



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 AGENDA
Friday, January 9, 2026 - 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=Vtmd9wBoAI8>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 846 2306 9231

1. Call to Order

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

2. Adoption of Minutes

- December 12, 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 (2) Applications for Public Development:

- Application No. 1984-0655.038 - South Jersey Transportation Authority
Installation of a replacement culvert under an existing access road to the Winslow
Wildlife Management Area
Winslow Township
- Application No. 2025-0182.001 - Winslow Township
Demolition of a single family dwelling 50 years old or older
Winslow 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

- None

B. Waivers of Strict Compliance

- Application No. 2022-0128.001-Gottlieb
Single family dwelling
Jackson Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Barnegat Township Ordinances 2025-19 & 2025-22
- Egg Harbor Township Ordinances 32-2025 & 33-2025
- Hamilton Township Ordinance 2120-2025
- Lakehurst Borough Ordinance 2025-13
- Woodland Township 2025 Master Plan Reexamination Report
- Wrightstown Borough 2025 Master Plan Reexamination Report

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

Fri., January 30, 2026	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., February 13, 2026	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 at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
December 12, 2025

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/live/ZlbKkYCVW3c>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Jerome H. Irick, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, William Pikolycky, Ryck Signor and Douglas Wallner. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Michael Eleneski.

Commissioners Absent

Deborah Buzby-Cope, Theresa Lettman, Laura E. Matos and Jessica Rittler Sanchez.

Call to Order

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

Stacey Roth read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. 10 Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Vice Chair Avery presented the minutes from the Commission's November 14, 2025 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Matro seconded the motion.

The minutes from the November 14, 2025 Commission meeting were adopted by a vote of 8 to 0. Commissioner Meade and Commissioner Pikolycky joined the meeting after the vote.

Committee Reports

Vice Chair Avery provided a summary of the November 21, 2025 Policy and Implementation Committee meeting:

The Committee approved the open and closed session minutes of the October 31, 2025 meeting. The Committee heard two presentations from the New Jersey Department of Environmental Protection (NJDEP) staff members regarding artificial turf. Cecile Murphy from the Green Acres Program presented a review of the Green Acres Local and Nonprofit Assistance Program for synthetic turf funding and their associated policy and application requirements. Greg Raspanti from the Division of Science and Research provided a review of the current science regarding synthetic turf, including risk factors and environmental impacts.

The Committee also discussed potential Pinelands Comprehensive Management Plan (CMP) standards for the development of accessible trails in wetlands and wetlands buffers. Planning Specialist Katie Elliott presented a summary of issues related to setting new CMP standards for development of accessible trails.

Executive Director's Report

ED Grogan provided information on the following matters:

- A vacancy in the science office has been filled. A new employee will begin in late January. Recruitment has begun for a Business Assistant and an Environmental Specialist to fill current and upcoming vacancies.
- The New Jersey Historic Trust is reviewing design and specification documents for the Fenwick Manor rehabilitation project. Once the design is approved, the Commission can move forward with hiring a contractor.
- Staff is currently preparing for the implementation of the CMP amendments that will take effect in early January. The actual rule language must be inserted into the CMP, updates to the application fee calculator must occur and new document templates must be created.
- New Pinelands merchandise is now for sale. Four different Pinelands themed magnets and playing cards that feature both fauna and flora of the Pinelands are available for purchase. Both new products are made in the USA and money generated from sales support the Katie Fund (See attached slides with more details).

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- The Federal Aviation Administration (FAA) and the NJDEP recently contacted the Commission about clearing a forested portion of Wharton State Forest for runway approach safety at Hammonton Airport. In the past, the Commission has approved clearing at the Hammonton Airport.
- An inquiry was received regarding siting standards for battery energy storage facilities in the Pinelands Area.
- Staff recently advised an applicant that its proposal to mine 74 acres at an existing resource extraction site that is located just north of Route 72 in Woodland Township is not consistent with the CMP's threatened and endangered (T&E) species standards. The T&E species survey was accompanied by a habitat conservation plan.
- An application was received earlier this month for a steel fabrication facility located on a former closed pipe manufacturing plant. The parcel is located in the Rural Development Area in both Buena Vista Township and Folsom Borough. A pre-application meeting was held with the applicant and representatives from Atlantic County. The applicant advised the Commission that they need to be fully operational, with all permits obtained, by January 1, 2027. An industrial building is proposed, including a railroad spur by which the steel will arrive. Due to the prior use of the site, there are no wetland or T&E species concerns.

April Field, Chief Permit Administrator, provided updates on the following two applications:

- Staff continues to work with the owner of Hospitality Creek, an existing campground, to resolve a number of violations that occurred on the parcel including clearing and the construction of an office/residential building. The campground is located in Monroe Township's Rural Development Area and is served by a septic system. The issue of most concern is the placement of 22 cabin buildings at 18 former campsites. The applicant feels that because the cabins are "park model" recreational vehicles, they do not require application to the Commission. Staff has outlined the information that must be submitted to deem the application complete.
- Staff is reviewing an application for the development of 293 dwelling units on a 37-acre parcel in Manchester Township's Regional Growth Area. Two T&E plants species were identified on the site. In order to avoid adverse impacts on the plant species, staff suggested creating two conservation areas that would need to be deed restricted.

