

Executive Director's Report

ED Grogan provided information on the following matters:

- The structural engineer and architects are continuing inspections of Fenwick Manor today.
- The 1st quarter appropriation confirmed the state increase of \$150,000 to the Commission. Additional funding of approximately \$95,000 will be provided by the Office of Management and Budget to cover the cost of salary increases negotiated with the Communications Workers of America (CWA) and reflected in the union contract. The Commission will also receive additional funding to cover the expected increase in cost for the Fenwick Manor project incurred by the year-long delay in the RFP process.
- The proposed Comprehensive Management Plan Amendments (CMP) were published in the New Jersey Register. The proposal includes a map change to the Black Run watershed that will redesignate approximately 2,400 acres in Evesham Township from the Rural Development Management Area to the Forest Area. Additionally, the rule proposal will add expirations to certain old Commission documents (Certificate of Filings and old Waiver approvals), application fee changes and other codifications. The virtual public hearing is scheduled for Tuesday, July 15, 2025. Written comments have been submitted in support of the management area change.
- Staff met with the property owner who owns a large parcel in the Black Run. The property owner is no longer pursuing a development application and is interested in preserving the parcel. The property owner and her attorney are currently in conversation with non-profit organizations and the New Jersey Department of Environmental Protection (NJDEP). They are working on updating appraisals to establish the value of the land.

Commissioner Wallner said it is great news that the property owner is interested in preserving the property. He said he hopes that Commission staff will continue to work expeditiously on the redesignation of the Black Run because they are two separate things.

Chuck Horner, Director of Regulatory Programs, provided information on two meetings:

- Staff met with Waterford Township officials about a number of matters. At the conclusion of the meeting, it was suggested that Commission staff attend a future township committee meeting to answer questions and concerns about zoning and Pinelands Development Credit (PDC) requirements. Staff clarified that money associated with the sale of PDCs does not come to the Pinelands Commission but rather the holder of the certificates, which seemed to resolve the Township's concerns with the Commission's current rule proposal. Additionally, the Township spoke about the need to herbicide Atco Lake, due to unwanted vegetation, and future development plans at the former Atco Raceway.
- Staff also attended a meeting with Hamilton Township officials and several Amazon representatives related to the construction of a 650,000 square foot warehouse proposed at the former Atlantic City Race Track. Amazon is eager to receive a Certificate of Filing from the Commission in order to be on the planning board's agenda in August.

April Field, Chief Permitting Officer provided an update on two development applications:

- In 1991, the Commission entered into a streamlining Memorandum of Agreement (MOA) with the NJDEP to provide a permitting process for the application of herbicides on lakes and streams in the Pinelands Area. This streamlining MOA allows applicants to avoid applying to two agencies. The applicant must apply directly to the NJDEP for the pesticide permit. Pinelands Commission staff provide comments to the NJDEP and when an application is consistent, the NJDEP issues the permit. In 2024, the Commission staff provided a memo to the NJDEP on the one-time application of herbicides to Hammonton Lake. The memo advised that two conservation areas within the lake must be maintained to protect the three threatened and endangered (T&E) aquatic plant species in the Lake. Staff was notified by the Town in June of 2025 that a public safety emergency arose with a swimmer/ kayaker due to heavy aquatic vegetation, necessitating the re-treatment of herbicides in the lake. Staff requested results from the survey required following the 2024 treatment of the lake, and the results found that the herbicide had no impacts on the conservation areas of the lake. Staff provided comments to the NJDEP, letting the agency know that the applicant can retreat the two areas of the lake.
- Staff is reviewing an application for a 5.5-acre training yard for electrical trade apprentices. In 2010, the applicant completed an application for a 30,000 square foot commercial trade training building. At that time, a T&E survey was completed and identified the northern scarlet snake, which was considered a non-T&E animal species. In January of this year, the NJDEP designated the northern scarlet snake as a T&E animal species. The CMP indicates that any animal species designated by the NJDEP as a T&E animal species is also a Pinelands designated T&E animal species. The applicant will need to conduct a T&E species survey.

- The application filed for review of a wetlands delineation for the large Black Run property remains active. Staff has been out to property in the hot weather with no shade verifying the flagged wetlands.

ED Grogan added that she recommended to the property owner to continue her application for confirmation of the wetlands lines because that information will be useful in the land appraisal process. The applicant was initially reluctant to have staff complete the wetlands verification because she did not want it to be perceived that the development application was moving forward.

Gina Berg, Director of Land Use Programs, provided an update on the following Land Use Programs matters:

- At the upcoming July P&I Committee meeting, the staff archaeologist will deliver a presentation on cultural resources and ground penetrating radar. The August P&I Committee meeting will focus on climate-related topics, including a presentation about agrivoltaics by Rutgers.
- The Commission is accepting proposals to fund permanent land protection projects that meet certain criteria through September 19th. Funding is made available through the Commission's Pinelands Conservation Fund.

Stacey Roth, Chief, Legal and Legislative Affairs, provided an update on the following legal matters:

- In 2019, an amendment was authorized by the Commission related to a 2004 MOA with the South Jersey Transportation Authority (SJTA) that allowed specific development to occur at the Atlantic City airport. The amendment required acquisition and creation of a new Grassland Conservation Management Area (GCMA) for two T&E bird species. The GCMA was completed in April of 2024 on a parcel located in Hamilton Township. The Commission received its first status report. The consultants believe there is mating pair of Grasshopper sparrow based on the call back survey. Link to the video: https://youtube.com/shorts/Pg4Qm9hl_GA?feature=shared
- The Governor recently signed a Bill that will allow legal notices to be published in online newspapers and require the Secretary of State to create a website for all state and local government meeting notices. The Commission would provide a hyperlink of all meeting notices to the Secretary of State, and that is a new process. The CMP may need to be amended because it specifically uses the term paper notice. The new law will go into effect on March 1, 2026.
- Staff recently met with SJTA about proposed new development and changes to the layout plan at the Atlantic City Airport. STJA leases the land from the Federal Aviation Administration (FAA), and representatives from the FAA also participated in the meeting. A new or amended MOA may be necessary for the development. The first step

in the MOA process is to hold a meeting with the Commission's Chair and Executive Director.

- Staff continues to work with the Attorney General's office on the Artistic Materials litigation. The property is located in Southampton's Agricultural Production Area, and the land has limited permitted uses stemming from a PDC deed restriction. The property owner runs a solid waste operation on the parcel and a commercial landscaping business and the violations have been ongoing for two decades. The NJDEP joined the litigation. Discovery efforts are ongoing and the chancery judge has requested that both parties engage in mediation.

Brad Lanute, Chief Planner, provided information on the following two matters:

- The Land Use Programs office is currently reviewing municipal Housing Elements and Fair Share plans in response to the fourth round of affordable housing. The Commission has received 27 plans so far and expects to receive another 10 plans.
- Staff met with the Office of Planning Advocacy (OPA) to receive an update on the status of the State Plan, including planning efforts in the Pinelands National Reserve (PNR). The OPA will be meeting with Counties throughout July to determine what types of amendments to the plan may be necessary. OPA expects to issue a Draft State Plan in September and a Final State Plan in December.

Paul Leakan, Communications Officer noted that the ninth annual Pinelands Summer Short Course is set for Stockton University's Kramer Hall in downtown Hammonton on July 18, 2025. He said more than 100 people have registered for the event.

He also provided details about the lineup for this year's Pinelands Speaker Series. He said the Speaker Series includes a presentation by Gretchen Fowles of the New Jersey Department of Environmental Protection (NJDEP). He said Ms. Fowles will discuss the NJDEP's Connecting Habitat Across New Jersey program, which seeks to enhance habitat connectivity by addressing the impact of roads and urbanization. Mr. Leakan said the Speaker Series will also include a first-hand account of how the people of Lenapehoking are passing on their traditions and culture through art and family, and a hands-on, outdoor painting workshop.

Lastly, he said that Joel Mott, the Commission's Principal Public Programs Specialist, continues to collaborate with Stockton University on the statewide climate change curriculum.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the placement of a soil cap on a closed municipal landfill.

Commissioner Lohbauer made a motion Approving with Conditions an Application for Public Development (Application Number 1981-2232.001) (See Resolution # PC4-25-17). Commissioner Irick seconded the motion.

Ernest Deman of the Regulatory Programs office said Manchester Township is proposing to place an impermeable soil cap on its existing landfill. The site also includes a recycling center, vegetative composting, a shooting range and a salt storage dome. A pavilion associated with the shooting range and the salt storage dome were completed without application to the Commission and are now included in this application. The salt storage dome and the recycling center will be temporarily removed during the placement of the soil cap and be placed on a portion of the capped landfill. He said the other portion of the capped landfill will eventually be used for a solar energy facility, although the Commission does not have an application at this time. See attached aerial and site plan that were displayed.

He said the site does contain wetlands, and a 300-foot buffer to wetlands will be maintained. A one-year T&E animal species survey was required and during that survey a young male Northern pine snake was found. A tracking device was implanted on the snake and found that the snake vacated the site and hibernated 4,000 feet away at the Joint Base. Another yearlong study was undertaken and no additional snakes were found. He said based on the vegetation, habitat and additional snake survey, the project is consistent with the CMP's T&E standards. The applicant provided extensive data to qualify to place a permeable soil cap on the landfill as opposed to an impermeable cap. The Commission received one public comment, which was submitted by the Mayor of Manchester Township in support of the project.

Commissioner Asselta asked about the acreage size of the landfill and how many inches of fill will be placed on it.

Mr. Deman said the landfill is 30 acres and the entire site is 95 acres. He said the portion of the landfill designated for a future solar project will include 18 inches of fill and six inches of topsoil. He said the other portion of the landfill that will contain the recycling center and salt storage dome will be capped with 18 inches of fill and one-foot of course aggregate (crushed stone).

Commissioner Irick asked for confirmation that the future solar project will use a ballast mounting system.

Mr. Deman said he believes that is the standard mounting method.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for the demolition of a former nature center at Batsto Village.

Commissioner Pikolycky made a motion Approving with Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1985-0160.015) (See Resolution # PC4-25-18). Commissioner Buzby-Cope seconded the motion.

Director Horner said the two-story structure is located in the Batsto Village Historic District, which is listed on both State and National Registers of Historic Places. He added that it is

considered a Pinelands-designated cultural resource, which requires the Commission to issue a Certificate of Appropriateness. A Certificate of Appropriateness requires the applicable treatment of a cultural resource. In this case, recordation is the best method. Unfortunately, the structure is in a state of disrepair and it is not economically feasible or practical to preserve the resource. The NJDEP will have to submit the information required for recordation of the resource before the structure can be demolished.

He noted that the NJDEP has its own process for the treatment of a cultural resource, which will be reviewed by the New Jersey Historic Sites Council on July 21st. Attached are photographs of the structure to be demolished.

Commissioner Rittler Sanchez asked what year the structure was originally constructed.

Marc Paalvast, staff archaeologist, said recent information provided to the Commission states that the structure was built in 1902 or 1903.

Commissioner Rittler Sanchez noted that it's a shame that the structure has been on the State's Register yet has fallen into such a terrible state that it's no longer a historic asset.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for the demolition of a multi-family dwelling.

Commissioner Pikolycky made a motion Approving with Conditions an Application for Public Development (Application Number 2025-0074.001) (See Resolution # PC4-25-19). Commissioner Irick seconded the motion.

Director Horner said Dennis Township acquired a multi-family dwelling that is in a state of disrepair. The Township plans to demolish the home and has applied to the Commission because the dwelling is greater than 50 years old.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for a Waiver of Strict Compliance.

Commissioner Buzby-Cope made a motion Approving with Conditions an Application for a Waiver of Strict Compliance (Application Number 1983-6052.002)(See Resolution # PC4-25-20). Commissioner Lohbauer seconded the motion.

Director Horner said the property cannot meet the minimum buffer to wetlands standards. The parcel is located in Monroe Township and is approximately three quarters of an acre. The single family dwelling will be served by sanitary sewer. The applicant has provided information in order to qualify for the Waiver. The Commission rules allow for Waiver to ensure the minimum beneficial use of property. The Commission received public comment stating that bald eagles sometime inhabit the trees in the area and a video showed bald eagles flying but did not specify block and lot information.

Director Horner said the NJDEP delisted the bald eagle as a T&E species earlier this year. Staff conducted an additional site inspection of the property and no nests were identified. He said Commission staff are recommending approval of the Waiver.

The resolution was adopted by a vote of 10 to 0. Commissioner Rittler Sanchez abstained from the vote.

Planning Matters

Chair Matos introduced a resolution related to Stockton University's 2020 Facilities Master Plan.

Commissioner Irick made a motion Issuing an Order to Approve the Stockton University 2020 Facilities Master Plan (See Resolution # PC4-25-21). Commissioner Rittler Sanchez seconded the motion.

Brad Lanute, Chief Planner, presented the Stockton University 2020 Facilities Master Plan. Mr. Lanute shared a map of the Stockton University main campus, located in Galloway Township, Atlantic County, within the Pinelands Area. He explained the purpose of the CMP's State Agency Plan provisions (N.J.A.C. 7:50-4.52(e)), noting that these plans are similar to a master plan in that the proposed development is non-binding and provides an opportunity to identify, and potentially avoid, issues early in the development process.

Mr. Lanute then provided a timeline of past Stockton master plans and Commission actions. The first Stockton master plan was approved in 1990. It coincided with Galloway Township rezoning a portion of the campus; 500 acres were redesignated from a Rural Development Area to a Regional Growth Area. The rezoning coincided with the execution of the first MOA between the Commission and the University to streamline the permitting of development proposed in the approved plan.

The Commission approved Stockton's second master plan in 2010. This plan included updated wetlands delineations and T&E species studies and expanded the areas designated for development. The Commission's approval was conditioned upon the University deed-restricting approximately 1,200 acres of land designated for conservation under the plan. The Township subsequently rezoned the campus and redesignated an additional 450 acres from a Rural Development Area to a Regional Growth Area. A second MOA to streamline permitting development proposed in the plan was executed in 2015.

In 2016, the University undertook development in an area that had been deed-restricted in 2010. As a result, the Commission notified the University of the violation, indefinitely suspended the MOA, and put all Stockton University applications on hold. The University indicated that mapping in the second master plan, which was incorporated into the deed restriction, included existing infrastructure, utilities, and internal paths in deed-restricted areas. To resolve these issues, the Commission required Stockton to submit updated mapping of deed-restricted areas to exclude existing infrastructure and necessary improvements, to seek approval from the NJDEP to amend the existing deed restriction, and to submit a plan for resolving the existing violations.

Stockton submitted updated mapping, which was reviewed by the P&I Committee in November 2022. The proposed changes included the removal of 33 acres from the deed-restricted area and the inclusion of 35 vacant acres into the deed-restricted area. The amended deed restriction was approved by NJDEP in December 2024 and the amended deed was recorded in March 2025. In January of 2024, the University submitted a report detailing how the violations would be resolved.

Mr. Lanute described the eight distinct development areas on the campus as outlined in the plan. He stated that four of the development areas propose new construction on previously disturbed lands, while the other four propose development on previously undeveloped lands. He noted that the level of detail for the proposed projects ranged from highly conceptual plans to those with detailed site plans and project cost estimates.

Mr. Lanute said since the mapping associated with the new deed restriction has been resolved, the Commission has acted on a backlog of applications that had been on hold. He briefly summarized those applications that recently came before the Commission. Future applications will be reviewed by the Commission to ensure that proposed development is consistent with the minimum standards of the CMP and the amended deed restriction. He reiterated that no MOA is under consideration or anticipated.

Mr. Lanute reiterated that the master plan and the proposed development is non-binding and subject to change based on funding, projected student enrollment and shifting priorities.

He said during the P&I Committee meeting, Commissioner Rittler Sanchez asked about which watershed the campus is located in and water availability.

He said Stockton's Galloway campus is located in a single HUC-11 watershed within the Mullica Watershed Management Area.

Stockton has an existing water allocation. Any proposed increase in allocation sourced from the Kirkwood-Cohansey (K-C) aquifer would require an application to the Commission.

Since the campus is within a Regional Growth Area and a Rural Development area, the CMP allows for an increased diversion provided that no alternative water supply source is available. The proposed diversion would have to demonstrate that there would be no adverse ecological impact on the K-C aquifer.

He said in the event the University needs an alternative water sources, the campus is within the service area of NJ American Water, Atlantic County division, which has remaining capacity to serve additional development.

If the University demonstrates that an alternative water source is not available or viable, there is water availability from the K-C based on the CMP imposed 20% cap of the Low Flow Margin. As part of the application, the University would have to provide additional demonstrations that the diversions would have no adverse regional or local impact.

