



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



Snow clinging to trees in Wharton State Forest in the Pinelands, as photographed in December

DECEMBER 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in December.
- **Policy & Implementation (P&I) Committee:** The Committee did not meet in December.

1.1B RULEMAKING

- **Rule Package #1 (Black Run Watershed; Application Fees; Expiration of Completeness Documents and old Waivers; Regional Growth Area Density and Pinelands Development Credit Program):** The Governor’s veto period ended in December for the minutes of the October Commission meeting at which the Comprehensive Management Plan (CMP) amendments were adopted. Immediately following the end of the veto period, the staff forwarded the adopted rules to the Office of Administrative Law for publication in the New Jersey Register on January 5, 2026. The rules will take effect on publication. Various application forms, documents, webpages, systems and procedures were prepared to implement the adopted rule, which changes certain application fees and sets expiration dates for Certificates of Filing and very old Waivers of Strict Compliance.

1.1C OPEN PUBLIC RECORDS ACT

- A total of nine Open Public Records Act (OPRA) requests were received in December. Six were sent responsive material, one was advised that the request was overly broad and did not contain the specificity required by OPRA, one was advised there was no responsive material and one request was withdrawn.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in December.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township’s Motion was filed on behalf of the Commission on July 18, 2025. The Court issued

an Order denying Winslow's motion on July 28, 2025. Oral argument occurred on October 29, 2025. We continue to await the Court's decision.

- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP), the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024, April 9, 2025, July 8, 2025 and July 25, 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms to the NJDEP. The concept plan was the same plan that Hovsons submitted to the court as part of its challenge to Manchester Township's Housing Element and Fair Share Plan to satisfy its fourth round affordable housing obligation. Another mediation session was conducted December 8, 2025 to discuss Hovsons' proposed settlement terms. Hovsons then requested time to review changes to the settlement terms made by NJDEP and the Commission. Another mediation session was scheduled for January 5, 2026.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter involving Artistic Materials (see below).
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General's office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery was served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. Settlement proposals were exchanged in mid-November, after which the Chancery Court allowed the parties another week and a half to continue settlement discussions. A case management conference with Judge Nocella was conducted on December 2, 2025. The parties advised the Judge that the mediation had failed and that the litigation would need to proceed. The Court issued a new Case Management Order on December 4, 2025, extending the time limits within the original July 21, 2025 Case Management Order and allowing the parties to

exchange a small number of additional interrogatories and requests for production of documents. This additional discovery was served on the Commission on December 8, 2025 and the Commission’s responses were sent to the Defendants on or about December 19, 2025. Depositions are being scheduled and a Case Management Conference will be held on January 5, 2026.

1.2B LEGISLATION

The Legislature has resumed sessions. The 222nd Legislature will begin in January 2026.

A summary of legislation specific to the Pinelands Area or Commission is provided below. A summary of other pending legislation potentially related to the Pinelands is attached at the end of the document (Attachment 1).

Pinelands Specific Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the NJDEP concerning management of publicly owned forested land; appropriates \$60 million.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 4/8/24. Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee on 1/29/24.
<u>A4926/S3618</u>	Calabrese, Tully, Haider/ Smith, Greenstein	Directs NJDEP and DOT to establish “Wildlife Corridor Action Plan”	Approved P.L.2025. c.77 on 6/30/25.
A5431/S4257	Fantasia/ Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Public Safety and Preparedness Committee on 3/10/2025. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.

A5689/S4578	Inganamort, Michael/ Space, Parker	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/15/25 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 6/5/2025
A5878/S4654	Inganamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	Approved P.L.2025, c.72 on 6/30/25.

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approved by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species (T&E) survey protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that it had reduced the size of the proposed accessible trail. Commission staff sent a letter to the Township in early May, providing comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve. Evesham Township submitted a revised T&E protocol on July 2, 2025. Staff reviewed the revised protocol and issued an incomplete letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission’s commitment to working with the Township to complete the MOA process.
- South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP’s threatened and endangered species protection standards. Additional development is now being proposed on the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director’s request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project

and anticipated timeline. Subsequently, SJTA requested a meeting with the Commission Chair and Executive Director as the first step in consideration of an amendment to the MOA. That meeting was held on July 21, 2025. Upon SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment, a presentation will be scheduled at a P&I Committee meeting. On October 8, 2025, SJTA advised that it would provide a detailed proposal to the Commission after gathering additional information through a habitat assessment study as part of the Environmental Impact Statement required by FAA. At FAA's request, staff participated in a coordination meeting with SJTA representatives on November 20, 2025.