Commission Lohbauer said battery energy storage facilities will allow windmills and solar facilities to be more effective by storing the generated energy until it is needed.

Gina Berg, Director of Land Use Programs, provided the following updates:

- The rules that were adopted by the Commission at its October meeting have been submitted to the Office of Administrative Law (OAL). The rule will be published in the New Jersey Register and will officially take effect on January 5, 2026.
- Staff has reviewed a draft communication plan, a draft water monitoring plan, and two sub-watershed restoration plans from the Barnegat Bay Partnership. No issues of concern were identified.
- Staff participated in a training session hosted by the NJDEP for real estate appraisers involved in land acquisition projects. Staff will be meeting with staff from the State Agriculture Development Committee (SADC) to ensure that each agency's rules are understood. Staff will be sharing information on the Pinelands Development Credit (PDC) Program.

Stacey Roth, Chief, Legal and Legislative Affairs, shared the following updates:

- Staff is coordinating with the FAA on a potential project at the Atlantic City International Airport, which is managed by the South Jersey Transportation Authority. The proposal is for a multi-modal facility with railroad access. The development may require a new or amended Memorandum of Agreement (MOA).
- At this time, the Commission has not received a decision on the Kirkwood-Cohansey rule appeal.

Chief Planner Brad Lanute provided the following updates:

- Jackson Township submitted two ordinances last month (2025-47 and 2025-48) that have been introduced and scheduled for adoption in mid-December. Each ordinance establishes an affordable housing overlay zones within the Pinelands Area portion of the Township. Both ordinances are associated with the Township's Fourth Round Housing Element and Fair Share Plan. Based on a preliminary review, staff has identified concerns regarding the intensity of development permitted under the proposed overlay zones, particularly with regard to a site in the Pinelands Village of Cassville and at a site in the Township's Rural Development Area. Both overlays would permit inclusionary mixed use development with multifamily affordable housing at a net density of eight dwelling units per acre. This is particularly a problem in the Rural Development Area, where sewer is not permitted. Staff recently issued a letter to the Township outlining those concerns and requested submission of the municipal housing plan, which the Township has yet to submit.
- On December 1, 2025, the Commission received an application from AT&T seeking to amend its previously approved local communications facility plan to add a new cell tower site within the Village of Chatsworth in Woodland Township. The CMP has extensive rules regulating the siting of wireless communication towers in most of the Pinelands

Area. The Commission has not received a plan amendment for a new site in the Pinelands since 2013. To support this review, the Commission has retained a Radio Frequency Engineer, with costs covered by an escrow funded by the applicant. The review process will include a public hearing, which has not yet been scheduled. Staff anticipates presenting findings to the Policy and Implementation Committee in February 2026, and to the full Commission in March 2026.

Public Development Projects and Other Permit Matters

Vice Chair Avery introduced a resolution recommending approval of three public development applications: the construction of a 2,578 square foot maintenance building at Shawnee High School, the construction of a 170-foot-tall communication tower in Manchester and paving of 1,875 linear feet within the 16th Street right-of-way in Estell Manor.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001) (See Resolution # PC4-25-33). Commissioner Pikolycky seconded the motion.

Commissioner Mauriello asked if staff conducted a secondary impacts review for the paving of the right-of-way in Estell Manor.

Director Horner said 16th Street is currently a gravel road that the town is proposing to partially pave to serve a few existing single family dwellings. He said the project may generate additional development on the street but all such development would require an application to the Commission and have to meet the standards of the CMP (see attached aerial of the project).

The resolution was adopted by a vote of 10 to 0.

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

Vice Chair Avery read the list of public development applications. No one from the public provided comment.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said in the past month staff reviewed four ordinances that raised no substantial issue with respect to the CMP. He said one was related to a cannabis ordinance in Egg Harbor City. He said another ordinance from Plumsted Township was related to subdivision approvals. Shamong Township adopted two ordinances related to tree removal and replacement.

Other Resolutions

Vice Chair Avery introduced a resolution to schedule monthly Commission meeting dates in 2026.

Commissioner Pikolycky made a motion Scheduling Regular Pinelands Commission Meeting Dates for 2026 (See Resolution # PC4-25-34). Commissioner Lohbauer seconded the motion.

The resolution was adopted by a vote of 10 to 0.

General Public Comment

Heidi Yeh of the Pinelands Alliance said she supports the need to further investigate where battery storage facilities should be permitted. She said not only will battery storage facilities increase the resiliency of the grid, but they will also prepare the grid for storing energy generated from solar and wind. She said she recently toured a farm in New Jersey that was piloting the use of agrivoltaics and learned that only 1/3rd of the energy generated from the solar is actually being used. She said very expensive upgrades would be necessary at the substation in order for it to accept the energy that is generated from the farm. She said those funds were not part of the grant application. She thanked the P&I Committee for its recent discussion on artificial turf and for the concerns raised during the meeting. She said these types of discussions are not happening at the local level. She shared a situation that happened in Southampton Township where a turf field was included in a large spending package. She said the public is relying on the Pinelands Commission to raise and prioritize the environmental impacts of artificial turf fields.