Mr. Lanute said staff is recommending approval of the plan. (See attached presentation slides)

The resolution was adopted by a vote of 11 to 0.

Public Comment on Development Applications and Items Where the Record is Open

Director Horner provided a brief overview of the applications. He said Ocean County is proposing a large forestry application, Egg Harbor Township is proposing a paved parking lot, and Woodbine Borough is re-subdividing three lots. Also up for comment is a Waiver of Strict Compliance application for the development of a single-family dwelling in Hamilton Township.

No public comment was received.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed three ordinance and one housing element. He said Pinelands municipalities continue to make amendments on regulating cannabis establishments.

General Public Comment

Heidi Yeh of the Pinelands Preservation Alliance said NJDEP's recent protection of the Northern scarlet snake is a good example of how the science has worked and the Commission has incorporated that into its T&E species protection standards. She said she would like to see the Commission adopt a similar process with the protected plant list. She said the CMP's list of protected plants has not been updated in decades. She said the Commission could reference New Jersey Natural Heritage Program's list of protected plants similar to the approach with T&E animal species.

Rose Taylor, of Marlton Lakes, NJ, asked the Commission not to delay the redesignation of the Black Run Preserve from a Rural Development Area to a Forest Area. She said she understands that the property owner is stating that the land will be preserved but local residents have been hearing a different message. She raised concerns about T&E species, wetlands protection, traffic and a deficit of water for existing homeowners.

Rosemary Bernardi of Evesham Township said she wanted to check on the status of an application to dredge Walden Glenn pond in the Kings Grant development.

Chair Matos requested that Ms. Bernardi email the Commission with her contact info so staff can provide an update on the application.

Keri Morlino of Marlton, NJ, said she is new to the area and is seeking clarity and information related to the property owner's intention for the large privately owned parcel in the Black Run. She said she attended a meeting in Evesham Township and there were a lot of concerned residents and a different information being circulated. She spoke about the wildlife that live on her property.

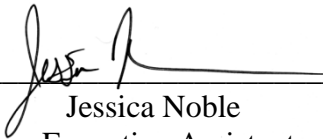
Chair Matos said the Commission is continuing its process with the rule proposal that includes a management area change in the Black Run watershed. She said there was no suggestion that the CMP amendments would be delayed or paused. Earlier in the meeting, ED Grogan said that the property owner advised the Commission about her intent to preserve the property, and we shared the information with Commissioners and the public.

Bonnie Schnieder of Shamong Township, NJ, said she does not think Burlington County's proposed traffic circle at the corner of Willow Grove and Stokes Road in Shamong Township is necessary. She said the traffic is not as bad as it was 5 or 6 years ago and she would like the Commission's help in stopping the construction of the roundabout.

Adjournment

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. The Commission agreed to adjourn at 11:09 a.m.

Certified as true and correct:





Jessica Noble
Executive Assistant

Date: July 17, 2025



Legend

-  Site Boundary
-  Project Area - Approximate LOD

0 400 Feet



Photo 3: View of building from the southeast, April 10, 2025.



Photo 4: View of collapsed south wall, April 10, 2025.

Stockton University 2020 Facilities Master Plan



CMP Policy and Implementation Committee

June 27, 2025

Stockton University 2020 Facilities Master Plan

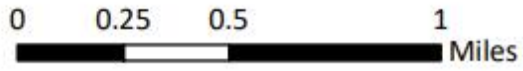
Pinelands Management Areas

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

Stockton University Campus

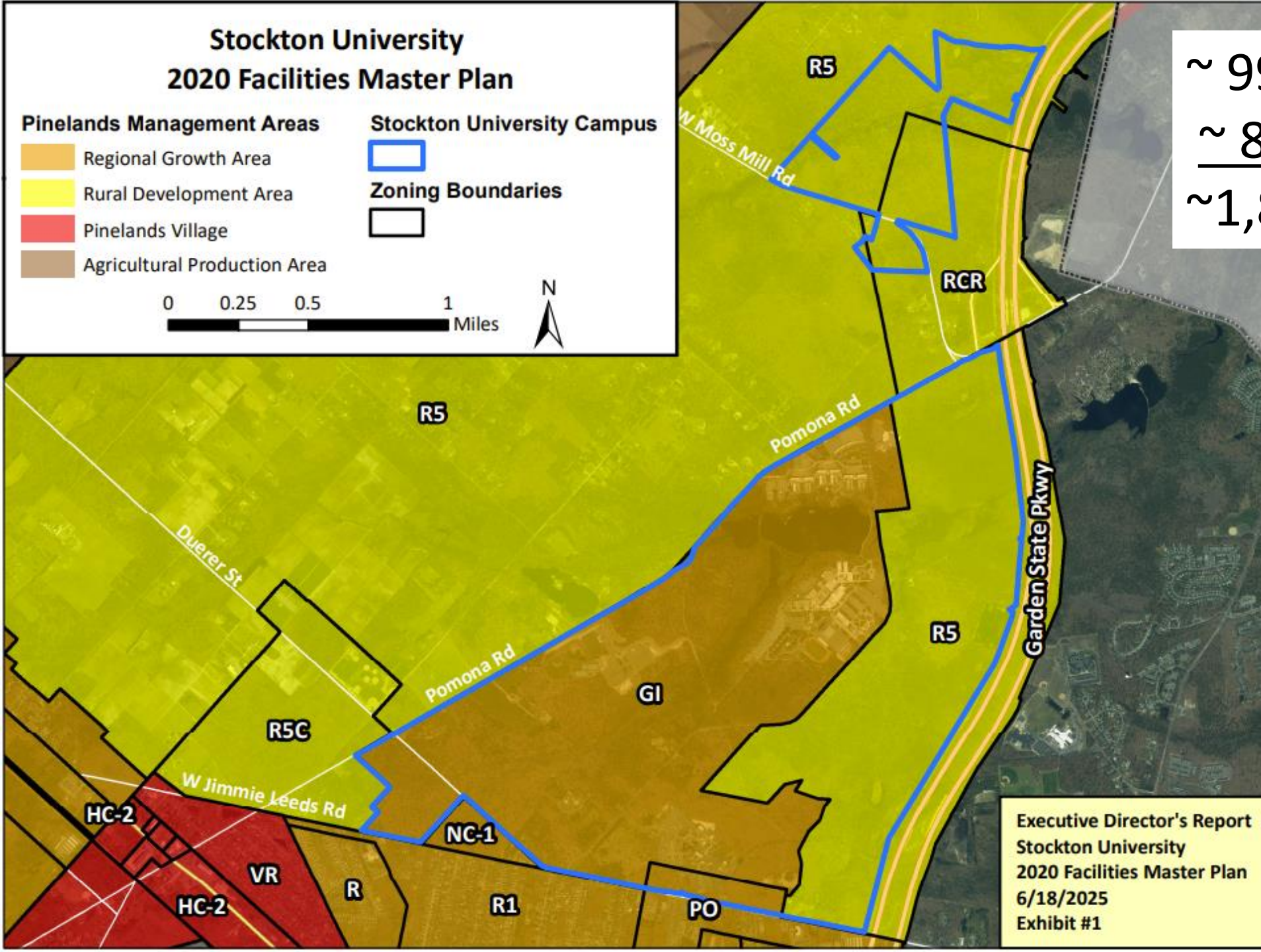


Zoning Boundaries



~ 996 acres RGA
~ 839 acres RDA

~1,835 acres Total



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

State Agency Plans

N.J.A.C. 7:50-4.52(e)

- Any state agency may submit a comprehensive plan of its existing and planned land uses, resource management and development activities
- The CMP outlines the required contents of a plan and standards for approval
- Upon approval, the Commission reviews proposed development in accordance with the plan
- Proposed development is non-binding; provides opportunity to identify and potentially avoid issues early in the development process
- **Think Master Plan**



Timeline

Stockton 1st Master Plan (1990)

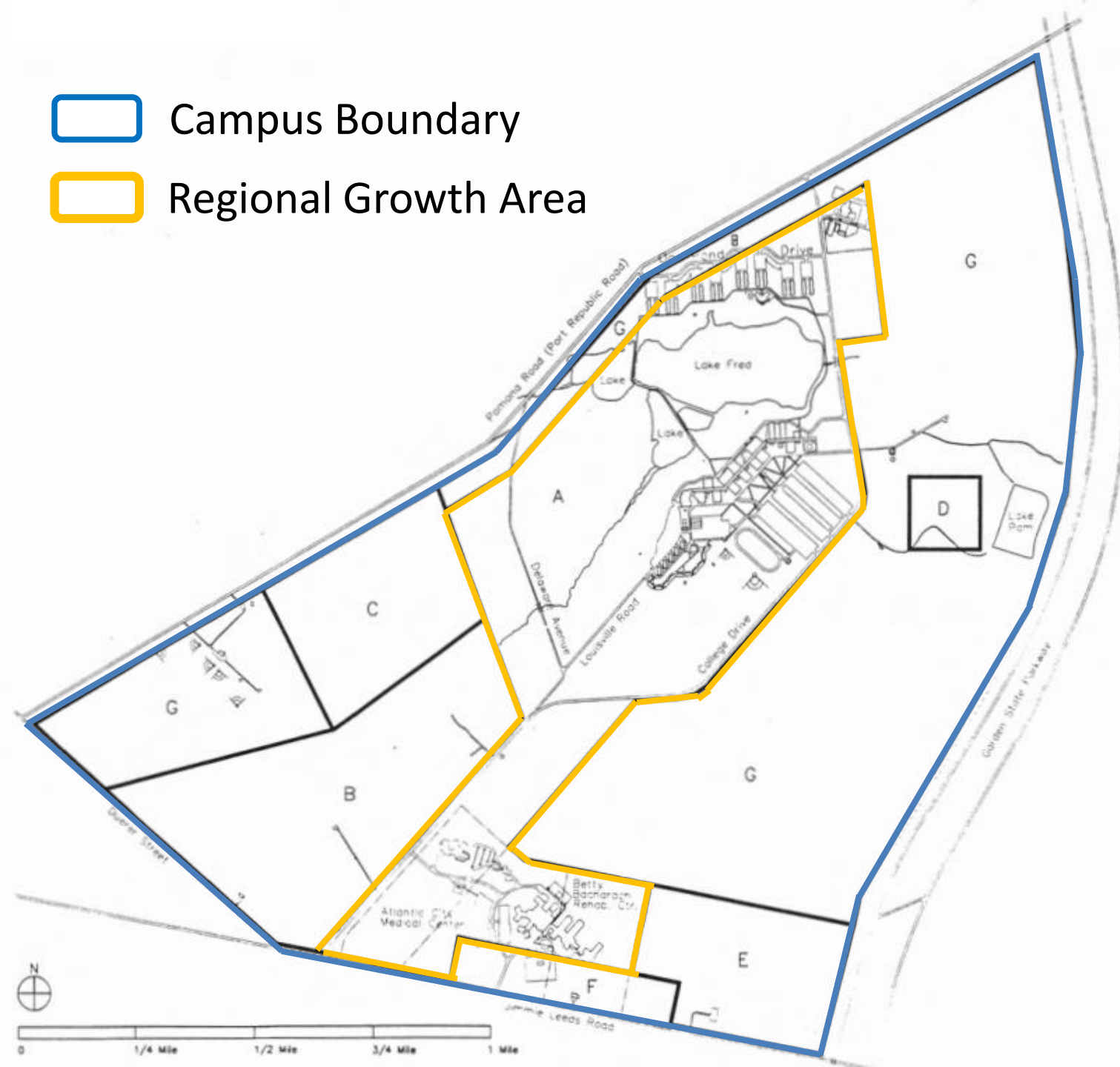
- Approved in 1990.
- Coincided with Township rezoning of the campus resulting in management area changes. 500 acres RDA to RGA. Facilitates existing sewer expansion.
- Coincided with an 1st MOA between the Commission and the University to streamline permitting of proposed development.



Campus Boundary



Regional Growth Area



- A** College instructional/support buildings and related uses. Health care and related facilities.
- B** Environmental study and experimentation.
- C** Active recreational uses, served by septic system.
- D** Astronomical observatory, served by septic system. (Note: location within use area G not specified.)
- E** Storing clean soil/cut vegetation and obtaining soil.
- F** Planned-Office Zone
- G** Passive recreation and rights-of-way to serve other sites.

Timeline

Stockton 2nd Master Plan (2010)

- Approved in 2010. Incorporated Significant wetlands and T&E studies. Approval conditioned on deed restricting campus conservation lands (approx. 1,220 acres). Deed recorded 2010.
- Coincided with Township rezoning of the campus resulting in management area changes. 450 acres RDA to RGA.
- Also coincided with 2nd MOA between the Commission and the College to streamline permitting of proposed development in 2nd Master Plan (2015).

Stockton University 2010 Zoning Change

Pinelands Management Areas

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

Stockton University Campus

- Zoning Boundaries
- Regional Growth Area Expansion

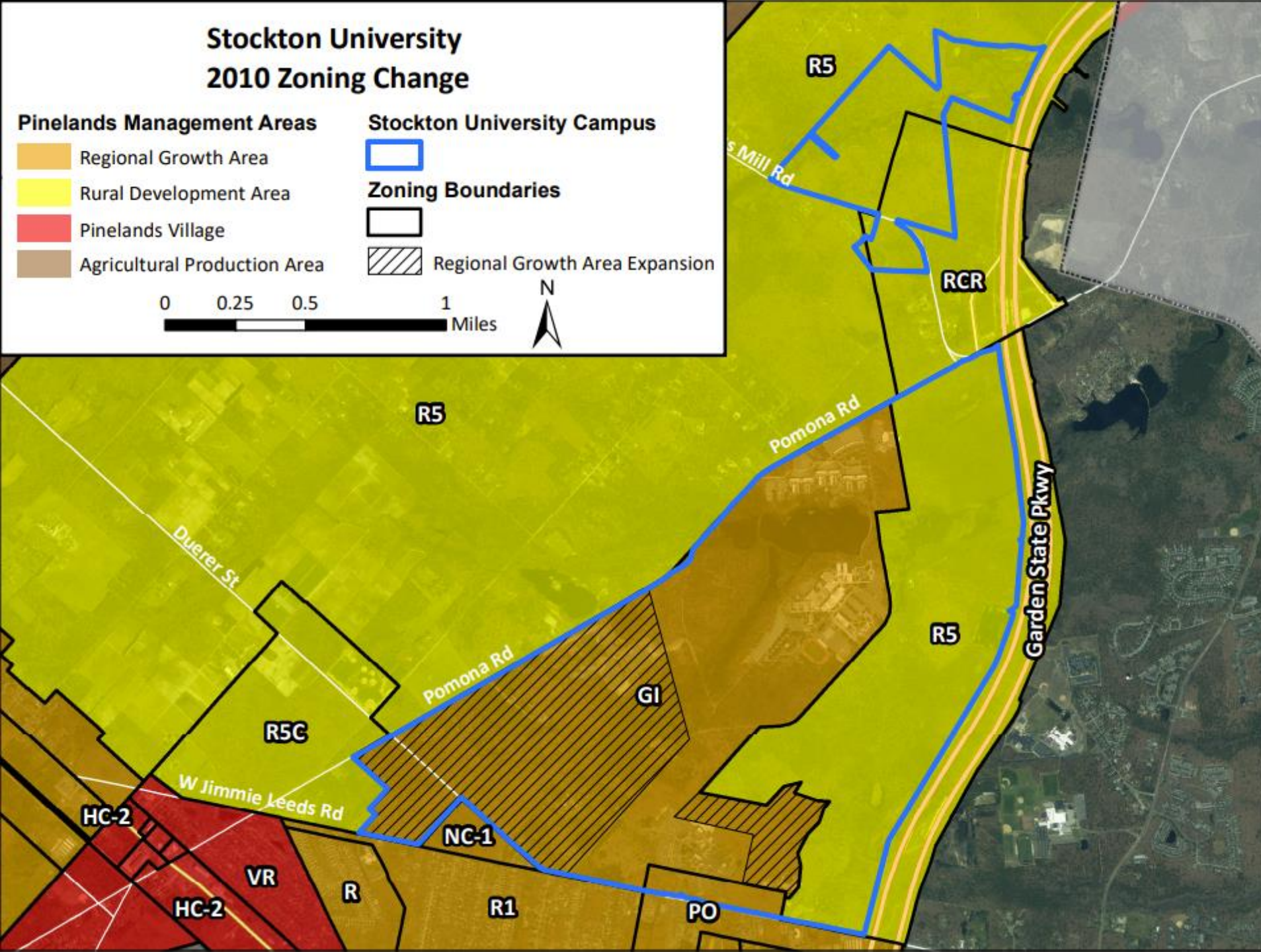
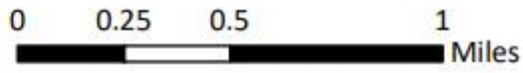
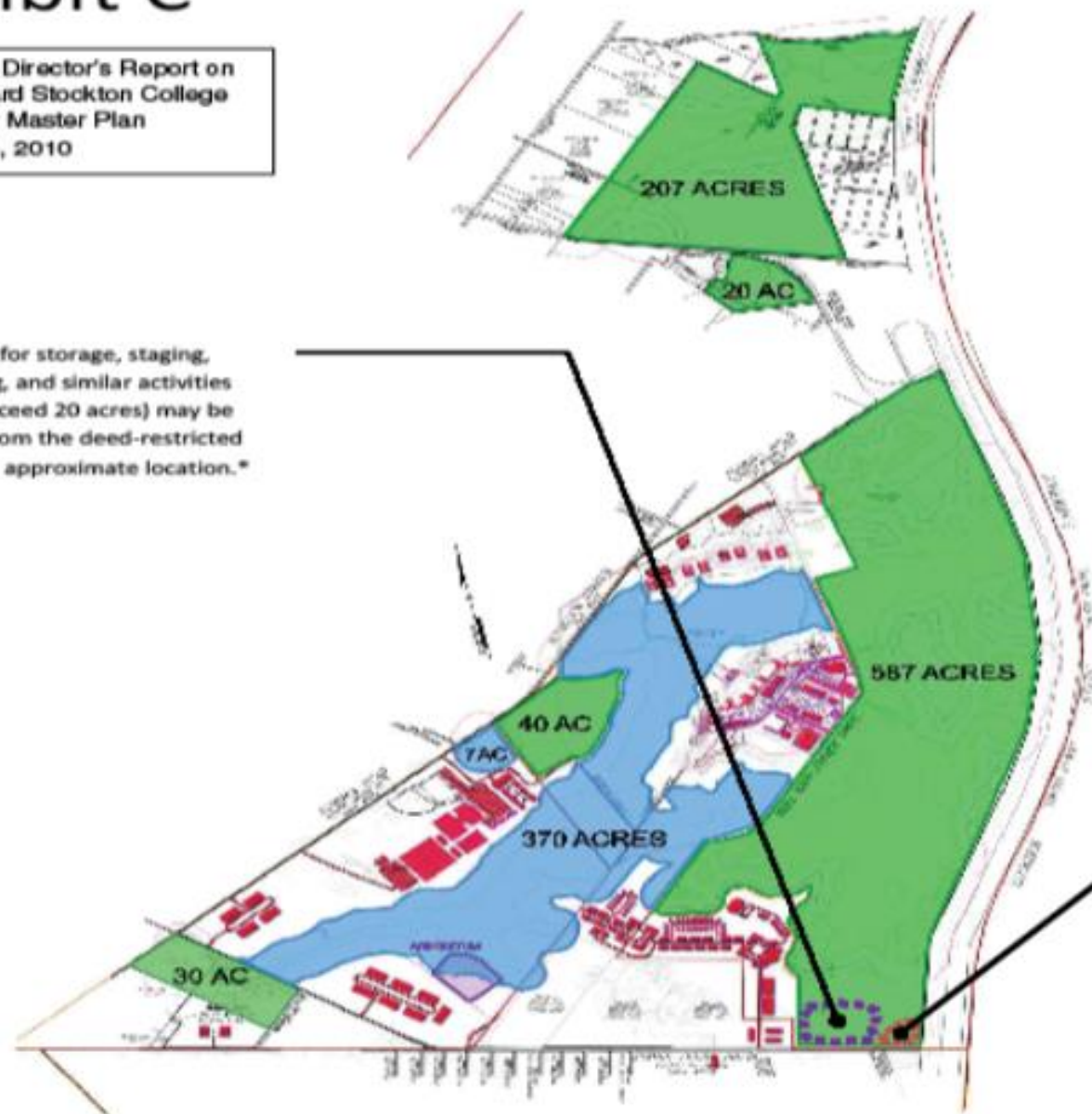