1.3 HUMAN RESOURCES

- **Recruitment:** In December, recruitment began to fill an Environmental Specialist position for the Regulatory Office and a Business Assistant position for the Business Services Office.
- **Employee Benefits:** In December, the Open Enrollment period for Flexible Spending Accounts (FSA) closed, and all forms were submitted and processed for the 2026 year.
- **State Health Benefits Program:** All records were updated to reflect the changes in health and dental rates for 2026.

2 INTERAGENCY COORDINATION

- **Endangered Species Act Regulation Revisions** The U.S. Fish and Wildlife Service and the National Oceanic and Atmospheric Administration National Marine Fisheries Service offered a webinar on proposed revisions to the regulations implementing the Endangered Species Act. Staff reviewed the webinar, which was open to the public and offers the opportunity for public input on the proposed regulatory changes. The webinar covered the changes affecting how the federal agencies will determine critical habitat and species conservation needs. The regulatory changes are intended to enable agencies to identify when a species no longer requires federal protection under the Endangered Species Act. The CMP standards protecting threatened and endangered species relies on State designation and/or the species listed in the CMP. Therefore, changes to federal protections are not likely to alter Commission review of development in the Pinelands Area.
- **Interagency Council on Climate Resilience (IAC):** Staff attended the final monthly IAC meeting of 2025. IAC staff provided an update on the IAC 2026 annual report. Updates were also provided by the three workgroups. A presentation on the 2025 Update to the Scientific Report Climate Changes was also provided.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	12	137
Drafted or Introduced	1	58
Total ¹	2	135
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	8	89
No Issue Finding	3	34
Total	11	123
Finding Letters Issued³	9	93

Notable Activity:

- Jackson Township Affordable Housing Ordinances:** In November, Jackson Township submitted two introduced ordinances (2025-47 and 2025-48) establishing affordable housing overlay zones within the Pinelands Area to implement its Fourth Round Housing Element and Fair Share Plan. Based on a preliminary review, staff identified concerns regarding the intensity of development permitted under the proposed overlay zones, particularly within the Pinelands Village of Cassville and the Rural Development Area. The Commission issued a letter to the Township on December 4, 2025, requesting submission of the municipal housing plan and outlining staff's concerns with the two ordinances. The Township adopted Ordinance 2025-47 and 2025-48 on December 16, 2025, and subsequently submitted the adopted ordinances and its previously adopted 2025 Master Plan, including an updated housing plan, to the Commission on December 29, 2025. The Township has requested a meeting with Commission staff to discuss the concerns raised in the Commission's December 4, 2025, letter, and staff is in the process of scheduling that meeting for mid-January.
- Woodland Township Infill Area Cannabis Uses:** On December 4, 2025, Commission staff met with representatives of Woodland Township to discuss its adopted Ordinance 2025-2, which

¹The total accounts for unique master plans and ordinances received (i.e., it does not double count drafted, introduced, or adopted submissions for the same ordinance).

² Ordinances and Master Plans that are found to raise substantial issues with respect to the standards of the CMP require formal review and approval by the full Commission.

³ A single finding letter can pertain to multiple master plans/ordinances from the same municipality.

permits all classes of cannabis establishments within the Township’s Highway Business (HB) Zone. The HB Zone is located within an existing Infill Area along NJ Route 72 within the Preservation Area District. Staff advised the Township that only limited classes of cannabis establishments may be permitted throughout the entire HB Zone and that Ordinance 2025-2 must be revised in order to be consistent with the CMP. The potential use of a redevelopment plan to allow for other cannabis classes in limited locations, subject to appropriate standards, was also discussed. The Township has since requested an extension of the Commission’s review period for Ordinance 2025-2 while it works toward adopting amendments in early 2026. Commission staff is providing additional guidance regarding the potential use of a redevelopment plan within the HB Zone to allow for cannabis cultivation, wholesaling, and distribution.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	13	145
Surveys Required	1	11
Surveys Reviewed	1	28
Certificates of Appropriateness Required	1	4