Ed McGlinchey, former Pinelands Commissioner, said it was a great honor to serve as a Commissioner when he was chosen to serve by Camden County. He said he did his best to serve this Commission by attending meetings. He said it's evident from the continued absence of a certain Commissioner that they no longer wish to serve on this Commission. He suggested that they resign to provide the opportunity for someone else to serve. He said the Pinelands covers 25% of the state and is the largest protected area on the Atlantic seaboard. He said the Governor's office should ensure that the people it appoints wish to serve and will be active at the Commission meetings.

Matt DeNafo of Waterford Township said he has questions related to how the Commission handles cannabis facilities in Agricultural districts. He said Waterford's current ordinance allows unlimited licenses. He referred to a proposed 150,000 square foot grow facility with nine letters of support and questioned the role of the Right to Farm Act.

Vice Chair Avery said the Commission does not typically engage in responses to questions raised during public comment; however, the Directory of Regulatory Programs will provide a brief response, and Mr. DeNafo can get in contact with staff after the meeting.

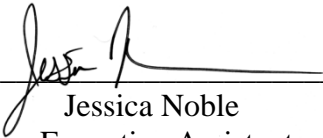
Director Horner said that the growing of cannabis is viewed by the Commission as any other agricultural crop. The growing of cannabis is permitted in the Agricultural Production Area. He noted that the exclusive growing of cannabis indoors is considered agriculture and permitted in the Agricultural Production Area. He stated that there is a provision in the Right to Farm Act that specifically states it does not supersede state regulations. That means that the Commission's regulations are not superseded by the Right to Farm Act.

Adjournment

Vice Chair Avery said Merry Christmas, Happy Holiday and Happy New Year.

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Lohbauer seconded the motion. The Commission agreed to adjourn at 10:14 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

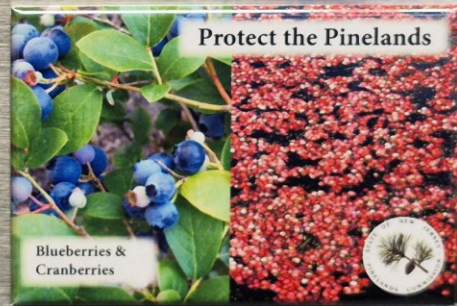
Date: December 16, 2025



New Pinelands Merchandise

December 12, 2025

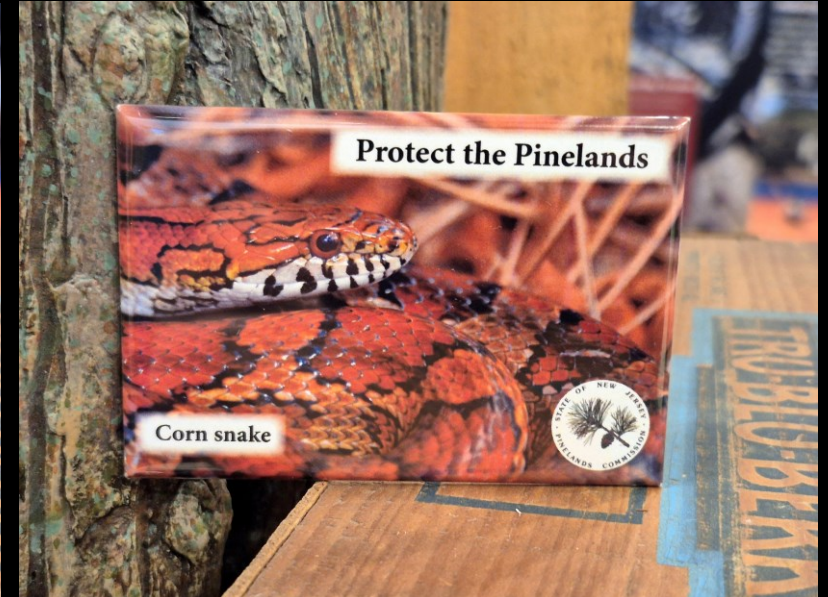
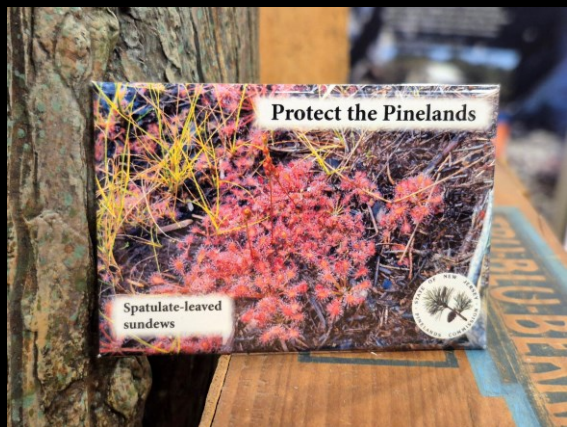
New Pinelands-themed refrigerator magnets



- Four different designs
- Museum-store quality
 - Strong magnet
- Measure 2 1/8" x 3 1/8"
- Made in the USA by Harmony Designs (same producer of Pinelands mugs)
- \$6 per magnet or \$20 for four