Exhibit C

Executive Director's Report on
The Richard Stockton College
April 2010 Master Plan
August 19, 2010

An area for storage, staging,
stockpiling, and similar activities
(not to exceed 20 acres) may be
excluded from the deed-restricted
lands in this approximate location.*



Approximately 9
acres may be
excluded from the
deed-restricted
lands to
accommodate a
proposed Garden
State Parkway exit
ramp and
improvements
ancillary thereto in
this approximate
location.*

Exhibit C. – Sensitive Lands to be Deed Restricted
(amended from Exhibit 7 of the Richard Stockton College
of New Jersey April 2010 Master Plan)

* Area not drawn to scale

Timeline

MOA Suspension (2016)

- Development occurs within deed-restricted area. 2nd MOA indefinitely suspended; no longer in effect
- Significant mapping errors from 2nd Master Plan incorporated into deed restriction. Did not depict existing infrastructure, utilities, and internal paths or account for necessary improvements
- All Stockton applications on hold due to violations

Framework for Resolution

- Submit accurate mapping of existing infrastructure within deed restricted area as well as areas for necessary improvements
 - Reviewed by P&I in November 2022
 - Removes 33 acres from restriction; adds 35 acres
- Seek DEP approval for amendments to original deed restriction.
 - Submitted June 2023 and approved, with Commission consent, December 2024; deed recorded March 2025
- Submit plan for resolving violations
 - Received January 2024

Stockton University 2020 Facilities Master Plan

Pinelands Management Areas

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

Stockton University Campus

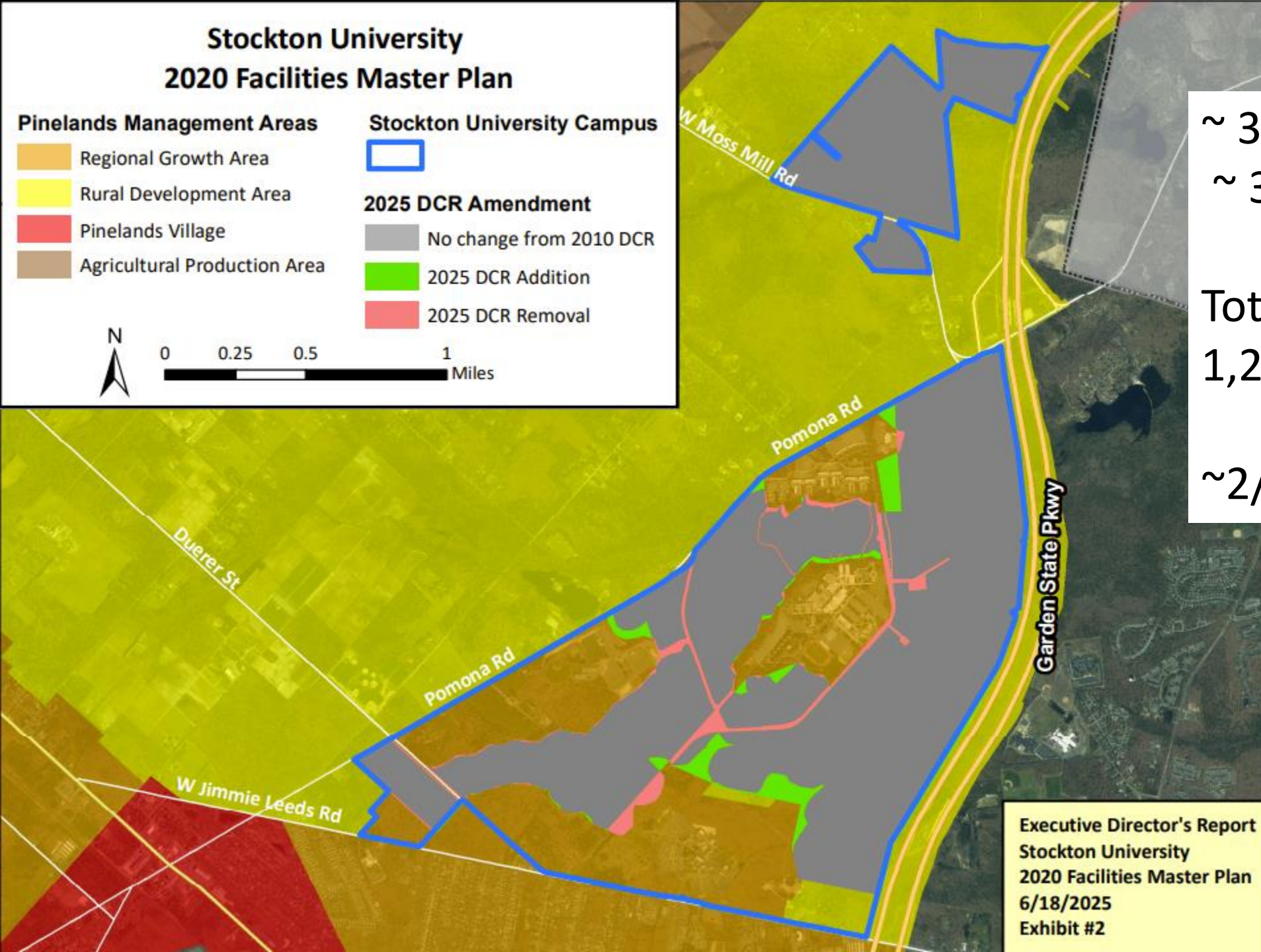


2025 DCR Amendment

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



0 0.25 0.5 1 Miles



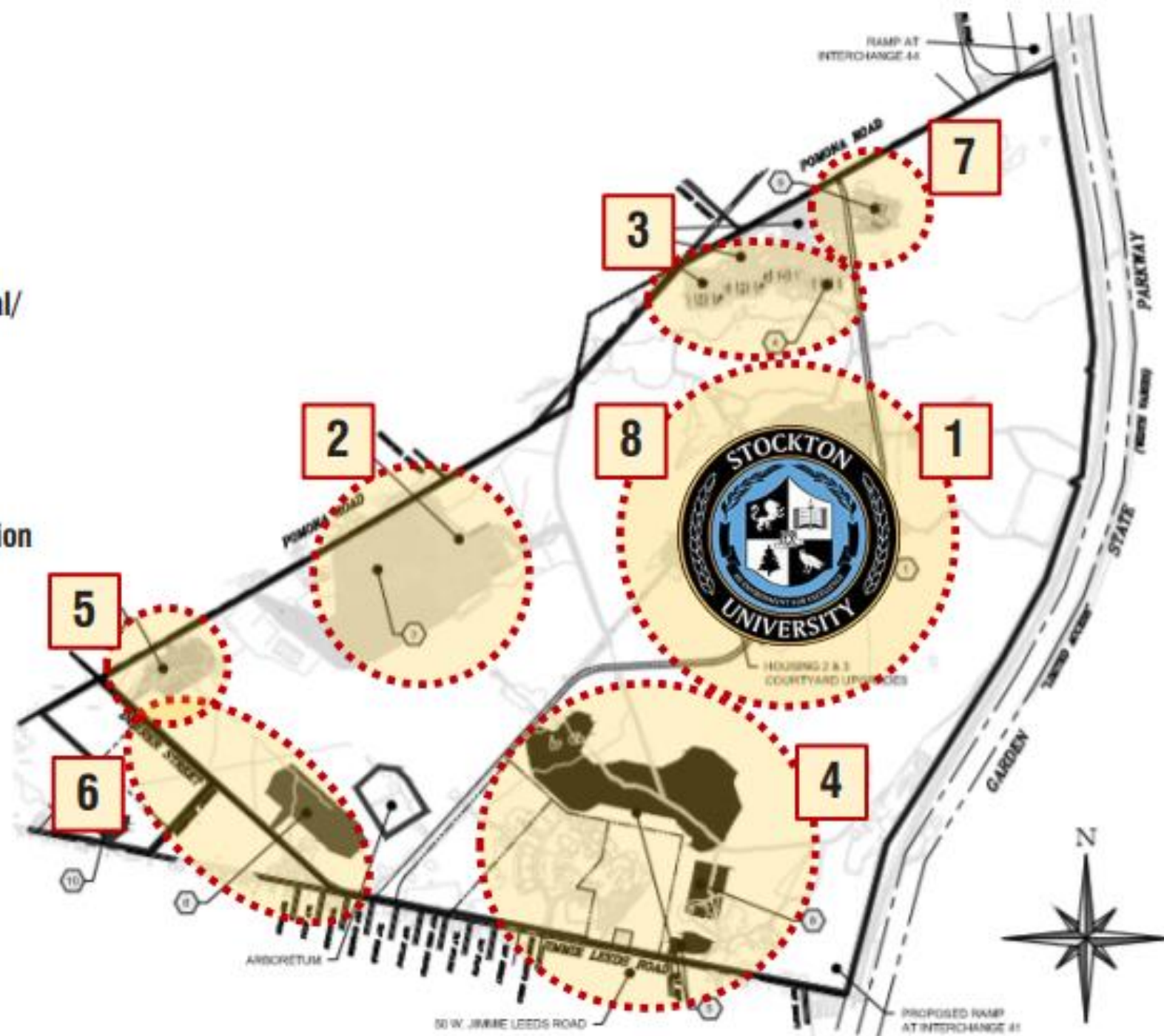
~ 33 acres removed
~ 35 acres added

Total preserved:
1,222 acres

~2/3 of the campus

Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness / Jimmie Leeds Rd Commercial/ Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad



Applications

- **May 2024**
 - Irrigation well
 - Water well for vehicle maintenance
- **January 2025**
 - 1,250 feet of pedestrian walkways
- **February 2025**
 - Sewer pumping station replacement
- **No future MOA under discussion. All future applications will come before the Commission**



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 17

TITLE: **Approving** with Conditions an Application for **Public Development** (Application Number 1981-2232.001)

Commissioner Lohbauer moves and Commissioner Irick seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1981-2232.001

Applicant:	Manchester Township
Municipality:	Manchester Township
Management Area:	Pinelands Preservation Area District
Date of Report:	June 22, 2025
Proposed Development:	Placement of a permeable soil cap on a closed municipal landfill .

WHEREAS, this application proposes the placement of a permeable soil cap on a closed municipal landfill located on a 95 acre parcel; and

WHEREAS, a 2,000 square foot pavilion associated with an existing police shooting range and a salt storage shed were developed on the same parcel without application to, and approval by, the Commission; and

WHEREAS, the development of the 2,000 square foot pavilion and salt storage shed without application to, and approval by, the Commission constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan; and

WHEREAS, the applicant proposes to address this violation by including the 2,000 square foot pavilion and the salt storage shed in this application; and

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1981-2232.001 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

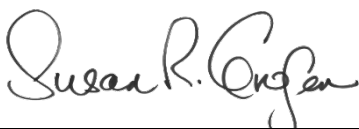
Record of Commission Votes

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

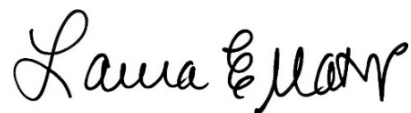
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

June 22, 2025

Carl Block, Administrator (via email)
Manchester Township
1 Colonial Drive
Lakehurst NJ 08753

Re: Application # 1981-2232.001
Block 116, Lot 13
Manchester Township

Dear Mr. Block:

The Commission staff has completed its review of this application for the placement of a permeable soil cap on a closed municipal landfill. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 11, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure
Public Comment (1): 6/9/25 email

c: Secretary, Manchester Township Planning Board (via email)
Manchester Township Construction Code Official (via email)
Manchester Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Dan Bourdeau (via email)
Ross Hull, NJDEP (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT

June 22, 2025

Carl Block, Administrator (via email)
Manchester Township
1 Colonial Drive
Lakehurst NJ 08753

Application No.: 1981-2232.001
Block 116, Lot 13
Manchester Township

This application proposes the placement of a permeable soil cap on a closed municipal landfill. The closed landfill is located on the above referenced 95 acre parcel in Manchester Township. The parcel is located in the Pinelands Preservation Area District. There is an existing municipal police shooting range, a 2,000 square foot pavilion associated with the police shooting range, a salt storage shed, a public recycling area and a composting area located on the parcel.

The 2,000 square foot pavilion associated with the police shooting range and the salt storage shed were developed on the parcel prior to the completion of an application with the Commission in violation of the application requirements of the Manchester Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP). To address these violations, the applicant has included the 2,000 square foot pavilion and the salt storage shed in this application.

After capping of the closed municipal landfill, it is anticipated that an application will be filed with the Pinelands Commission for a proposed solar energy facility on a portion of the soil capped municipal landfill.

This application proposes the removal of all successional forest and shrub vegetation from an approximately 30 acre portion of the 95 acre parcel to facilitate the proposed capping of the landfill with permeable soil. The existing landfill will then be graded to final design grades. The landfill will be covered with two types of permeable soil cap. The portion of the landfill where the solar energy facility is proposed will be covered with 18 inches of fill topped with six inches of topsoil. This portion of the landfill will then be revegetated with native grasses. The portion of the landfill where an existing public recycling area, an existing composting area and proposed salt storage shed will be located will be covered with two feet of fill topped with one foot of coarse aggregate (crushed stone, gravel).