Notable Activity:

- Fenwick Manor Rehabilitation:** In late December, the New Jersey Historic Trust provided a few technical comments regarding their review of the Fenwick Manor design and specification documents. Staff and project consultants are reviewing those comments. The process of hiring a construction contractor will begin in the coming months.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	0	112.11
PDCs Severed ⁵	0	126.00
Acres Protected	0	4,033.27
PDCs Extinguished ⁶	0	1.36

⁴ **PDC Allocations** are official calculations done by the Commission to determine the number of PDCs to which a parcel of land is entitled. The allocation is identified in a Letter of Interpretation.

⁵ **Severance** is the act of formally separating PDCs from a parcel of land. This occurs after recordation of a deed restriction that permanently preserves the parcel and is documented through issuance of one or more PDC Certificates.

⁶ PDCs are considered **extinguished** when the State purchases a parcel of land to which PDCs have been allocated by the Commission.

Acres Protected	0	176.27
PDCs Sold	1.50	41.25
Average Sales Price per PDC	\$100,000	\$92,436
Average Sales Price per right	\$25,000	\$23,109
PDCs Redeemed ⁷	2.75	40.75

Notable Activity:

- Redemptions:** In December, 0.75 PDCs (3 rights) were redeemed for the development of single family homes on undersized lots in Barnegat Township’s Regional Growth Area. In addition, 1.50 PDCs (6 rights) were redeemed for development of a nonresidential use that is partially located in a residential zone in Winslow Township’s Regional Growth Area. Finally, 0.50 PDCs (2 rights) were redeemed for the development of single family homes in Monroe Township, one in the Regional Growth Area and one in the Rural Development Area. Both homes in Monroe Township required waivers of strict compliance from the Commission.

3.4 SPECIAL PROJECTS

- Permanent Land Protection:** Several activities related to permanent land protection occurred in December. Staff presented an overview of the Pinelands and the PDC Program to a workshop hosted by the New Jersey Department of Environmental Protection (NJDEP) Green Acres Program. The workshop was required by NJDEP for real estate appraisers who provide appraisals for land acquisition and/or easement for open space or farmland preservation purposes. Next, a meeting was held with the Garden State Preservation Trust to consider how the goals of the Trust can be most effectively implemented in the Pinelands Area. In addition, staff from the State Agricultural Development Committee (SADC) Farmland Preservation Program met with Commission staff to gain a better understanding of the relationship between PDC allocations and severances and farmland appraisals for easement purchases. Commission staff offered to provide training to SADC staff on the PDC program and assistance with a recent farmland project where PDCs were previously severed. Lastly, staff began its semi-annual outreach to land preservation partners to update any permanent land protection the partners completed in the past six months.
- Long-term Monitoring:** The Commission submitted its annual performance report to the National Park Service detailing work completed on projects funded through the agency. The projects include environmental monitoring completed by the Science staff, such as rare snake tracking, snake fungal disease monitoring, and eastern box turtle tracking, among others. Funded work also included development of the new zoning system, assessment of Pinelands Management Area boundaries for climate change impacts, and production of the annual Pinelands calendar. These projects were in progress or completed during the work period of

⁷ **Redemption** occurs when the owner of one or more PDC Certificates designates them for use in association with a specific development application. The signature of the municipality in which the development project is located is required. Once redeemed, the PDCs can not be sold or reused.

October 2024 through September 2025. The NPS funding does not cover all costs of these projects but is a significant source that allows the Commission to continue monitoring, to develop new projects that address Commission goals, and to improve internal systems that assist our staff and the public.