Back of magnet

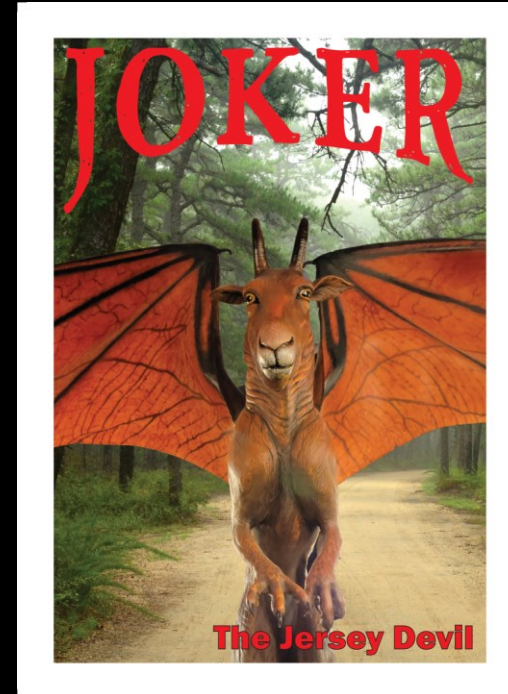


Pinelands Magnet Designs:

Blueberries & Cranberries, The Jersey Devil, Corn Snake and Spatulate-leaved Sundews

New Pinelands-themed Playing Cards

- Boast 53 different plant and animal species, including the Jersey Devil as the two Joker cards
- All photos by Pinelands Commission staff
- Designed by Commission staff and made in the USA by the United States Playing Card Company (makers of Hoyle and Bicycle Brand playing cards). In business since 1885.
- \$15 per deck







♠ 8

Common Snapping
Turtle



♠ 8

♥ 7

Sheep Laurel



♥ 7

♥ 6

White Fringed
Orchid



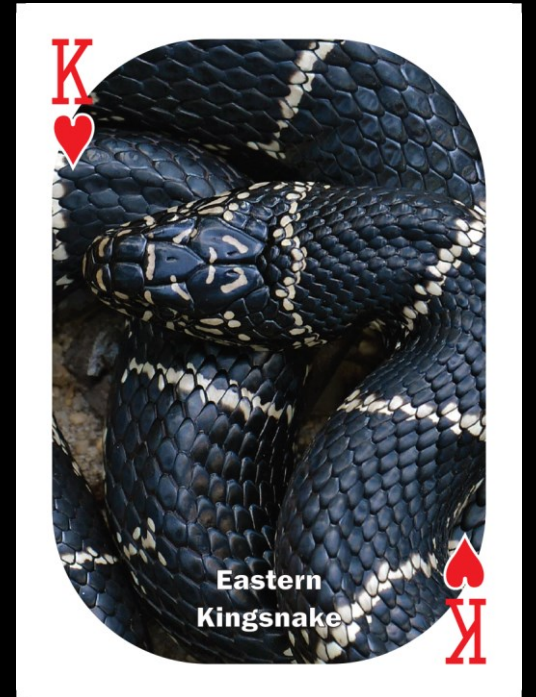
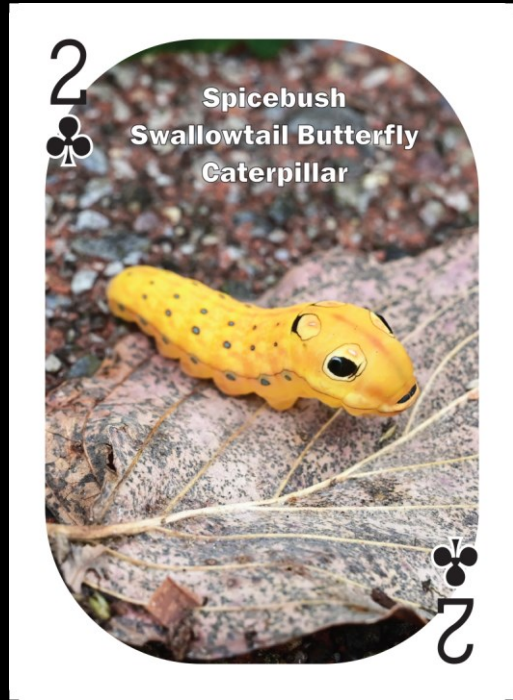
♥ 6