Available information indicates that the closed landfill was in operation between 1958 and 1985. The CMP requires that all landfills located in the Pinelands Preservation Area District that ceased operation on or after September 23, 1980 shall be capped with an impermeable material unless it can be clearly

demonstrated that one of four CMP conditions are met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap.

On November 2, 1990, the Pinelands Commission approved the placement of an impermeable cap on the existing landfill. The impermeable cap was never installed on the landfill. The CMP requires that a plan for an impermeable landfill cap or for an alternative landfill treatment be submitted to the Commission by May 20, 1997 and that the capping or alternative landfill treatment begin immediately following Commission approval of such a plan. While the plan for an impermeable cap was completed prior to May 20, 1997, the impermeable cap was never installed. This constitutes a violation of the requirements of the CMP. Completion of this application is intended to address that violation.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.22)

The parcel is located in the Pinelands Preservation Area District. The capping of a closed landfill is permitted in the Pinelands Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on and within 300 feet of the parcel. The proposed development will be located at least 300 feet from wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within successional forest, shrub and grassed areas. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development associated with the soil capping of the closed landfill.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The application proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.33)

A threatened and endangered (T&E) species survey was completed on the parcel for Northern pine snake, Timber rattlesnake and Corn snake. The survey included visual encounter investigations, surveys for hibernacula and suitable nesting area and shelter board placement and monitoring.

During an August 23, 2022 visual encounter investigation, a young adult male Northern pine snake was located on the parcel approximately 375 feet east of the limits of the proposed development associated with capping of the landfill. The snake was implanted with a radio transmitter on August 25, 2022 and released at the point of capture on August 27, 2022. On August 29, 2022, the snake left the municipal landfill parcel and entered contiguous lands owned by Joint Base McGuire-Dix-Lakehurst (JBMDL). The location of the snake was tracked through triangulation from public lands and the snake remained on JBMDL for the remainder of the fall 2022 season and entered a hibernacula on JBMDL for the winter

of 2022. It is estimated that the hibernacula is approximately 3,350 feet from the municipal landfill parcel.

Based on the discovery of the Northern pine snake on the parcel, the Commission staff required the applicant to complete additional T&E snake species surveys during the spring and fall of 2023. The 2023 T&E species survey utilized the same survey methods as the 2022 survey. No Northern pine snakes, or other T&E snake species, were located on the parcel during the 2003 survey.

No Timber rattlesnakes or Corn snakes were observed during the 2022 and 2023 (T&E) species surveys.

In January of 2025, the New Jersey Department of Environmental Protection (NJDEP) classified Northern scarlet snake as a threatened species. Northern scarlet snakes are a burrowing species that prefers forested habitat with sandy soils. They are usually found in the ground or under rocks and logs. Both surveys completed for this application reported on all snake species, both common and T&E species, that were observed during the investigations. No Northern scarlet snakes were observed during the 2022 and 2023 surveys.

The CMP requires that development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of Northern pine snake. One Northern pine snake was located on the municipal landfill parcel during the surveys. There are approximately 24 reported Northern pine snake sightings located within a one mile radius of the municipal landfill parcel. Most of those sightings are located on lands of JBMDL that are immediately adjacent to the municipal landfill parcel. To determine if the proposed development has been designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of T&E species, the Commission staff reviewed the habitat on the municipal landfill parcel and the surrounding areas and the findings of the T&E species surveys. Based upon the tracking data, the majority of the activity range of the one located Northern pine snake was contained within JBMDL during the period that the snake was tracked.

Based on the facts set forth above, it has been demonstrated that the proposed soil capping will not result in an irreversible adverse impact on habitats that are critical to the survival of the local population of Northern pine snake.

Landfill Standards (N.J.A.C. 7:50-6.75)

The CMP requires that all landfills located in the Pinelands Preservation Area District that ceased operation on or after September 23, 1980 be capped with an impermeable material unless it can be clearly demonstrated that one of four CMP specified conditions can be met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap. One of the four CMP specified conditions that can be met to allow for an alternative landfill treatment is that if a leachate plume associated with the landfill exists, it poses no significant ecological risk to wetlands.

There is a leachate plume associated with this landfill. The nearest wetland that is in the potential path of the leachate plume is located approximately 300 feet south of the landfill. To demonstrate that the leachate plume poses no significant ecological risk to wetlands, the applicant retained two environmental professionals, one a New Jersey Licensed Site Remediation Professional (LSRP) and the other, a Qualified Ecotoxicologist. Both environmental professionals evaluated water quality in groundwater monitoring wells surrounding the landfill. Landfill leachate constituent concentrations

detected in groundwater in the vicinity of the landfill were compared to the Ecological Screening Criteria published by the NJDEP. All landfill leachate constituents that were detected in groundwater surrounding the landfill were determined to be below the protective benchmark levels for surface waters and wetlands and were therefore found to pose no significant ecological risk to wetlands. The applicant's evaluation included preparation and detailed review of a conceptual site model that depicts and evaluates the landfill and its surrounding environs, a hydrogeologic framework model, groundwater monitoring data, NJDEP ecological screening criteria and an ecotoxicology report. All of this information was submitted to and reviewed by the Commission staff. The applicants LSRP also submitted a certification, in part relying on the findings of the Qualified Ecotoxicologist, representing that the landfill does not pose a significant ecological risk to wetlands and may be closed by using a permeable soil cap.

The proposed permeable soil capping of the existing landfill is consistent with the CMP landfill capping standard.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of six stormwater infiltration basins.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on March 17, 2025. Newspaper public notice was completed on May 30, 2025. The application was designated as complete on the Commission's website on June 2, 2025. The Commission's public comment period closed on June 13, 2025. The Commission received a written comment (enclosed) from the Mayor of Manchester Township on June 9, 2025.

Commenter: The commenter expressed their support for the closure of the landfill.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands Area.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 13 sheets, prepared by Geosyntec Consultants, all sheets dated March 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Any proposed solar energy facility on the parcel requires completion of a separate application with the Commission and approval of that application in accordance with the regulations contained in the CMP.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on July 10, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



MANCHESTER TOWNSHIP

1 COLONIAL DRIVE • MANCHESTER, NJ 08759 • (732)657-8121

OFFICE OF THE MAYOR

JOSEPH T. HANKINS
MAYOR

Application #: 1981-2232.001

June 9, 2025

To Whom It May Concern,

On behalf of myself and the Manchester Township Council, I am pleased to offer our full support for the closure of the municipally owned landfill and its redevelopment into a solar energy facility through our agreement with Nextgrid.

This project represents a major environmental and economic benefit to our community. As part of the agreement, Nextgrid will fund the complete closure and capping of the landfill—at no cost to our taxpayers—while also securing all necessary environmental and Pinelands Commission approvals. This public-private partnership will transform a dormant site into a source of clean, renewable energy and long-term sustainability, and will be done with the greatest sensitivity to the environment on the site and the surrounding area.

Manchester Township is proud to support this initiative which aligns our goals for responsible land use and environmental progress. We look forward to the successful advancement of this important project.

Sincerely,

Joseph Hankins
Mayor, Manchester Township

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-18

TITLE: Approving with Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1985-0160.015)

Commissioner Pikolycky moves and Commissioner Buzby-Cope seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and Certificate of Appropriateness and the recommendation of the Executive Director that the following application be approved with conditions:

1985-0160.015

Applicant: New Jersey Department of Environmental Protection
Municipality: Washington Township
Management Area: Pinelands Preservation Area District
Date of Report: June 19, 2025
Proposed Development: Demolition of a former nature center building, 50 years old or older, at Batsto Village.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development and Certificate of Appropriateness both conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 and the standards for approving a Certificate of Appropriateness set forth in N.J.A.C. 7:50-6.156 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1985-0160.015 for public development and a Certificate of Appropriateness is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025




Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

June 19, 2025

Vincent Bonica, Jr. (via email)
New Jersey Department of Environmental Protection
31 Batsto Road
Hammonton NJ 08037

Re: Application # 1985-0160.015
Block 8, Lot 1
Washington Township

Dear Mr. Bonica:

The Commission staff has completed its review of this application for the demolition of a former nature center building, 50 years old or older, at Batsto Village in Wharton State Forest. Enclosed is a copy of a Public Development Application Report and Certificate of Appropriateness. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 11, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Samuel Loos (via email)
Kate Marcopul, NJDEP (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT AND CERTIFICATE OF APPROPRIATENESS

June 19, 2025

Vincent Bonica, Jr. (via email)
New Jersey Department of Environmental Protection
31 Batsto Road
Hammonton NJ 08037

Application No.: 1985-0160.015

Location: Block 8, Lot 1
Washington Township

This application proposes the demolition of a former nature center building, 50 years old or older, located on the above referenced 1,962.4 acre parcel in Washington Township. The building is located in Batsto Village in Wharton State Forest. The building is two and one half stories and contains approximately 1,390 square feet.

STANDARDS

The Commission staff has reviewed the proposed demolition for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.22)

The parcel is located in the Pinelands Preservation Area District. The demolition of a building is permitted in the Pinelands Area.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff has reviewed the submitted information regarding the proposed demolition of the former nature center building at Batsto Village and conducted a site inspection. Based upon that review and site inspection, the Commission staff has determined that the building is a contributing resource to the Batsto Village Historic District. Since the Batsto Village Historic District is listed in both the State and National Registers of Historic Places, the former nature center building is considered a Pinelands Designated cultural resource in accordance with the CMP (N.J.A.C. 7:50-6.154(a)). For this reason, the CMP requires that a Certificate of Appropriateness be issued prior to the demolition of the former nature center building.

A Certificate of Appropriateness identifies the required treatment of the cultural resource from three alternatives:

- preservation in place if possible;
- preservation at another location, if preservation in place is not possible; or
- recordation, if neither preservation in place nor at another location is possible.

As provided for in the CMP (N.J.A.C. 7:50-6.156(c)), the applicant has demonstrated that it is not technically or economically practical or feasible to preserve the building in place or at another location. As neither preservation in place nor preservation at another location is technically or economically practical or feasible, recordation of the resource is the appropriate treatment. Accordingly, this Certificate of Appropriateness requires recordation of the building.

As required by the CMP (N.J.A.C. 7:50-6.156(c)3), the proposed recordation must conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The applicant has submitted certain recordation information. Additional information, including, but not limited to, a comprehensive history of the building, its ownership, and its historic uses within the Batsto Village Historic District remains necessary to complete the required recordation and meet the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. A condition is included in this Report that demolition of the building shall not occur until the required recordation report has been submitted to the Commission and the Commission staff has issued a letter approving the recordation report.

The New Jersey Department of Environmental Protection (NJDEP) Historic Preservation Office issued a letter dated May 27, 2025 indicating that the proposed building demolition application does not meet the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The proposed building demolition application is scheduled to be reviewed by the New Jersey Historic Sites Council at its July 21, 2025 meeting. At that meeting, the New Jersey Historic Sites Council will consider the application and make a formal recommendation addressing the appropriate treatment of the building to the NJDEP Commissioner.

Any Pinelands Commission determination that recordation is the appropriate treatment of the concerned building does not require or obligate any other reviewing agency, including the NJDEP, to reach the same treatment determination. A condition of this Report requires the applicant to obtain any other necessary permits and approvals prior to the demolition of the building.

PUBLIC COMMENT

The CMP defines the proposed demolition as "minor" development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission's website on June 2, 2025. The Commission's public comment period closed on June 13, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris or excess fill may only occur at an appropriately licensed facility.

2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Prior to the demolition of the building, a copy of the final recordation report shall be submitted to the Commission and approved in writing by the Commission staff.

CONCLUSION

As the proposed demolition conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed demolition subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on July 7, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 19

TITLE: **Approving** with Conditions an Application for **Public Development** (Application Number 2025-0074.001)

Commissioner Pikolycky moves and Commissioner Irick seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

2025-0074.001

Applicant:	Dennis Township
Municipality:	Dennis Township
Management Area:	Pinelands Village
Date of Report:	June 17, 2025
Proposed Development:	Demolition of an 1,868 square foot multi-family dwelling, 50 years old or older.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 2025-0074.001 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

June 17, 2025

Jessica Bishop, Township Administrator & CFO (via email)
Dennis Township
P.O. Box 204
Dennisville NJ 08214

Re: Application # 2025-0074.001
Block 24, Lot 1.01
Dennis Township

Dear Ms. Bishop:

The Commission staff has completed its review of this application for the demolition of an 1,868 square foot multi-family dwelling, 50 years old or older, located on the above referenced 0.87 acre parcel in Dennis Township. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 11, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2025

Jessica Bishop, Township Administrator & CFO (via email)
Dennis Township
P.O. Box 204
Dennisville NJ 08214

Application No.: 2025-0074.001
Block 24, Lot 1.01
Dennis Township

This application proposes demolition of an 1,868 square foot multi-family dwelling, 50 years old or older, located on the above referenced 0.87 acre parcel in Dennis Township. The parcel is owned by Dennis Township. The Township has indicated that the multi-family dwelling is in poor condition.

STANDARDS

The Commission staff has reviewed the proposed demolition for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Village of Belleplaine. The demolition of a building is permitted in all Pinelands Management Areas.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on May 30, 2025. The Commission’s public comment period closed on June 13, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris or excess fill may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed demolition conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed demolition subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on July 7, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-20

TITLE: **Approving** with Conditions an Application for a **Waiver of Strict Compliance** (Application Number 1983-6052.002)

Commissioner Buzby-Cope moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

1983-6052.002

Applicant: **Andrey Letushko**
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: June 19, 2025
Proposed Development: Single family dwelling.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1983-6052.002 for a Waiver of Strict Compliance is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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 AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

June 19, 2025

Andrey Letushko (via email)
P.O. Box 222
Richland NJ 08350

Re: Application # 1983-6052.002
Block 9703, Lots 24 & 25
Monroe Township

Dear Mr. Letushko:

The Commission staff has completed its review of the above referenced application for a Waiver of Strict Compliance (“Waiver”). Based upon the facts and conclusions contained in this Report, on behalf of the Commission’s Executive Director, I am recommending that the Pinelands Commission approve the application for a Waiver with conditions at its July 11, 2025 meeting.

FINDINGS OF FACT

This application is for the development of one single family dwelling serviced by public sanitary sewer on the above referenced 0.72 acre (31,363 square foot) parcel. The parcel is located in a Pinelands Regional Growth Area and in Monroe Township’s RG-MR zoning district. In this zoning district, Monroe Township’s land use ordinance, certified by the Commission, requires a minimum lot size of 27,500 square feet for a single family dwelling when serviced by public sanitary sewer.

The appropriate resource capability maps and other information available to the Commission staff have been reviewed.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-6.14) requires that the development proposed in this application maintain a 300 foot buffer to wetlands unless the applicant demonstrates that a lesser buffer to wetlands will not result in a significant adverse impact on wetlands. A portion of the parcel is wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)2). The wetlands continue onto adjacent lands. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development will not cause a significant adverse impact on wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetlands. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the applicant is requesting a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that to qualify for a Waiver to develop a single family dwelling in a Pinelands Regional Growth Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on wetlands. The buffer to wetlands for the proposed dwelling will range in width from approximately 11 feet to approximately 30 feet. No development, including clearing and land disturbance, will be located on wetlands.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Monroe Township's certified land use ordinance. The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on wetlands be minimized.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Public notice to all property owners within 200 feet of the parcel was completed on May 27, 2025. Newspaper public notice was completed on May 27, 2025. The application was designated as complete on the Commission's website on June 3, 2025. The Commission's public comment period closed on June 13, 2025.

Two commenters submitted a total of four emails (attached) to the Commission providing public comment on this application.

Commenter One: By emails dated May 24, 2025 and May 30, 2025, the commenter expressed concerns about neighborhood integrity, natural beauty and crucial ecological resources. The commenter is also concerned about alteration of the landscape and disruption of local wildlife habitat, increased traffic, suburbanization, property values and the long term environmental and social impacts of the proposed single family dwelling. The commenter is further concerned due to the possibility of an eagle nest located somewhere in this area.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands. A copy of this Waiver Report is being provided to the commenter.

The Commission's Waiver regulations are designed to provide all property owners with at least a minimum beneficial use of their parcels consistent with constitutional requirements. The Waiver regulations (N.J.A.C. 7:50-4.61 through 4.70) require an application to meet a specific series of legal requirements and minimum environmental regulations to qualify for a Waiver to develop a dwelling. A Waiver applies to a specific parcel of land rather than a specific applicant or property owner. The submitted application information demonstrates that the parcel qualifies for a Waiver.