- Amendment to the 2003 AT&T Local Communications Facility Plan:** 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 application will be reviewed in accordance with N.J.A.C. 7:50-5.4(c) of the CMP. To support this review, the Commission has retained a Radio Frequency (RF) 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. On December 22, 2025, the Commission’s consulting RF Engineer submitted a preliminary report on the amendment, which is under review. A public hearing on this matter is scheduled for January 14, 2026. Staff anticipates presenting findings to the Policy and Implementation Committee in February 2026, and to the full Commission in March 2026.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	1	39
Certificates of Filing	28	238
Public Development Reports	2	33
Forestry Certificates of Filing	0	6
PDC Letters of Interpretation	0	17
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	0	34
Review of Agency Determinations	104	790

4.2 NOTABLE APPLICATIONS

- Resource Extraction, Woodland Township (Applicant: Robert T. Winzinger, App. No. 1980-0062.001):** On December 20, 2023, the staff received a request to conduct a preapplication conference for a proposed resource extraction operation on a 285-acre lot. The lot is located in the Pinelands Preservation Area District. To facilitate the pre-application conference, the staff sent a letter on January 26, 2024 advising the applicant of the need to delineate all wetlands and the required 300 foot buffer to wetlands on the lot. The letter also advised that there were

known sightings of a threatened and endangered (T&E) animal species on the lot. The staff's January 26, 2024 letter further advised the applicant of the requirement to conduct a two season T&E animal species survey on the lot. On January 31, 2024, the staff conducted the pre-application conference. On June 2, 2025, the applicant requested a second pre-application conference, which was held on June 26, 2025. The application currently proposes resource extraction on 74 acres located within four proposed non-contiguous mining areas on the lot. On August 4, 2025, the required application fee was submitted enabling the staff to review a T&E animal species survey that was submitted on July 31, 2025 and again on September 10, 2025. The application proposes to mine all areas on the lot that are not either delineated as wetlands, located with the required 300 foot buffer to wetlands or located within 200 feet of the lot lines where applicable regulations prohibit mining and other mining activities. By letter dated December 5, 2025, the staff advised the applicant that based upon review of the submitted T&E animal species survey, the proposed mining plan does not appear to consider the known presence of the concerned T&E animal species on the lot. Therefore, it had not been demonstrated that the proposed mining is designed to avoid irreversible, adverse impacts on habitats that are critical to the survival of the local population of the concerned T&E animal species.

- **Change of Use, Buena Vista Township and Borough of Folsom (Applicant: DEM Global, App. No. 1986-1221.008):** A steel fabrication facility is proposed on a 31.9-acre parcel. There is a closed concrete pipe manufacturing plant on the parcel. The parcel is located in a Pinelands Rural Development Area, partially in Buena Vista Township and partially in the Borough of Folsom. Proposed development includes a 3,000 square foot office building, approximately 100,000 square feet of industrial building(s) and a railroad spur. Steel will arrive at the site by rail. The applicant proposes cutting and welding of the steel to fabricate building products. Two pre-application conferences were conducted by the staff, one on September 2, 2025 and the other on November 12, 2025. Representatives of DEM Global advised the staff at the November 2025 conference that all approvals and permits for the proposed development must be obtained and construction must be completed by January 2027. The Commission received a development application on December 3, 2025. On December 13, 2025, the required application fee was received, enabling the staff to proceed with review of the application information. On December 30, 2025, the staff issued a letter requesting the necessary information to complete the application.
- **Natural Gas Main Replacement, Upper Township and Borough of Woodbine (Applicant: South Jersey Gas Company, App. No. 2017-0103.002):** On September 27, 2024, the Commission received a letter on behalf of the applicant requesting emergency authorization as provided for in the CMP to immediately replace approximately 3.25 miles of existing 8-inch natural gas main with 3.26 miles of 12-inch gas pipeline. The existing natural gas pipeline is located in a Pinelands Forest Area, a Pinelands Rural Development Area and a Pinelands Town. After consultation with the Commission Chair, by letter dated October 17, 2024 the Commission's Executive Director provided emergency authorization for the applicant to undertake the replacement of the existing natural gas main. The October 17, 2024 letter also required the applicant to complete an after-the-fact application with the Pinelands Commission. By email dated February 5, 2025, the staff reminded South Jersey Gas of the need to complete an after-the-fact application with the Commission. On April 17, 2025, South Jersey Gas submitted the after-the-fact application to

the Commission. On June 3, 2025, the staff issued a letter requesting the information to complete the application. The applicant submitted information on June 24, 2025 and June 26, 2025. After review of that information, the staff issued a letter on September 3, 2025 specifying the remaining information necessary to complete the application. On October 20, 2025, the applicant submitted that remaining information. On December 19, 2025, the staff issued a Certificate of Filing for the proposed development. On December 22, 2025, the staff issued a letter indicating that two Cape May County Road opening permits for the proposed development could take effect.