♠ A

Pine Barrens
Treefrog



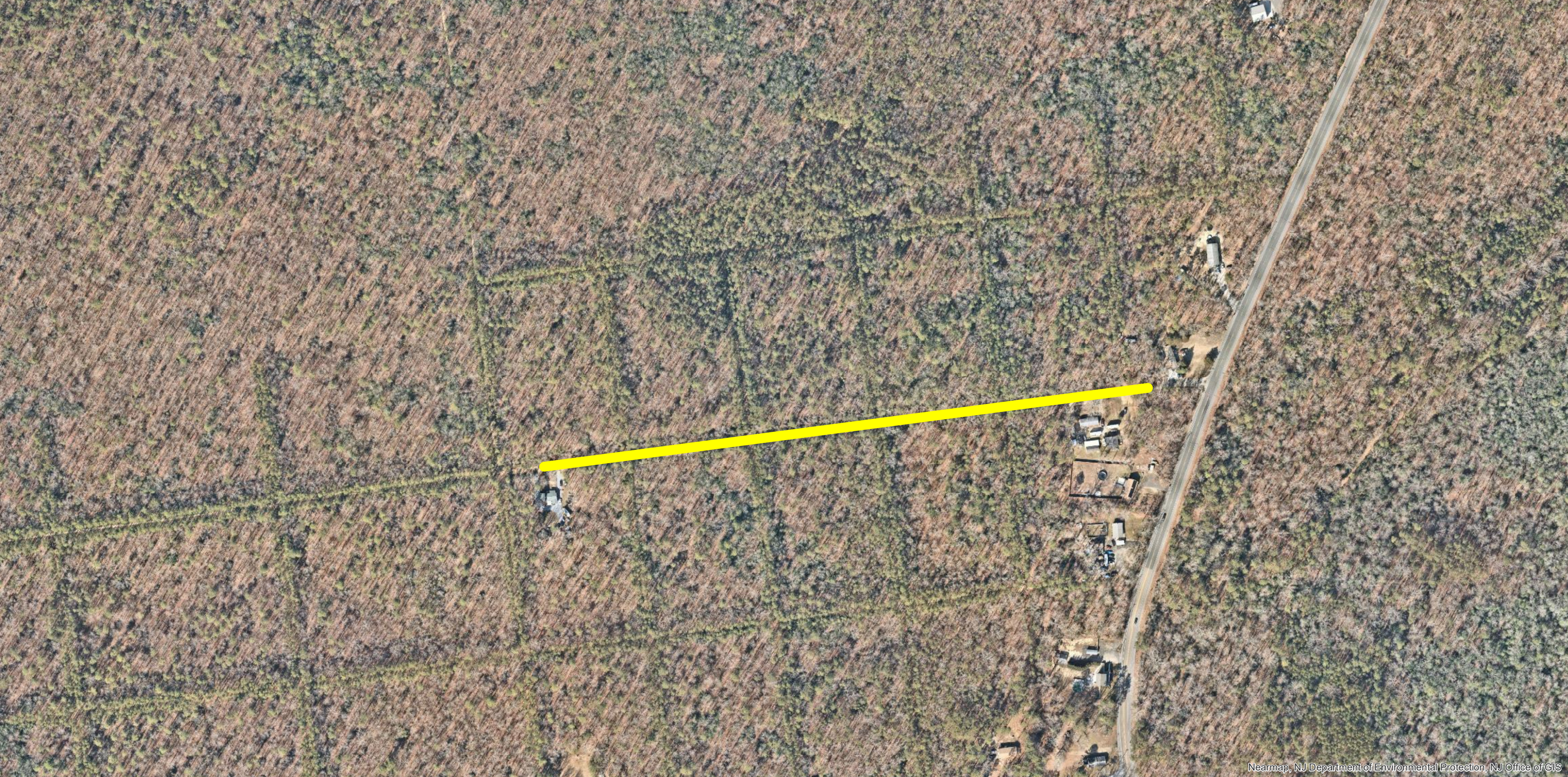
♠ A







All proceeds from sales of Pinelands merchandise will benefit the Kathleen M. Lynch-van de Sande Fund for native plantings in the New Jersey Pinelands.





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 33

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001)

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

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

1987-0345.022

Applicant:	Lenape Regional High School District
Municipality:	Medford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	November 20, 2025
Proposed Development:	Construction of a 2,578 square foot maintenance building at Shawnee High School;

2021-0084.002

Applicant:	Manchester Township
Municipality:	Manchester Township
Management Area:	Pinelands Town
Date of Report:	November 20, 2025
Proposed Development:	Construction of a 170 foot tall communication tower; and

2025-0121.001

Applicant:	City of Estell Manor
Municipality:	City of Estell Manor
Management Area:	Pinelands Forest Area
Date of Report:	November 20, 2025
Proposed Development:	Paving of 1,875 linear feet within the 16th Street right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

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

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform 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 Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

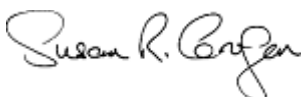
Record of Commission Votes

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


*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: December 12, 2025



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair



State of New Jersey

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
93 Willow Grove Road
Shamong NJ 08088

Re: Application # 1987-0345.022
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for construction of a 2,578 square foot maintenance building at the Shawnee High School. 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 December 12, 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, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, PE, CME (via email)



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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

November 20, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
93 Willow Grove Road
Shamong NJ 08088

Application No.: 1987-0345.022
Block 4704, Lot 3
Medford Township

This application proposes the construction of a 2,578 square foot maintenance building at the Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

STANDARDS

The Commission staff has reviewed the proposed development 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. 7:50-5.28)

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

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

There are wetlands located on the above referenced parcel. All development, including land disturbance, 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 the limits of an existing maintained grass area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

The proposed development will be serviced by public sanitary sewer.

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 November 1, 2025. The Commission’s public comment period closed on November 14, 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 three sheets, prepared by CME Associates, all sheets dated October 8, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
4. All development, including land disturbance, shall be located at least 300 feet from wetlands.

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.



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Chair

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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 December 8, 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.



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Re: Application # 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

Dear Mr. Block:

The Commission staff has completed its review of this application for construction of a 170 foot tall communication tower. 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 December 12, 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, 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)
- Mark Rohmeyer (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

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Application No.: 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

This application proposes construction of a 170 foot tall communication tower located on the above referenced 2.07 acre parcel in Manchester Township.

The proposed development includes the placement of one equipment shelter and one generator within a proposed 2,806 square foot cleared area on the parcel. To facilitate construction equipment access, the application also proposes 1,530 square feet of vegetation clearing within the Jefferson Avenue municipal right-of-way.