With respect to Bald eagles, the Monroe Township land use ordinance and the CMP provide that no development shall be carried out unless it is designed to avoid irreversible adverse impact on habitats that are critical to the survival of any local population of threatened and endangered (T&E) animal

species as designated by the New Jersey Department of Environmental Protection (NJDEP). On January 6, 2025, the NJDEP removed (delisted) Bald eagles as a T&E species in New Jersey.

Bald eagle nests continue to be protected by the Federal Bald and Golden Eagle Protection Act. That Act prohibits disturbing a Bald eagle nest. After receipt of the public comment, the Commission staff conducted a second site inspection of the parcel on June 19, 2025. No Bald eagle nests were observed on or in the immediate vicinity of the parcel.

Commenter Two: By emails dated May 24, 2025 and June 5, 2025, the commenter requested information on the application and expressed opposition to a dwelling being developed on the parcel and damaging the forest in front of their property. The commenter also expressed concern for Bald eagles that inhabit trees in the area and indicated that Bald eagles are occasionally observed in the trees on the parcel subject of the waiver application. Accompanying the June 5, 2025 email was four videos depicting Bald eagles perched on trees.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands. A copy of this Waiver Report is being provided to the commenter. By email dated June 6, 2025, the Commission staff provided the commenter with information regarding the Waiver application. Please refer to the above response to public comment regarding the purpose of a Commission waiver application and the T&E species status of Bald eagle.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, the applicant must demonstrate that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an applicant to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Regional Growth Area which will be serviced by a centralized wastewater treatment system (public sanitary sewer). This application is for a Waiver from the buffer to wetlands standard contained in N.J.A.C. 7:50-6. The application proposes to develop a single family dwelling serviced by public sanitary sewer on a 0.72 acre (31,363 square foot) parcel located in a Pinelands Regional Growth Area. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)iv.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous lands. Since the parcel includes all such contiguous land as required by this condition, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Monroe Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's RG-MR zoning district, Monroe Township's certified land use ordinance establishes a minimum lot size of 27,500 square feet to develop a single family dwelling serviced by public sanitary sewer. This application proposes to develop a single family dwelling serviced by public sanitary sewer on a 0.72 acre (31,363 square foot) parcel. No municipal lot area or density variance is required to develop the proposed single family dwelling. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the applicant meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), the applicant has demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c), and with the conditions recommended below, the proposed dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. This Waiver provides relief from the buffer to wetlands standard of N.J.A.C. 7:50-6. The Waiver requires the acquisition and redemption of 0.25 PDCs. As the application is obtaining a Waiver from the minimum buffer to wetlands standard (N.J.A.C. 7:50-6.14), a condition is included in this Report to require the applicant to acquire and redeem the requisite 0.25 PDCs.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Ewing Associates, dated December 5, 2024 and revised April 3, 2025.

2. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
3. No development, including clearing and land disturbance, shall be located on wetlands.
4. The driveway shall be constructed of crushed stone or other permeable material.
5. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, the Commission must receive a letter from the Pinelands Development Credit Bank indicating that the requisite 0.25 PDCs have been acquired and submitted to the PDC Bank for redemption.
6. Drywells, pervious pavement, small scale infiltration basin(s) or comparable alternative measures designed in accordance with the New Jersey Department of Environmental Protection, Best Management Practice shall be installed to retain and infiltrate stormwater runoff generated from the total roof area of the single family dwelling by a 10-year, 24-hour storm.
7. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, to meet the 27,500 square foot minimum lot size requirement in Monroe Township's RG-MR zoning district, a recorded copy of a deed consolidating Block 9703, Lots 24 and 25 into one lot must be submitted to the Pinelands Commission.
8. This Waiver shall expire July 11, 2030 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after July 11, 2030 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
9. Prior to issuance of a Pinelands Commission Certificate of Filing, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a June 19, 2025 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application # 1983-6052.002. The deed shall also state that the conditions are enforceable by the Pinelands Commission, Monroe Township, the Gloucester County Health Department and any other party of interest.

With the above conditions, the applicant qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.14.

Since the applicant meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

APPEAL

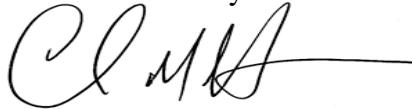
The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of

Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on July 7, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: _____



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

Attachments(4): Public Comment Emails

- c: Secretary, Monroe Township Planning Board (via email)
- Monroe Township Construction Code Official (via email)
- Secretary, Gloucester County Planning Board (via email)
- Marc Tredanari (via email)
- Nick Cintron (via email)

From: Marc Tredanari (tredanari1955@gmail.com)
Received: 5/24/2025 12:41:11 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Pinelands: Block 9703 lots 24-25
Attachments: None

Att: Pineland Commissions

Re: Pinelands Application No. 1983-6052.002

Subject: Urgent Request to Stop Proposed Construction of a Single-Family Dwelling in the Pinelands Block 9703 Lots 24-25

I am writing to you as a concerned resident of our cherished Pine Lands community, regarding the proposed construction of a single-family dwelling on the property located at North Shore drive; in Monroe Township.

It has come to my attention that this property is owned by an individual or entity that appears to engage in

buying and selling land primarily for profit. This practice raises serious concerns about the long-term impact

on both our neighborhood's integrity and the natural beauty that defines our environment.

The Pinelands are not just a geographical area; they are a crucial ecological resource and an irreplaceable

part of our community's charm. The introduction of new construction intended for profit maximization undermines the efforts of residents who appreciate and seek to maintain the area's natural aesthetics and ecological balance. This development poses a significant risk of altering the landscape, disrupting local wildlife habitats, and diminishing the serene character of our neighborhood.

Moreover, prioritizing profit over preservation is detrimental not only to the natural beauty of the Pinelands

but also to the quality of life of the residents who cherish this unique environment. The Increased traffic, and

the overall suburbanization of the region can negatively impact property values and the close-knit community atmosphere we have worked hard to cultivate.

I urge the planning department to review this proposal with the utmost care and consideration, prioritizing

the long-term environmental and social impacts over short-term profit. It is essential that we act to protect

our beautiful neighborhood from developments that threaten to disrupt its harmony and ecological significance.

Thank you for your attention to this critical matter. I look forward to your prompt response and hope for a

favorable outcome for our beloved Pine Lands.

Sincerely,

Marc S Tredanari

3483 North Shore drive
Williamstown, NJ 08094

From: Marc Tredanari (tredanari1955@gmail.com)
Received: 5/30/2025 10:57:23 AM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Re: Pinelands: Block 9703 lots 24-25
Attachments: None

As a concerned homeowner I've added an addendum to my letter below...
In light of these concerns, I strongly urge you to reconsider ongoing and future construction projects in the Pinelands, Block 9703 / lots 24-25; particularly in identified eagle nesting areas. The residents on North shore drive has witnessed 2 eagles nesting somewhere in this area and needs to be looked at before moving forward. It is imperative that we prioritize environmental conservation and adhere to the legal frameworks designed to protect our natural heritage.
Thank you in advance
Marc Tredanari

>
> Att: Pineland Commissions
>
> Re: Pinelands Application No. 1983-6052.002
>
> Subject: Urgent Request to Stop Proposed Construction of a Single-Family Dwelling in the Pinelands
>
> Block 9703 Lots 24-25
>
> I am writing to you as a concerned resident of our cherished Pine Lands community, regarding the proposed construction of a single-family dwelling on the property located at North Shore drive; in Monroe Township.
> It has come to my attention that this property is owned by an individual or entity that appears to engage in buying and selling land primarily for profit. This practice raises serious concerns about the long-term impact on both our neighborhood's integrity and the natural beauty that defines our environment.
> The Pinelands are not just a geographical area; they are a crucial ecological resource and an irreplaceable part of our community's charm. The introduction of new construction intended for profit maximization undermines the efforts of residents who appreciate and seek to maintain the area's natural aesthetics and ecological balance. This development poses a significant risk of altering the landscape, disrupting local wildlife habitats, and diminishing the serene character of our neighborhood.
> Moreover, prioritizing profit over preservation is detrimental not only to the natural beauty of the Pinelands but also to the quality of life of the residents who cherish this unique environment. The Increased

traffic, and the overall suburbanization of the region can negatively impact property values and the closeknit community atmosphere we have worked hard to cultivate.

> I urge the planning department to review this proposal with the utmost care and consideration, prioritizing

the long-term environmental and social impacts over short-term profit. It is essential that we act to protect

our beautiful neighborhood from developments that threaten to disrupt its harmony and ecological significance.

>

> Thank you for your attention to this critical matter. I look forward to your prompt response and hope for a

favorable outcome for our beloved Pine Lands.

>

> Sincerely,

> Marc S Tredanari

> 3483 North Shore drive

> Williamstown, NJ 08094

From: Nick (nicholas.v.cintron@gmail.com)
Received: 5/24/2025 11:16:29 AM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] App 1983-6052,002
Attachments: None

Hello

Can you please provide more info on this application. I'm against the idea of allowing a building to be permitted and damaging of the forest lot in front of my property. Originally bought my house with the notion that the land was protected Pinelands which would preserve the privacy and scenic views of the street.

From: Nick (nicholas.v.cintron@gmail.com)
Received: 6/5/2025 12:28:59 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Re: Pinelands Application #1983-6052.002, Andrey Letushko
Attachments: Video.mov, Video_1.mov, Video_2.mov, Video_3.mov

Hi. would like to add one thing. Not sure if they are still protected and if any conservation efforts exist. But bald eagles do habit the trees in this area and can be occasionally seen in the trees of the lot in question over looking the two lakes for food. Allowing the area to be cleared out may disrupt their habits and for them to relocate.

Sent from my iPhone

On Jun 5, 2025, at 11:17 AM, appinfo@pinelands.nj.gov wrote:
This email confirms our receipt of your comments regarding an application for a Waiver of Strict Compliance for the construction of a single family dwelling on Block 9703 Lots 24 and 25. Your application comments have been placed in the file. As Monroe Township will also be reviewing the application, you may also wish to submit any comments to Monroe Township.
The application is complete and the final opportunity for public comment will occur at the 6/13/2025 Commission Meeting. Please visit the Commission's website for information regarding attending Commission meetings virtually or in-person.
When the application is complete, the Commission staff will issue a Waiver Report recommending approval or denial of the Waiver. When issued, a copy of that Report will be sent to you.
Within the Report, the Commission staff will respond in writing to public comments that address matters that fall within the Commission's regulatory authority.
The Commissioners will vote on the recommendation contained in the Report at a monthly meeting of the Pinelands Commission.
Thank you for your interest in the Pinelands Area.
Donna DiPalma
Pinelands Commission
PO BOX 359
New Lisbon, NJ 08064
609-894-7300



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 21

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

Commissioner Irick moves and Commissioner Rittler Sanchez 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).

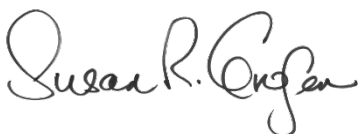
Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 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

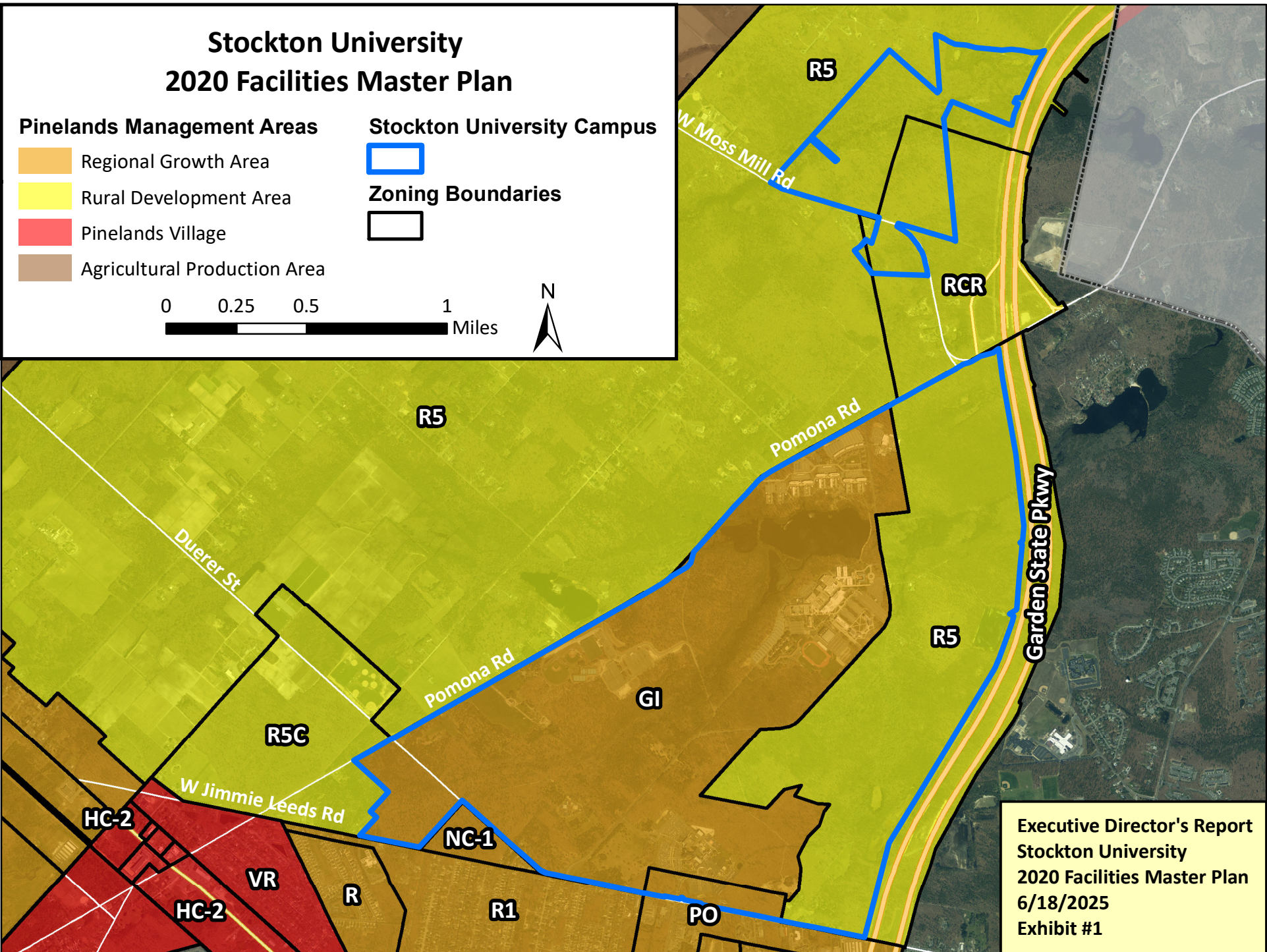
Stockton University 2020 Facilities Master Plan

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

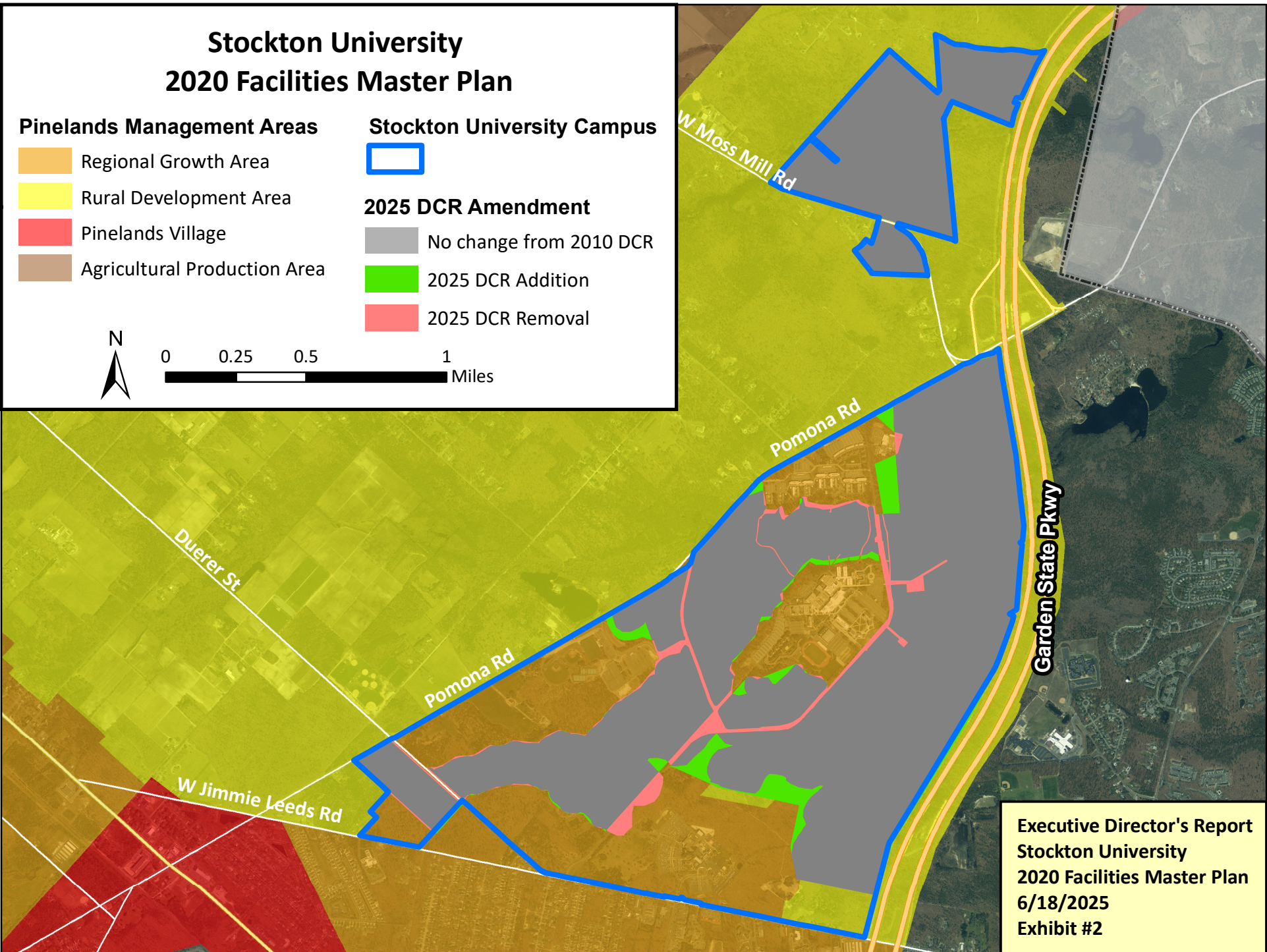


2025 DCR Amendment

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



0 0.25 0.5 1 Miles



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	Return Name and Address 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)	

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

Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)	Address (Optional)
	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 17th 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:

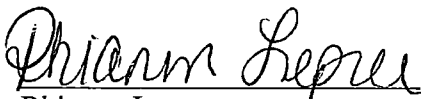
1. **RECITALS.** The recitals set forth above are true and correct and are incorporated herein by reference.
2. **EXHIBITS.** The attached Exhibit B of this First Amendment is substituted for Exhibit B in the October 7, 2010 Deed of Conservation Restriction.
3. **PARTIAL RELEASE.** As set forth in more 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
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.

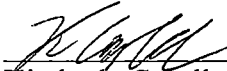
SIGNED AND SWORN TO BEFORE
ME ON NOVEMBER 20, 2024



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

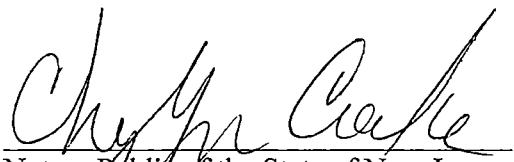
STATE OF NEW JERSEY

SS:

COUNTY OF MERCER

BE IT REMEMBERED, that on the 17th 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

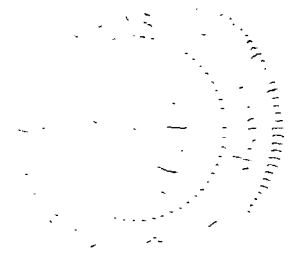


Exhibit A

**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

ITEM	AREA
EC1	24,000.054 S.F.
SUBTOTAL	550,965 AC.

ITEM	AREA
DR1	8,966,904 S.F.
DR2	869,721 S.F.
DR3	34,729,412 S.F.
DR4	4,292,762 S.F.
DR5	1,984,533 S.F.
DR6	165,954 S.F.
DR7	68,880 S.F.
DR8	6,209 S.F.
DR9	1,232,925 S.F.
DR10	6,770,231 S.F.
DR11	1,487,064 S.F.
DR12	1,386,345 S.F.
SUBTOTAL	51,710,960 S.F.

ITEM	AREA
IR1	29 S.F.
IR2	112 S.F.
IR3	386 S.F.
IR4	184 S.F.
IR5	388,312 S.F.
IR6	5 S.F.
IR7	871 S.F.
IR8	219 S.F.
IR9	3,667 S.F.
IR10	73 S.F.
IR11	744 S.F.
IR12	2,259 S.F.
IR13	46,427 S.F.
IR14	832 S.F.
IR15	346 S.F.
IR16	936 S.F.
IR17	50,283 S.F.
SUBTOTAL	493,288 S.F.

ITEM	AREA
ED1	1,230,075 S.F.
SUBTOTAL	1,230,075 S.F.

ITEM	AREA
RW1	54,216 S.F.
RW2	5,711 S.F.
RW3	63,306 S.F.
RW4	28,321 S.F.
RW5	46,473 S.F.
RW6	80,351 S.F.
RW7	27,641 S.F.
RW8	30,660 S.F.
SUBTOTAL	336,681 S.F.

ITEM	AREA
SI1	1,728 S.F.
SI2	103,881 S.F.
SI3	18,900 S.F.
SI4	52,291 S.F.
SI5	46,071 S.F.
SI6	56,479 S.F.
SI7	16,575 S.F.
SI8	55,415 S.F.
SUBTOTAL	351,665 S.F.

ITEM	AREA
UI1	2,267 S.F.
UI2	32,394 S.F.
UI3	20,636 S.F.
UI4	174 S.F.
UI5	4,228 S.F.
UI6	411 S.F.
UI7	64,114 S.F.
UI8	401 S.F.
UI9	3,661 S.F.
UI10	5,117 S.F.
UI11	862 S.F.
UI12	2,730 S.F.
UI13	37,238 S.F.
UI14	317 S.F.
UI15	170 S.F.
UI16	3,916 S.F.
UI17	36,708 S.F.
UI18	7,764 S.F.
UI19	145 S.F.
SUBTOTAL	233,793 S.F.

ITEM	AREA
PC1	71,741 S.F.
PC2	69,985 S.F.
PC3	483,337 S.F.
PC4	16,129 S.F.
PC5	66,207 S.F.
PC6	16,830 S.F.
PC7	24,362 S.F.
PC8	54,344 S.F.
PC9	289,278 S.F.
PC10	417,069 S.F.
PC11	30,342 S.F.
SUBTOTAL	1,539,644 S.F.

ITEM	AREA
DR1	205,857 AC.
DR2	19,966 AC.
DR3	561,970 AC.
DR4	98,548 AC.
DR5	45,559 AC.
DR6	3,810 AC.
DR7	1,381 AC.
DR8	0.143 AC.
DR9	28,304 AC.
DR10	155,432 AC.
DR11	34,186 AC.
DR12	31,826 AC.
SUBTOTAL	1,187,120 AC.

ITEM	AREA
IR1	0.001 AC.
IR2	0.003 AC.
IR3	0.009 AC.
IR4	0.004 AC.
IR5	8,919 AC.
IR6	0.000 AC.
IR7	0.020 AC.
IR8	0.005 AC.
IR9	0.070 AC.
IR10	0.002 AC.
IR11	0.017 AC.
IR12	0.054 AC.
IR13	1.066 AC.
IR14	0.019 AC.
IR15	0.008 AC.
IR16	0.021 AC.
IR17	1.154 AC.
SUBTOTAL	11,373 AC.

ITEM	AREA
UI1	0.052 AC.
UI2	0.741 AC.
UI3	0.271 AC.
UI4	0.004 AC.
UI5	0.109 AC.
UI6	0.009 AC.
UI7	1.472 AC.
UI8	0.009 AC.
UI9	0.083 AC.
UI10	0.117 AC.
UI11	0.020 AC.
UI12	0.063 AC.
UI13	0.857 AC.
UI14	0.007 AC.
UI15	0.004 AC.
UI16	0.279 AC.
UI17	0.843 AC.
UI18	0.128 AC.
UI19	0.003 AC.
SUBTOTAL	5,826 AC.

ITEM	AREA
PC1	1,647 AC.
PC2	1,607 AC.
PC3	11,096 AC.
PC4	0.270 AC.
PC5	1,520 AC.
PC6	0.286 AC.
PC7	0.360 AC.
PC8	1,288 AC.
PC9	6,641 AC.
PC10	9,575 AC.
PC11	0.697 AC.
SUBTOTAL	35,345 AC.

DESCRIPTION	AREA
ATLANTIC COUNTY ULTIMATE R.O.W. EXCLUDED LANDS	336,681 S.F.
INTERNAL ROADWAYS EXCLUDED LANDS	493,288 S.F.
INTERNAL SITE IMPROVEMENTS EXCLUDED LANDS	351,665 S.F.
UTILITY INFRASTRUCTURE EXCLUDED LANDS	233,793 S.F.
TOTAL	1,415,227 S.F.

DESCRIPTION	AREA
UNCHANGED UPLANDS	24,000.054 S.F.
UNCHANGED DEED RESTRICTED LANDS	51,710,960 S.F.
2014 AMENDED N.O.A.-EXCLUDED LANDS	1,230,075 S.F.
DEED RESTRICTED COMPENSATION LANDS	1,539,644 S.F.
PROPOSED EXCLUDED AREAS	1,437,327 S.F.
GRAND TOTAL	79,918,860 S.F.

DESCRIPTION	AREA
UNCHANGED UPLANDS	550,965 AC.
UNCHANGED DEED RESTRICTED LANDS	1,187,120 AC.
2014 AMENDED N.O.A.-EXCLUDED LANDS	28,232 AC.
DEED RESTRICTED COMPENSATION LANDS	35,345 AC.
PROPOSED EXCLUDED AREAS	33,001 AC.
GRAND TOTAL	1,834,665 AC.

DESCRIPTION	AREA
RESTRICTED AREA SUMMARY TABLE	53,148,487 S.F.
2014 DEED RESTRICTED LANDS	53,250,604 S.F.
2024 DEED RESTRICTED LANDS	1,227,466 AC.
DIFFERENCE	+102,117 S.F.
	+2,344 AC.

STOCKTON UNIVERSITY
MARATHON
1400 UNIVERSITY AVENUE
STOCKTON, CA 95211
TEL: (209) 941-2000
WWW.STOCKTON.EDU

RAVIB, J. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
1400 UNIVERSITY AVENUE
STOCKTON, CA 95211
TEL: (209) 941-2000
WWW.STOCKTON.EDU

DATE: 03/01/2023
PROJECT: PINELANDS AREAS TABLE SHEET
SHEET NO: 00002

SEE DRAWING NO. C0103

SEE DRAWING NO. C0104

SEE DRAWING NO. C0104

SEE DRAWING NO. C0107

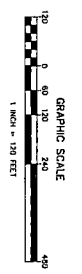
SEE DRAWING NO. C0103

SEE DRAWING NO. C0107



LEGEND

- PROPERTY BOUNDARY LINE
 - RESERVED RIGHTS TRAILING AREA LINE
 - RESERVED RIGHTS (R)
 - UNDEVELOPED EASE RIGHTS (U)
 - ADVANCED EASE RIGHTS (A)
 - ALABAMA COUNTY W/WHIT EASE RIGHTS (W)
 - 2011 AMENDED W/WHIT EASE RIGHTS (M)
 - APPROX. EXISTING EASEMENTS (E)
 - APPROX. USE IMPROVEMENTS EASEMENTS (I)
 - UTILITY IMPROVEMENTS EASEMENTS (U)
 - DEVELOPED EASEMENTS (D)
 - DEVELOPED EASEMENTS (D)
- (*) SEE PLAN PROPERTY/CAUTIONARY NOTES FOR ADDITIONAL INFORMATION.
 (**) SEE DATA SHEET FOR EASEMENT, UTILITY OR DEVELOPMENT.



07/24/2021	5	UPLOADED PROJECT PATTERNS
07/27/2021	4	REVISED PER REVIEW COMMENTS
11/17/2021	2	REVISED PER REVIEW COMMENTS
03/17/2022	1	FINAL SUBMISSION

STOCKTON UNIVERSITY
 COLLEGE OF ARCHITECTURE AND DESIGN
 345 UNIVERSITY BLVD.
 NEW BRUNSWICK, NJ 08901
 TEL: 732-972-5000
 FAX: 732-972-5001
 WWW.STOCKTONNJ.EDU

RAVIV J. FLEMING, P.E.
 ARCHITECT
 9109/1023
 NEW BRUNSWICK, NJ 08901

MARATHON
 1400 N. 10TH ST. SUITE 200
 NEW BRUNSWICK, NJ 08901
 TEL: 732-972-5000
 FAX: 732-972-5001
 WWW.MARATHONNJ.COM

STOCKTON UNIVERSITY
 MARATHON
 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
Application Specific Information: 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, 7th 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
609-335-3744
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.

Paul Ludgate
Vice President
Dick Colby
Treasurer
Lynn Maun
Secretary
Brooke Fisher
Administrator

TRUSTEES
Steve Eisenhauer
Pat Sprigman
Clark Sprigman
Clay Emerson
Carol Jones
Bill Stuempfig

RIVER COUNCIL

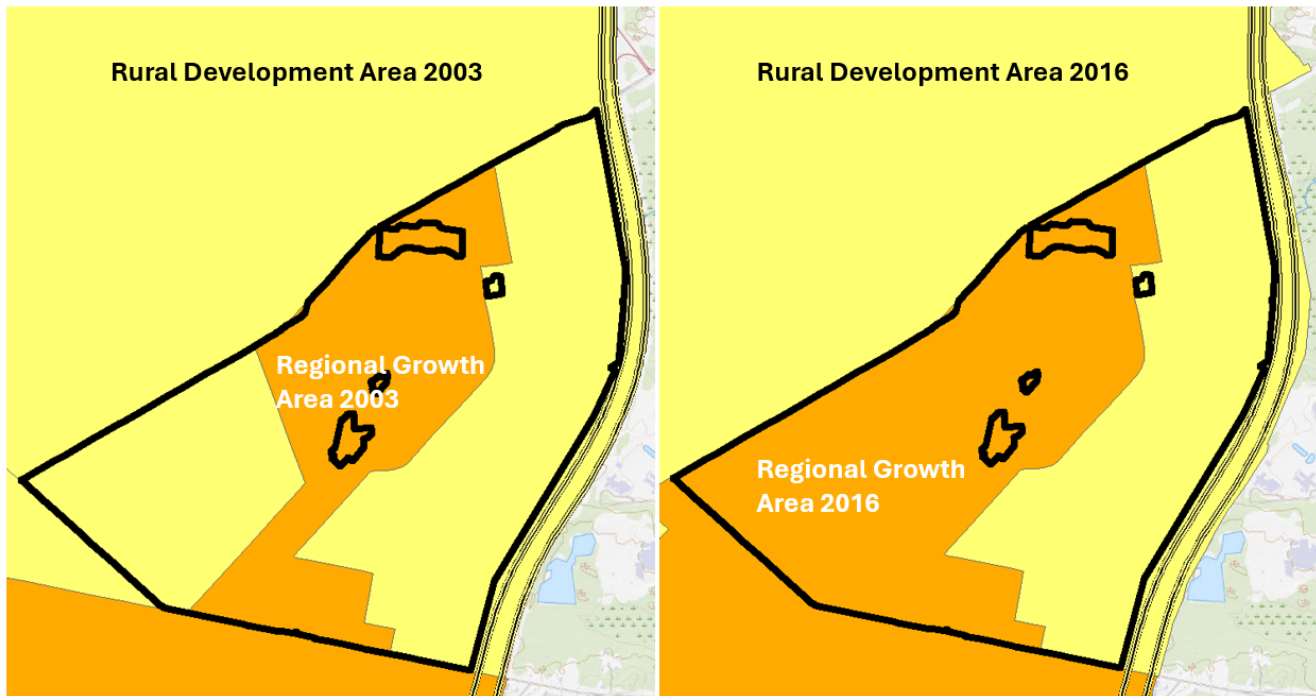
Chair:
Gregory Gregory
Somers Point
Vice Chair:
Richard Coe
Monroe Twp.

COUNCILLORS

Julie Akers
Buena Vista Twp.
Alison Stefanik
Corbin City
Bill Christman
Hamilton Twp.
Ralph Bernard
Weymouth
Clark Sprigman
Winslow Twp.
John Keenan
Hammonton
Jim Owen
Estell Manor
Greg Conway
Borough of Folsom
David Brown
Egg Harbor Twp.
William Handley
Upper Twp.
Dick Colby
GEHWA

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
609-858-8860

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, written in a professional style.

Heidi Yeh, Ph.D.