The applicant proposes to temporarily surface an existing sand road located within the Jefferson Avenue municipal right-of-way with stone. The temporary stone access will be 12 feet wide and 650 feet in length. At the completion of the development subject of this application, the temporary stone surface will be removed.

STANDARDS

The Commission staff has reviewed the proposed development 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 proposed development is located in the Pinelands Town of Whiting. The proposed communication tower is a permitted use in a Pinelands Town.

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

The proposed development will be located within a wooded area on the parcel. In total, the proposed development will disturb approximately 4,336 square feet of wooded lands on the parcel and within the Jefferson Avenue municipal right-of-way.

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 Standards (N.J.A.C. 7:50-6.33)

The Commission has records of Northern pine snake, a threatened species, and Timber rattlesnake, an endangered species, within the vicinity of the proposed development. The CMP requires that all development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of threatened and endangered (T&E) animal species.

The original application filed with the Pinelands Commission included the proposed development of a communications tower, 120 linear feet of onsite driveway, a five car parking lot, three commercial carrier equipment pads, one equipment shelter, one generator and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way. In response to that proposal, the Commission staff advised that the original application required the completion of a two season drift fence and visual survey for the concerned T&E snake species.

In a letter received on May 8, 2025, the Manchester Township Police Chief advised the Commission staff of the need for the proposed communication tower to alleviate a public safety communication emergency and expressed concern regarding the time required to complete the required two season drift fence survey. The Commission staff responded that if the application were amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower, the T&E species survey requirement could be modified. Such a modified T&E survey approach would include bi-weekly visual surveys of the parcel during the spring season for the presence of the concerned snakes and a visual survey of the project area for potential nesting habitat for Northern pine snake and gestating areas for Timber rattlesnake. Such a modified T&E species survey would also require that a conservation deed restriction be imposed on the remaining undisturbed portion of the 2.07 acre parcel. The application was subsequently amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower.

A modified T&E species survey was completed for the application by a qualified consulting firm. The modified survey did not find evidence of nesting habitat or gestating areas and did not observe T&E animal species within the project area.

With the conditions recommended below, the proposed development has been designed to avoid irreversible adverse impacts on habitats that are critical to the survival of the local population of Northern pine snake and Timber rattlesnake.

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 October 28, 2025. The Commission’s public comment period closed on November 14, 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 six sheets, prepared by Morgan Municipal Engineering Services, all sheets dated July 10, 2025 and revised to October 28, 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. The 12 foot wide temporary stone surfacing of the Jefferson Avenue municipal right-of-way shall be removed within 180 days of commencement of construction of the development subject of this application.
6. Any other development of the parcel, including the previously proposed five car parking lot, three commercial carrier equipment pads and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way requires completion of a separate application to the Commission and Commission approval of that application.
7. Prior to any development, including vegetation clearing, construction of the proposed communications tower and the stone surfacing of the Jefferson Avenue municipal right-of-way, the applicant shall submit a copy of a recorded conservation deed restriction which prohibits any further development on the above referenced parcel unless a survey is completed for all threatened and endangered snake species and the Commission staff determines that any such further development will not have a significant adverse impact on habitat critical to the survival of any local population of threatened or endangered snake species.

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

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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 December 8, 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.



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Re: Application # 2025-0121.001
16th Street right-of-way
City of Estell Manor

Dear Mayor Owen:

The Commission staff has completed its review of this application for paving of 1,875 linear feet within the 16th Street right-of-way. 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 December 12, 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, City of Estell Manor Planning Board (via email)
City of Estell Manor Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
J. Michael Fralinger, Jr, PE, CME (via email)



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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

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Application No.: 2025-0121.001
16th Street right-of-way
City of Estell Manor

This application proposes paving of 1,875 linear feet within the 16th Street municipal right-of-way. It is proposed to pave 16th Street westwardly from its intersection with State Highway Route 50 to its intersection with Walkers Forge Road. The road is currently a 26 foot wide gravel road and it will be paved to a width of 18 feet.

STANDARDS

The Commission staff has reviewed the proposed development 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. 7:50-5.23(b)12)

This application proposes to pave an existing gravel road. The portion of 16th street proposed to be paved is located in a Pinelands Forest Area. A road (public service infrastructure) is permitted in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The existing gravel road proposed to be paved serves two existing single family dwellings that are located in the Pinelands. The proposed road paving is permitted in a Pinelands Forest Area.

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

The proposed development will occur over the existing gravel roadway. The proposed 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 a seed mixture which meets that recommendation.

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

Based upon the proposed removal of 0.25 acres of existing gravel road and the revegetation of that area with grasses, the proposed paving of the existing gravel road will result in a decrease in the volume and rate of stormwater runoff than occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

The Commission staff reviewed the application for evidence of cultural resources. 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. Newspaper public notice was completed on September 23, 2025. The application was designated as complete on the Commission's website on October 16, 2025. The Commission's public comment period closed on November 14, 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 five sheets, prepared by Fralinger Engineering, all sheets dated July 25, 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.

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.