Policy Director



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1983-4180.005)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1983-4180.005

Applicant:	Ocean County
Municipality:	Lacey Township Ocean Township
Management Area:	Pinelands Forest Area Pinelands Preservation Area District
Date of Report:	July 18, 2025
Proposed Development:	Forestry and the creation of forest fuel/firebreaks on 2,200 acres.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed forestry and the creation of forest fuel/firebreaks; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public forestry and creation of forest fuel/firebreaks conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1983-4180.005 for public forestry and the creation of forest fuel/firebreaks is hereby **approved** subject to the conditions recommended by the Executive Director.

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: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Re: Application # 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Blocks and Lots

Dear Mr. Lohmeyer:

The Commission staff has completed its review of this application for forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel located in Lacey and Ocean Townships. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure
Attachment A: Blocks and Lots

c: Secretary, Lacey Township Planning Board (via email)

Lacey Township Construction Code Official (via email)
Lacey Township Environmental Commission (via email)
Secretary, Ocean Township Planning Board (via email)
Ocean Township Construction Code Official (via email)
Ocean Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Vinh Lang (via email)
Anthony Stivale (via email)
Susan C. Parris (via email)
Richard Rogers (via email)
Mary Fahner & Anne Schmidt (via email)
Mike P. (via email)
Dawn Trembly (via email)
Bill Moore (via email)
Holly Marks McQuade (via email)
John Hamilton (via email)
Timothy Kier (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Application No.: 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Block and Lots

This application proposes forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel in Lacey and Ocean Townships. Approximately 10,180 acres of the parcel are located in Lacey Township and approximately 2,498 acres of the parcel are located in Ocean Township.

Forestry

The application proposes forest stand improvement on 953.48 acres of Pine-dominated, Pine-oak and Oak-pine dominated forest types on the parcel. The proposed forest stand improvement will consist of forest thinning. There are currently approximately 4,114 trees per acre in the area proposed for forest thinning. The applicant represents that the acreage subject of the proposed thinning contains an abnormally high density of tree and shrub layer and is classified as overstocked. The applicant further represents that this overstocking creates a very high forest fire fuel load and encourages the persistence of ladder fuels, which in turn lead to a very high risk of wildfire. After the proposed thinning, there will be approximately 2,704 trees per acre in the area proposed for forest thinning. Depending upon market demand, the cut trees and slash may be left onsite to decompose.

The application proposes additional forestry on a total of 227.11 acres to encourage the regeneration of Atlantic white cedar (AWC) in older cedar stands. The purpose of this forestry is to facilitate the return of AWC to low land hardwood swamps which were formerly cedar swamps. This additional forestry is comprised of single tree selection harvest (98.16 acres), seed tree harvest with reserves (98.29 acres) and clearcut harvest with reserves (30.66 acres). These forestry techniques are intended to retain individual and clumps of mature trees, improve the health and vigor of the remaining trees, provide a seed source for natural regeneration, reduce brush and canopy cover and, in the single tree selection harvest, maintain an uneven-aged stand structure.

This application further proposes planting of thirty-five (35) acres of uplands on the parcel with a mixture of Pitch pine (*Pinus rigida*) seedlings and native warm season grasses (Broomsedge, switchgrass, little bluestem). The area proposed to be planted is sparsely vegetated. A single pass site preparation to a minimum depth is proposed as necessary to remediate areas within the 35 acres that have been subject to off road vehicle compaction. The area will be monitored for seedling survival success. If necessary, replanting will occur until a minimum of +/- 300 trees per acre are established.

This application proposes to enhance wildlife habitat within two areas on the parcel, containing 132.41 acres and 1.56 acres, respectively. The proposed wildlife habitat enhancements are the creation of wildlife brush piles (up to 12 feet in diameter and 3 feet in height) and opening of understory. The wildlife habitat enhancements are intended to provide prey and shelter favored by threatened and endangered (T&E) animal species and reduce brush and canopy cover.

Approximately 1.5 acres of the proposed wildlife habitat enhancement is located within wetlands. The wetlands consist of Atlantic white-cedar, red maple, high bush blueberry and sweet pepperbush. The proposed reduction in brush and canopy cover is intended to promote habitat for early successional T&E plant and animal species.

No herbicide will be utilized for the proposed forestry.

The proposed forestry is consistent with the forestry regulations contained in the Pinelands Comprehensive Management Plan (CMP).

Creation of Forest Fuel/Firebreaks

Approximately 850 acres will be subject of treatment to create primary and secondary “shaded” forest fuel/firebreaks. The forest fuel/firebreaks will be located adjacent to existing sand/gravel roads (Bryant Road, Old Road, Jones Road and two unnamed roads originating at Lacey Road) located on the parcel.

The primary forest fuel/firebreak are proposed adjacent to the existing sand/gravel roads. The secondary forest fuel/firebreaks will start at the edge of the primary forest fuel/firebreak. A “shaded” forest fuel/firebreak does not remove all vegetation, rather it reduces the density of trees and shrubs that act as “ladder fuels” relative to areas outside of the forest fuel/firebreaks.

The proposed forest fuel/firebreaks will range in width between 100 and 300 feet. Variability in width and vegetation removal within the fuel/firebreak is intended to meet multiple objectives including recreational aesthetics, limiting off road vehicle access, increasing habitat suitability, averting human-wildlife conflict and enhancing/maintaining wildland fire considerations.

The forest fuel/firebreaks will result in general hazard fuel reduction, emergency response access and increasing safety and efficiency of operations, including wildland fire response, prescribed burn operations and safety zones.

There are currently approximately 33,840 trees per acre in the areas that will be subject of the proposed forest fuel/firebreaks. After creation of the proposed forest fuel/firebreaks, there will be approximately 20,303 trees per acre.

No herbiciding is proposed to create or maintain the forest fuel/firebreaks.

The proposed forest fuel/firebreaks are consistent with the regulations contained in the CMP.

Prescribed Burning

Prescribed burning is proposed on 2,754.72 acres of the parcel. Prescribed burning does not require application to the Commission.

Proposed Forest Road Maintenance Activities

The applicant proposes road maintenance of existing sand/gravel forest roads (Jones Road, Bryant Road, Old Road and two unnamed sand/gravel roads originating at the parcel boundary with Lacey Road) located within the boundaries of the parcel.

All proposed road maintenance activities will occur solely within the limits of the existing sand/gravel roads, depicted on the submitted forest stand map.

Proposed road maintenance activities include the grading of the existing sand/gravel roadways. Routine and customary road maintenance activities do not require application to the Commission.

Prior to undertaking any road maintenance activities, the applicant must obtain the permission from the owner of any road right-of-way not owned by Ocean County.

REGULATIONS

The Commission staff has reviewed the proposed forestry and the creation of forest fuel/firebreaks for consistency with all regulations of the CMP. The following reviews the CMP regulations that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.22(a)3 and 5.23(a)5)

The parcel is located partially in the Pinelands Preservation Area District (approximately 6,362.15 acres) and partially in a Pinelands Forest Area (approximately 6,315.81 acres). Forestry and the creation of forest fuel/firebreaks are permitted throughout the Pinelands Area.

Wetlands Standards (N.J.A.C. 7:50-6.9 and 6.14)

There are wetlands located within the area proposed for forestry and the creation of forest fuel/firebreaks. The CMP permits forestry and the creation of forest fuel/firebreaks in wetlands and the required buffer to wetlands.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known sightings of T&E animal and wetland associated plant species on and in the vicinity of the proposed forestry and forest fuel/firebreaks.

The Commission staff reviewed the proposed forestry and the creation of forest fuel/firebreaks to determine whether they are designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and irreversible adverse impacts on the

survival of any local populations of T&E plant species.

To avoid potential irreversible adverse impacts on any T&E avian species that may be present, the applicant proposes to conduct visual surveys prior to any forestry or the creation of forest fuel/firebreaks. The visual surveys will identify and mark any trees containing potential T&E avian species cavities or nests. Any identified and marked trees will not be removed.

To avoid any irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, the applicant proposes that any forestry or creation of forest fuel/firebreaks that is undertaken with heavy equipment, shall only occur between April 15 to November 15, the period when the concerned snake species are active. The applicant further proposes that from November 15 to April 15, the period of time when the concerned snake species are hibernating, only low intensity methods such as thinning on foot, with handheld chainsaws or handsaws, will be utilized for forestry and the creation of forest fuel/firebreaks.

The application identified potential Pine Barrens treefrog breeding habitat on the parcel. To avoid potential irreversible adverse impacts on habitat critical to the survival of any local populations of Pine Barrens treefrog, the applicant proposes that a 100 foot buffer shall be maintained between the proposed forestry and the forest fuel/firebreaks to potential Pine Barrens treefrog breeding habitat.

There are known sightings of wetland associated T&E plant species on the parcel. To avoid potential irreversible adverse impacts on the survival of any local populations of wetland associated T&E plant species, the applicant proposes to maintain a 100 foot buffer to any known T&E plant species. A condition is included in this Report requiring that, prior to undertaking the proposed forestry or creation of the forest fuel/firebreaks, the applicant shall conduct visual surveys to identify any additional wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreak.

With the conditions included in this Report, the proposed forestry and the creation of forest fuel/firebreaks are designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and irreversible adverse impacts on the survival of any local populations of T&E plant species.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

No new or temporary access roads are proposed as part of this application. The proposed forestry and forest fuel/firebreaks will result in minimal soil disturbance. As a result, a cultural resource survey was not required for the proposed forestry or forest fuel/firebreaks.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on March 12, 2025. Newspaper public notice was completed on May 27, 2025. The application was designated as complete on the Commission's website on June 13, 2025. The Commission's public comment period closed on July 11, 2025. The Commission received 11 written requests to clarify the purpose of the application, provide a copy the application file or a copy of this Public Development Application Report. No public comments were received regarding the proposed forestry or the creation of forest fuel/firebreaks. The 11 commenters are copied on this Public Development Application Report containing the Executive Director's findings and recommendation.

CONDITIONS

1. Prior to any forestry or forest fuel/fire breaks, the applicant shall obtain any other necessary permits and approvals.
2. The proposed forestry and forest fuel/fire break activities shall adhere to the Forest Stewardship Plan for Forked River Mountains Wilderness Area, prepared by Pine Creek Forestry, LLC dated April 1, 2025.
3. No forestry or vegetation clearing for the forest fuel/firebreaks shall occur on any privately owned lands without the written consent of the property owner.
4. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, all forestry and forest fuel/firebreak activities shall occur between April 15 and November 15, the time period when the concerned snakes are active. Only low intensity forestry or forest fuel/firebreak activities, such as thinning on foot, with a handheld chainsaw or handsaw, shall occur between November 15 to April 15, the time period when the concerned snakes are hibernating.
5. To avoid potential irreversible adverse impacts on any T&E avian species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests shall occur. Any marked trees shall not be removed.
6. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E Pine Barrens treefrog, a 100 foot buffer to potential treefrog breeding habitat shall be maintained.
7. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of wetlands associated T&E plant species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreaks shall occur. A 100 foot buffer shall be maintained to any identified wetlands associated T&E plant species.
8. No forestry shall occur after August 8, 2035 unless a new application has been completed with and approved by the Commission.

CONCLUSION

As the proposed forestry and the forest fuel/firebreaks conform to the regulations set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed forestry and the forest fuel/firebreaks subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 5, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Attachment A

F-2322 Forked River Mountains Block and Lots

Township	Municipality	Block	Lot	Tax Acres
Lacey Township	1513	2500	7.01	403.00
Lacey Township	1513	3400	13	30.87
Lacey Township	1513	3400	7	17.76
Lacey Township	1513	3500	1	5855.00
Lacey Township	1513	3500	2.05	530.00
Lacey Township	1513	3500	2.06	1213.00
Lacey Township	1513	3500	2.09	1364.06
Lacey Township	1513	3500	2.11	100.03
Lacey Township	1513	3500	2.13	56.03
Lacey Township	1513	3500	6	43.79
Lacey Township	1513	4010	2	566.43
Ocean Township	1521	1	1	1.69
Ocean Township	1521	11	1.01	42.45
Ocean Township	1521	11	1.02	43.00
Ocean Township	1521	11	1.03	17.85
Ocean Township	1521	11	10	0.55
Ocean Township	1521	11	12	23.78
Ocean Township	1521	11	13	0.70
Ocean Township	1521	11	14	10.01
Ocean Township	1521	11	7	30.28
Ocean Township	1521	11	8	155.89
Ocean Township	1521	11	9	36.81
Ocean Township	1521	13	3	53.14
Ocean Township	1521	13	4	24.41
Ocean Township	1521	13	5	18.35
Ocean Township	1521	13	6	6.31
Ocean Township	1521	14	1.01	3.89
Ocean Township	1521	14	1.02	0.29
Ocean Township	1521	14	2	122.90
Ocean Township	1521	14	3	3.53
Ocean Township	1521	14	4	5.14
Ocean Township	1521	2	1	245.15
Ocean Township	1521	3	1	3.42
Ocean Township	1521	4	1	6.02
Ocean Township	1521	5	1	128.92
Ocean Township	1521	6	1	1141.85
Ocean Township	1521	6	19	72.43
Ocean Township	1521	6	2.01	229.85
Ocean Township	1521	6	2.02	3.15
Ocean Township	1521	7	7	17.29
Ocean Township	1521	7	8	48.94
Total:				12677.96



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

July 15, 2025

Thomas D'Intino (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 1984-1339.033
Block 1602, Lot 103
Egg Harbor Township

Dear Mr. D'Intino:

The Commission staff has completed its review of this application for the construction of a 64 space paved parking lot at Shires Park. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Robert Watkins (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT

July 15, 2025

Thomas D'Intino (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 1984-1339.033
Block 1602, Lot 103
Egg Harbor Township

This application proposes the construction of a 64 space paved parking lot accessory to Shires Park, a community recreational park, on the above referenced 6.47 acre parcel in Egg Harbor Township.

REGULATIONS

The Commission staff has reviewed the proposed development for consistency with all regulations contained in the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP regulations that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted use in a Pinelands Regional Growth Area.

Vegetation Management Regulations (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within a wooded area. The proposed development will disturb approximately 1.19 acres of wooded lands. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize grass species which meet that recommendation.

Threatened and Endangered Species Regulations (N.J.A.C. 7:50-6.27 & 6.33)

The parcel is located in proximity to a known Northern long-eared bat maternity roost area. A maternity roost area is where female Northern long-eared bats gather to give birth and raise their young. The CMP designates Northern long-eared bat as an endangered animal species. The CMP requires that all development be designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any threatened or endangered animal species.

The Commission staff consulted with the United States Fish and Wildlife Service and the New Jersey Department of Environmental Protection to determine the measures necessary to protect critical habitat for Northern long-eared bat. In order to be consistent with the CMP's threatened and endangered animal species protection regulation, tree clearing within one mile of a Northern long-eared bat maternity roost area is prohibited between April 1st and September 30th of any year. A condition to that effect is included in this report.

Stormwater Management Regulations (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management regulations. To meet the stormwater management regulations, the application proposes to construct a stormwater infiltration basin.

Cultural Resource Regulations (N.J.A.C. 7:50-6.151)

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based on the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on May 1, 2025. Newspaper public notice was completed on May 6, 2025. The application was designated as complete on the Commission's website on June 5, 2025. The Commission's public comment period closed on July 11, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of ten sheets, prepared by Mott Watkins Associates, LLC and dated as follows:

 Sheets 1, 5, 6, 9 & 10 - March 14, 2025
 Sheets 2-4, 7 & 8 - March 14, 2025; revised to May 1, 2025
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" regulations of the CMP.

Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. No tree clearing shall occur on the parcel between April 1st and September 30th of any year.

CONCLUSION

As the proposed development conforms to the regulations set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 4, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: Approving With Conditions an Application for **Public Development** (Application Number 1986-1408.014)

Commissioner _____ **moves and Commissioner** _____ **seconds the motion that:**

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1986-1408.014

Applicant: Woodbine Borough
Municipality: Borough of Woodbine
Management Area: Pinelands Town
Date of Report: July 17, 2025
Proposed Development: Three lot re-subdivision and no further development .

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1986-1408.014 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

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: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

July 17, 2025

William Pikolcyky, Mayor
Woodbine Borough (via email)
501 Washington Ave.
Woodbine NJ 08270

Re: Application # 1986-1408.014
Block 65, Lots 1 - 3
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of this application for a three lot re-subdivision and no further development of the above referenced 4.32 acre parcel in the Borough of Woodbine. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 2025 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Borough of Woodbine Planning Board (via email)
Borough of Woodbine Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
Cape May County Health Department (via email)
Bruce Graham (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PUBLIC DEVELOPMENT APPLICATION REPORT

July 17, 2025

William Pikolczyk, Mayor
Woodbine Borough (via email)
501 Washington Ave.
Woodbine NJ 08270

Application No.: 1986-1408.014
Block 65, Lots 1-3
Borough of Woodbine

This application proposes a three lot re-subdivision and no further development of the above referenced 4.32 acre parcel in the Borough of Woodbine. The Borough of Woodbine's potable water treatment facility is located on existing Block 65, Lots 2 and 3.

The parcel is located within the Borough of Woodbine's DL/IM zoning district which permits principal uses on lots containing at least 1.0 acre. The applicant has indicated that the proposed re-subdivision is to create three lots which conform to the minimum lot size requirements of the Commission certified (approved) Borough of Woodbine land use ordinance. This application proposes a 1.8 acre lot containing the existing potable water treatment plant, a vacant 1.18 acre lot and a vacant 1.34 acre lot.

There is a stone permeable cap located on existing Block 65, Lot 1. The stone permeable cap was installed to remediate existing soil and groundwater contamination on the lot. The soil and groundwater contamination resulted from a former manufacturing use on the lot. The New Jersey Department of Environmental Protection (NJDEP), Licensed Site Remediation Professional determined that installation of a stone permeable cap over the contaminated area(s) on the lot was the appropriate remedial treatment because the existing contaminants within the groundwater were unlikely to be mobilized by infiltration and impact groundwater. The stone permeable cap also provided a direct contact barrier from the impacted soils. The installation of the stone permeable cap to remediate soil and groundwater contamination on the parcel did not require completion of an application with the Commission in accordance with the terms of the 1994 Memorandum of Agreement between the Pinelands Commission and the NJDEP.

During the staff's review of this application, it appeared that a commercial business was utilizing the existing stone permeable cap, associated with existing onsite soil and groundwater contamination, as a parking area for vehicles. The applicant indicated that the concerned use of the existing permeable stone cap as a parking area has ceased and that three remaining commercial vehicles which are currently located on the parcel will be removed by September 1, 2025.

REGULATIONS

The Commission staff has reviewed the proposed re-subdivision for consistency with all regulations of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP regulations that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located within the Pinelands Town of Woodbine. The proposed re-subdivision is permitted in a Pinelands Town Management Area.

Water Quality Regulation (N.J.A.C. 7:50-6.83)

The existing potable water treatment facility is serviced by an existing on-site septic system. The existing on-site septic system does not reduce the level of nitrogen in the wastewater.

The Borough of Woodbine land use ordinance and the CMP provide that proposed development serviced by an on-site septic system must be located on a parcel of sufficient size to meet the 2 ppm nitrogen groundwater quality (septic dilution) regulation. The existing potable water treatment facility requires 2.31 acres to meet the groundwater quality (septic dilution) regulation. This application proposes to locate the existing potable water treatment facility on a 1.8 acre lot.

To maintain consistency with the groundwater quality (septic dilution) regulation, the applicant proposes to deed restrict 0.512 vacant contiguous acres of the proposed 1.18 acre lot. The deed restriction will prohibit the development of the 0.512 acres until the existing potable water treatment plant is either serviced by an alternate design septic system or connected to public sanitary sewer. The proposed development is consistent with the CMP water quality regulation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on June 4, 2025. The Commission’s public comment period closed on July 11, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed re-subdivision shall adhere to the plan, consisting of one sheet, prepared by Van Note-Harvey and dated May 6, 2025. This application is for the proposed three lot re-subdivision only.
2. Any other proposed development of the above referenced parcel requires completion of an application with the Commission and shall be governed by the Borough of Woodbine's certified land use ordinance and the CMP.
3. Within 60 days of any Commission approval of this application, a copy of a recorded deed restriction for 0.512 acres of the proposed 1.18 acre vacant lot must be submitted to the Commission. The deed must contain a restriction which prohibits any development on the 0.512 acre portion of the proposed 1.18 acre vacant lot until the existing potable water

treatment plant on the proposed 1.8 acre lot is either serviced by an alternate design septic system that reduces the level of nitrogen in the wastewater on the 1.8 acre lot to 2 ppm or connected to public sanitary sewer.

4. All commercial vehicles shall be removed from the parcel by September 1, 2025.

CONCLUSION

As the proposed re-subdivision conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed re-subdivision subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 4, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 1988-0589.001)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

1988-0589.001

Applicant: Mary Barry
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: July 15, 2025
Proposed Development: Single family dwelling.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 1988-0589.001 for a Waiver of Strict Compliance is hereby **approved** subject to the conditions recommended by the Executive Director.

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: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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 AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

July 15, 2025

Mary Barry (via email)
PO Box 725
Mays Landing NJ 08330

Re: Application # 1988-0589.001
Block 795, Lots 1 & 2
Hamilton Township

Dear Ms. Barry:

The Commission staff has completed its review of the above referenced application. Based upon the facts and conclusions contained in this Report, on behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 2025 meeting.

This application is for the development of one single family dwelling serviced by public sanitary sewer on the above referenced 1.21 acre (52,707 square foot) parcel. The parcel is located in a Pinelands Regional Growth Area and in Hamilton Township's R-22 zoning district. In this zoning district, Hamilton Township's land use ordinance, certified by the Commission, permits a residential density of two dwellings per acre and requires a minimum lot size of 20,000 square feet for a single family dwelling when serviced by public sanitary sewer.

The appropriate resource capability maps and other information available to the Commission staff have been reviewed.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-6.14) requires that the development proposed in this application maintain a 300 foot buffer to wetlands unless the applicant demonstrates that a lesser buffer to wetlands will not result in a significant adverse impact on wetlands. There are wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)1 & 2) located within 300 feet of this parcel. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development will not cause a significant adverse impact on wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetlands. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the application requires a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that to qualify for a Waiver to develop a single family dwelling in a Pinelands Regional Growth Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on wetlands. The buffer to wetlands for the proposed single family dwelling will range in width from approximately 155 feet to approximately 214 feet. No development, including clearing and land disturbance, will be located on wetlands.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Hamilton Township's certified land use ordinance. The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on wetlands be minimized.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Public notice to all property owners within 200 feet of the parcel was completed on September 5, 2024. Newspaper public notice was completed on September 10, 2024. The application was designated as complete on the Commission's website on June 23, 2025. The Commission's public comment period closed on July 11, 2025.

No public comments were submitted to the Commission regarding this application.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, it must be demonstrated that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an application to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Regional Growth Area which will be serviced by a centralized wastewater treatment system (public sanitary sewer). This application is for a Waiver from the buffer to wetlands standard contained in N.J.A.C. 7:50-6. The application proposes to develop a single family dwelling serviced by public sanitary sewer on a 1.21 acre (52,707 square foot) parcel located in a Pinelands Regional Growth Area. As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)iv.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous

lands. Since the parcel includes all such contiguous land as required by this condition, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Hamilton Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's R-22 zoning district, Hamilton Township's certified land use ordinance establishes a residential density of two dwellings per acre and a minimum lot size of 20,000 square feet to develop a single family dwelling serviced by public sanitary sewer. This application proposes to develop a single family dwelling serviced by public sanitary sewer on a 1.21 acre (52,707 square foot) parcel. No municipal lot area or density variance is required to develop the proposed single family dwelling. As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C. 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the application meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), it has been demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed single family dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c), and with the conditions recommended below, the proposed single family dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. This Waiver provides relief from the buffer to wetlands standard of N.J.A.C. 7:50-6. The Waiver requires the acquisition and redemption of 0.25 PDCs. As the application is obtaining a

Waiver from the minimum buffer to wetlands standard (N.J.A.C. 7:50-6.14), a condition is included in this Report to require the applicant to acquire and redeem the requisite 0.25 PDCs.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Schaeffer, Nassar & Scheidegg Consulting Engineers, dated April 8, 2025 and last revised June 9, 2025.
2. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
3. To maintain the required variable width buffer to wetlands that ranges from approximately 155 feet to approximately 214 feet, all development, including clearing and land disturbance, shall be located within the limits of the proposed development envelope delineated on the plot plan referenced in condition 1. above.
4. The driveway shall be constructed of crushed stone or other permeable material.
5. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, the Commission must receive a letter from the Pinelands Development Credit (PDC) Bank indicating that the requisite 0.25 PDCs have been acquired and submitted to the PDC Bank for redemption.
6. Drywells, pervious pavement, small scale infiltration basin(s) or comparable alternative measures designed in accordance with the New Jersey Department of Environmental Protection, Best Management Practice Manual shall be installed to retain and infiltrate stormwater runoff generated from the total roof area of the single family dwelling by a 10-year, 24-hour storm.
7. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, a recorded copy of a deed consolidating the two lots subject of this Waiver application, Block 795, Lots 1 and 2, into one lot must be submitted to the Pinelands Commission.
8. This Waiver shall expire August 8, 2030 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after August 8, 2030 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
9. Prior to issuance of a Pinelands Commission Certificate of Filing, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a July 15, 2025 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application No. 1988-0589.001. The deed shall also specify that the conditions are enforceable by the Pinelands Commission, Hamilton Township, the Atlantic County Division of Public Health and any other party of interest.

With the above conditions, the application qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.14.

Since the application meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

APPEAL

The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 4, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: _____



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

- c: Secretary, Hamilton Township Planning Board (via email)
 Hamilton Township Construction Code Official (via email)
 Atlantic County Department of Regional Planning and Development (via email)
 Guy Tunney (via email)



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 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

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: July 28, 2025

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed one master plan reexamination report, five ordinances, and 10 housing element and fair share plans that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Franklin Township 2024 Master Plan Reexamination Report – includes the following: an update on the major problems and objectives related to land development identified in the previous reexamination reports (2011, 2013); a discussion of the changes in policies and objectives since the last report; updated demographic information; and a summary of recommended changes to the master plan and land use regulations. The report recommends that the Planning Board consider adopting updated and/or new master plan elements. Recommended ordinance amendments applicable within the Pinelands Area portion of the Township include those related to accessory structures, accessory solar facilities, lot depth, fences, buffer requirements between residential and non-residential uses, landscaping requirements, and architectural design standards.

Franklin Township Ordinance O-4-25 – amends Chapter 253, Land Development, of the Code of Franklin Township and implements recommendations of the 2024 Master Plan Reexamination Report. The ordinance eliminates a maximum lot depth to width ratio requirement for lots created by subdivision.

Lakehurst Borough Ordinance 2025-03 – amends Chapter 25, Land Development, of the Code of Lakehurst Borough. The ordinance amends Section 25-32, Cannabis Operations, by revising the permitted hours of public operation for licensed cannabis establishments. The ordinance also makes minor revisions to licensing procedures and standards for cannabis establishments.

Monroe Township Ordinance O:12-2025 – amends Chapter 175, Land Management, of the Code of Monroe Township by revising Section 175-125, Open Space and Recreation. The ordinance amends the

general requirements for open space in planned unit developments by mandating that at least 50% of the required open space remain in its natural state, with no clearing, grading, or disturbance beyond necessary maintenance. It also prohibits the use of motorized vehicles on any designated open space property or corridor. Additionally, the ordinance requires that any proposed residential or commercial development located adjacent to or within 500 feet of designated open space must submit an Open Space Impact Assessment Report to the Planning Board or Zoning Board for review. The ordinance outlines the required contents of this report.

Mullica Township Ordinance 8-2025 – amends Chapter 144, Land Development, of the Code of Mullica Township. It repeals and replaces Article XA, Affordable Housing, with updated provisions addressing affordable housing controls, new construction standards, marketing, and administrative procedures. The ordinance also revises residential and non-residential development fee requirements and establishes inclusionary zoning standards, requiring that all new residential developments of five or more units set aside a minimum of 20% of the units as affordable.

Waterford Township Ordinance 2025-9 – repeals and replaces Chapter 79, Affordable Housing, with a revised Affordable Housing Chapter. Various revisions are made to affordable housing controls, new construction standards, marketing, and administration. Residential and non-residential development fees are also recodified from Chapter 124 to Chapter 79 with various revisions. The existing inclusionary zoning requirements contained in Chapter 79 are maintained. Those provisions require all new residential development or mixed commercial/residential development in the Haines Boulevard Redevelopment Area of five or more residential units to set aside a minimum of 20% of all units as affordable for low- and moderate-income households.

2025 Housing Element and Fair Share Plans – address fourth-round affordable housing obligations. The plans includes updated data and analysis on current and projected demographics, housing stock, and employment characteristics, as well as information on the proposed mechanisms to address affordable housing obligations.

Beachwood Borough – indicates a rehabilitation need of 8 units and a fourth-round prospective need of 47 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of zero units, with an unmet need of 47 units for the fourth round. The cumulative unmet need is calculated to be 293 units, which is addressed by existing group homes as well as a proposed affordable housing set-aside ordinance. The proposed affordable housing set-aside ordinance would require any new residential development of five or more units to set aside 20% of the units as affordable. Additionally, the Plan proposes a redevelopment overlay zone to permit affordable residential development within the General Business B-1 Zone when built in conjunction with the redevelopment of commercial properties. The B-1 Zone is located outside the Pinelands Area. Finally, the Plan also proposes a Scattered Site Program, which is designed to construct affordable housing units that are not part of a larger development project.

Berkeley Township – indicates a present need of 150 units and a fourth-round prospective need of 209 units. This obligation is addressed through existing affordable housing sites, all of which are located outside of the Pinelands Area. No affordable housing sites are proposed within the Pinelands Area portion of the Township.

Berlin Borough – indicates a present need of 15 units and a fourth-round prospective need of 62 units. There are no proposed affordable housing sites located within the Pinelands Area portion of the Borough.

Buena Borough – indicates a rehabilitation need of three units and a fourth-round prospective need of nine units. Given the Borough’s lack of adequate sewer capacity and infrastructure, a portion of its third- and fourth-round prospective need (32 units) is being deferred through a durational adjustment. These units are anticipated to be constructed within two existing overlay zones located outside the Pinelands Area. There are no proposed affordable housing sites located within the Pinelands Area portion of the Borough.

Egg Harbor Township – indicates a rehabilitation need of 164 units and a fourth-round prospective need of 142 units. The Plan credits multiple proposed affordable housing sites within the RG-1, RG-2, RG-4 and RG-5 zones as well as the Timber Ridge Redevelopment Area, all of which are located within the Regional Growth Area of the Township. These projects are in various phases of the development approval process. The plan also credits potential affordable housing opportunities based on an existing mandatory 20% affordable housing set-aside requirement for residential development in the RG-4 and RG-5 districts. Those provisions were adopted via Ordinance 12-2018, which was previously certified by the Pinelands Commission.

Evesham Township – indicates a present need of 111 units and a fourth-round prospective need of 220 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of 133 units, with an unmet need of 87 units. This obligation as well as the remaining unmet need is addressed through various mechanisms, including multiple proposed housing sites within the Township. Within the Pinelands Area portion of the Township, there is only one site proposed (VFW Site), which is located in the Township’s Regional Growth (RG-1) Zone within a Regional Growth Area.

Lacey Township – indicates a fourth-round rehabilitation need of 52 units and a prospective need of 172 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of 82 units, with an unmet need of 90 units. The remaining unmet need from a third-round vacant land adjustment is 453 units. The fourth-round RDP will be met through the development of two proposed housing projects, with site plan approvals, located outside the Pinelands Area and various special or supportive needs housing credits. The third- and fourth-round unmet need of 543 units is proposed to be addressed within two existing overlay zones located outside the Pinelands Area.

Little Egg Harbor Township – indicates a present need of 32 units and a fourth-round prospective need of 165 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of 308 units. As a result, the Township has a combined third-round and fourth-round unmet need of 491 units. This obligation as well as the remaining unmet need is addressed through various mechanisms, including existing affordable housing sites and affordable housing overlay zones, all of which are located outside of the Pinelands Area. No affordable housing sites are proposed within the Pinelands Area portion of the Township.

Mullica Township – indicates a rehabilitation need of zero units and a fourth-round prospective need of 13 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of 32 units. As a result, the Township has a combined prior-, third, and fourth-round unmet need of 119 units. Given the Township’s lack of adequate sewer

capacity and infrastructure, its combined unmet need is being deferred through a durational adjustment. The Plan calls for the adoption of a mandatory affordable housing set-aside ordinance, which was implemented via Ordinance 8-2025.

Woodbine Borough – indicates a present need of 27 units and a fourth-round prospective need of 27 units. Given the Borough's lack of adequate sewer infrastructure, a portion of its prior-, third-, and fourth-round prospective need (108 units) is being deferred through a durational adjustment. These units and other unfulfilled affordable housing obligations are anticipated to be constructed in the Pinelands Town area of the Borough, as provided for in the previously approved Third Round Plan, if and when adequate sewer infrastructure is made available.