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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 December 8, 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- 34

TITLE: Scheduling Regular Pinelands Commission Meeting Dates for 2026

Commissioner Pikolycky moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, the Open Public Meetings Act requires that the Pinelands Commission establish an annual schedule of regular meetings prior to January 10th of each year; and

WHEREAS, the Pinelands Commission will use the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education in New Lisbon, Pemberton Township, as the regular site for its meetings; and

WHEREAS, any meeting to be held at a location other than the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education, 15 C Springfield Road, New Lisbon, Pemberton Township, will be advertised in accordance with the requirements of the Open Public Meetings Act; and

WHEREAS, the public can attend all regular Commission meetings in person or livestream the meetings through the Commission’s YouTube channel. Public comment can be provided in person or by dialing the phone number and entering the code displayed on the meeting agenda and the YouTube screen during each meeting. An agenda will be posted on the Commission’s website at www.nj.gov/pinelands/ in advance of each meeting; 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 the Pinelands Commission shall conduct its meetings on the following dates in 2026, beginning at 9:30 a.m., unless notice is otherwise provided in accordance with the Open Public Meetings Act:

- | | |
|---------------------------|----------------------------|
| Friday, January 9, 2026 | Friday, July 10, 2026 |
| Friday, February 13, 2026 | Friday, August 14, 2026 |
| Friday, March 13, 2026 | Friday, September 11, 2026 |
| Friday, April 10, 2026 | Friday, October 9, 2026 |
| Friday, May 8, 2026 | Friday, November 13, 2026 |
| Friday, June 12, 2026 | Friday, December 11, 2026 |

BE IT FURTHER RESOLVED that the Executive Director is directed to publish notice of this schedule in the Commission's official newspapers, file copies of the schedule with the Secretary of State of the State of New Jersey and Pinelands county and municipal clerks, post a copy of the notice in the Commission's offices and post the annual schedule on the Commission’s website (www.nj.gov/pinelands/).

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: December 12, 2025

Susan R. Grogan
Executive Director

Alan W. Avery, Jr.
Vice Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1984-0655.038 & 2025-0182.001)

Commissioner _____ moves and Commissioner _____
seconds the motion that:

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

1984-0655.038

Applicant:	South Jersey Transportation Authority
Municipality:	Winslow Township
Management Area:	Pinelands Rural Development Area
Date of Report:	December 18, 2025
Proposed Development:	Installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area; and

2025-0182.001

Applicant:	Winslow Township
Municipality:	Winslow Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	December 17, 2025
Proposed Development:	Demolition of a single family dwelling 50 years old or older.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

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

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform 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 Numbers 1984-0655.038 & 2025-0182.001 for public development are 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					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					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

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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

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Re: Application # 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

Dear Mr. Corrigan:

The Commission staff has completed its review of this application for installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area. 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 January 9, 2026 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, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Darren Stanker, PP (via email)



State of New Jersey

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PHILIP D. MURPHY
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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

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Application No.: 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

This application proposes installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area in Winslow Township. The access road is located within the Atlantic City Expressway right-of-way.

The applicant represents that an existing 20 foot long 24 inch diameter corrugated metal culvert under the existing access road is in disrepair. The applicant proposes to replace the existing culvert with a 22 foot long concrete elliptical pipe that is 19 inches by 30 inches. The proposed culvert will provide for the intermittent flow of water under the existing access road during periods of heavy rainfall and high water table conditions.

STANDARDS

The Commission staff has reviewed the proposed development 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. 7:50-5.26)

The proposed development is located in a Pinelands Rural Development Management Area. The proposed culvert (public service infrastructure) is a permitted use in a Pinelands Rural Development Management Area.

Wetlands Standards (N.J.A.C. 7:50-6.13)

Portions of the proposed culvert replacement will occur within wetlands and the required buffer to wetlands. The proposed development will result in the disturbance of 293 square feet of wetlands.

The CMP permits roads and associated road improvements, such as culverts (linear improvements), in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed culvert replacement which results in less significant impacts on wetlands and the required buffer to wetlands. The proposed culvert replacement is the modification of an existing road. The proposed culvert replacement is necessary to provide for safe traffic movement in and out of the Winslow Wildlife Management Area. Therefore, the need for the proposed culvert replacement overrides the importance of protecting the wetland and the required buffer to that wetland. The proposed culvert replacement will not result in substantial impairment of the resources of the Pinelands. With the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands.

The proposed culvert replacement is consistent with the CMP's wetlands protection standards.

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

The proposed development will be located within an existing sand road and a forested area. The proposed development will result in the disturbance of 1,600 square feet of vegetation, including the removal of two trees. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The proposed culvert replacement is consistent with the CMP's vegetation management standards.

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 a seed mixture which meets that recommendation.

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

The proposed development will result in the grading, clearing and disturbance of a total of 2,519 square feet. Since the development will result in the grading, clearing or disturbance of less than 5,000 square feet, the proposed development does not require stormwater management.

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 November 26, 2025. The Commission's public comment period closed on December 12, 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 prepared by STV and dated September 23, 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. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

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.



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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 January 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.



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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

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Re: Application # 2025-0182.001
Block 3111, Lot 1
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling 50 years old or older. 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 January 9, 2026 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, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden 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

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PUBLIC DEVELOPMENT APPLICATION REPORT

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Application No.: 2025-0182.001
Block 3111, Lot 1
Winslow Township

This application proposes demolition of a single family dwelling 50 years old or older located on the above referenced 0.23 acre parcel in Winslow Township. The Township owns the parcel.

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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Management Area. The demolition of a dwelling 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 November 26, 2025. The Commission’s public comment period closed on December 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, all other necessary permits and approvals shall be obtained.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

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.



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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 January 5, 2026 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.



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LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: December 29, 2025

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed six ordinances and two master plan reexamination reports that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Barnegat Township Ordinance 2025-19 – amends Chapter 55, Land Use, of the Code of Barnegat Township. The ordinance amends the bulk standards for sheds and other specified accessory structures within the Preserved Waterfront (PW), Preserved Forest Pinelands (PF), and Mobile Home Residential (M-H) zones. It also revises the definition of “Yard, Side” to allow encroachments for air conditioners and generators. Lastly, the ordinance amends the Schedule of Area, Yard and Building Requirements for zones located both east and west of the Garden State Parkway by revising setback requirements for pools and sheds. Zones west of the Garden State Parkway, including the PF and M-H zones, are located within the Pinelands Area. Zones east of the Garden State Parkway, including the PW Zone, are located outside the State-designated Pinelands Area, but within the Pinelands National Reserve (PNR). In 2013, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Barnegat Township Ordinance 2025-22 – amends Chapter 55, Land Use, of the Barnegat Township Code. The ordinance revises regulations governing the storage of boats, travel trailers, and commercial vehicles. Specifically, it limits the number of trucks or commercial vehicles with a load capacity exceeding one ton to a single vehicle on residentially zoned properties. It also requires that the property be at least one-half acre in size and that the owner obtain a home-occupancy approval from the Planning Board subcommittee.

Egg Harbor Township Ordinance 32-2025 – amends Chapter 225, Zoning, of the Code of Egg Harbor Township by requiring addresses for commercial buildings to be visible from the street frontage. The ordinance also amends the permitting and review fees applicable to new single-family dwellings.

Egg Harbor Township Ordinance 33-2025 – adopts the amended Timber Ridge Redevelopment Plan, dated November 18, 2025. The Pinelands Commission previously certified Ordinance 10-2022, adopting the original Timber Ridge Redevelopment Plan, on July 8, 2022, as well as Ordinance 47-2022, amending the Plan, on December 1, 2022. The redevelopment area is a 48-acre site located within the Township’s Regional Growth Area. The certified redevelopment plan permits various non-residential uses as well as garden apartments at a residential density of 4.5 dwelling units per gross acre.

The amended redevelopment plan permits single-family attached dwellings (townhouses) at a maximum density of 4.75 dwelling units per gross acre and would require ten units to be made affordable. Pinelands Development Credits (PDCs) are required to be redeemed for twenty-five percent of the total market rate units, aligning with the existing PDC requirement applicable to garden apartments. The amendments also include bulk standards, design criteria, and parking requirements for townhouses. A revised conceptual plan is included as an exhibit. The previously rendered garden apartments are replaced with 215 townhouse units. There are no changes to the boundaries of the redevelopment area.

Hamilton Township Ordinance 2120-2025 – adopts a Site-Specific Redevelopment Plan for Block 42, Lot 3, dated October 2025. The redevelopment area consists of a 2.08-acre lot containing a one-story commercial building currently operating as a Class 5 retail cannabis establishment. The site is located in the Township’s Highway Commercial (HC) Zone, a non-residential zone located within a Pinelands Forest Area. The redevelopment plan establishes an overlay zone for the site. The overlay zone permits the same uses as the underlying HC Zone. It also conditionally permits adult-use recreational cannabis retailers with drive-through services as well as drive-in banks. The plan includes specific bulk and lot area requirements applicable to Class 5 retail cannabis establishments, as well as additional standards related to signage, security, parking, buffers, location restrictions, and enforcement. A revised concept plan is included as an exhibit, depicting a modified parking lot layout incorporating a drive-through aisle.

Lakehurst Borough Ordinance 2025-13 – amends Chapter 25, Land Development, of the Code of Lakehurst Borough. It revises Section 25-32, Cannabis Operations, by removing Class 1 (cultivation), Class 2 (manufacture), Class 3 (wholesale), and Class 4 (distribution) cannabis businesses as permitted uses in the Light Industrial (LI) Zone and adding these uses as permitted in the Downtown Business (B-1) Zone. The LI and B-1 zones are located within a Pinelands Town management area.

Woodland Township 2025 Master Plan Reexamination Report – reviews the problems and objectives identified in the Township’s current master plan (2011), discusses the extent to which they have been addressed or remain valid, and identifies changes in conditions, policies, and objectives at the local, county, and state level relevant to the Township. The report recommends that the Township undertake a review and evaluation of the variances and development approvals that have been granted for residential uses in the Special Agricultural, Commercial Neighborhood, and Highway Business zones, all of which are located in the Pinelands Area.

Wrightstown Borough 2025 Master Plan Reexamination Report – includes an update on the major problems and objectives related to land development identified in the Borough’s 2011 Master Plan; a discussion of the changes in policies and objectives since the master plan; updated demographic information; and a summary of recommended changes to the master plan and land use regulations. There are no recommended changes to the Borough’s land development regulations in the report that would affect the Pinelands Area portion of the Borough.