- **Residential Development, Tabernacle Township (Applicant: A&E Real Estate Solutions, App. No. 1993-0010.004):** On June 13, 2025, an application was filed with the Commission proposing the development of 11 single family dwellings on a 20 acre parcel. The parcel is located in a Pinelands Village. On July 15, 2025, the staff issued a letter specifying the information necessary to complete the application for the proposed development. The applicant submitted information on October 15, 2025, October 26, 2025, November 5, 2025, November 24, 2025 and December 11, 2025. On December 19, 2025, the staff issued a Certificate of Filing for the proposed development. Of note is the fact that in 2024 an application was filed with the Commission by Tabernacle Township proposing the development of a new municipal complex on the parcel. That application was not completed.
- **Expansion of a Campground, Monroe Township (Applicant: Sun NG Hospitality Creek, App. No. 1985-0825.009):** There is an existing campground on a 123.63-acre parcel. The parcel is located in a Pinelands Rural Development Area. The campground pre-dates the 1981 effective date of the Commission's regulations. The application proposes to address extensive development that occurred on the parcel after the 1981 effective date of the Commission's regulations without application to the Pinelands Commission. The development that occurred in violation includes approximately 40,500 sf of vegetation clearing to expand an existing parking area, the construction of a 2,400 sf office/residential building, construction of an approximately 2,500 sf addition to an existing picnic shelter, clearing of approximately 155,800 sf for the development of a storage yard, the development of four buildings in the storage yard and the construction/placement of 22 cabin buildings on the parcel. The applicant contends that the placement of 18 of the 22 cabin buildings at former campsites on the parcel that previously accommodated recreational vehicles does not constitute development and does not require application to the Commission. It is the applicant's contention that because the cabin buildings are "park model" recreational vehicles, they do not require application to the Commission. A March 4, 2025 staff letter to the applicant advised that regardless of whether another agency classifies the cabin buildings as "park model" recreational vehicles and whether they were placed on existing or new campsites, the cabin buildings constitute development and require application to the Commission. By letter dated November 13, 2025, the staff advised of the information required to complete an application for the development that had already occurred on the parcel. Upon the submission of the information requested to complete the application, the staff is prepared to issue an Inconsistent Certificate of Filing for the proposed development, including the concerned 18 cabin buildings. The Certificate of Filing would note that it is likely that any municipal or county permit or approval issued for the development as currently

proposed would result in the scheduling of a Commission staff public hearing. By letter dated November 26, 2025, the applicant questioned the staff's basis for determining that the proposed cabin buildings were not recreational vehicles and advised that the applicant would be submitting the remainder of the requested information to complete the application. The staff is preparing a response to the applicant.

- **Residential Development, Manchester Township (2590 Ridgeway NJ, App. No. 1981-1963.005):** On March 20, 2025, an application was initiated with the Commission proposing 293 dwellings on a 36.57-acre parcel. The parcel is located in a Pinelands Regional Growth Area. By letter dated May 9, 2025, the staff advised of the information necessary to complete the application. The staff's May 9, 2025 letter addressed the presence of a T&E plant species on the parcel. On August 4, 2025, the applicant submitted additional information. By letter dated September 24, 2025, the staff advised of the information necessary to complete the application. The applicant submitted stormwater management information on October 3, 2025 and October 6, 2025. In response to the applicant's concern that the staff's September 24, 2025 letter was unclear with respect to the T&E plant species information that was required, the staff issued a follow up letter on October 22, 2025. In response to the applicant's continuing concern that the staff's October 22, 2025 letter was also unclear with respect to the required T&E plant species information, on November 7, 2025 the staff issued another letter delineating the critical habitat that must be protected for the proposed development to meet the T&E plant species protection standard. On December 2, 2025, the applicant advised of their agreement with the staff's delineated critical habitat and submitted additional stormwater management information. The stormwater management information is currently under review.
- **Residential Development, Barnegat Township (Applicant: Walters Development Company, App. No. 1990-0788.157):** This application proposes 108 single family dwellings within a relatively undeveloped 30.25-acre section of Ocean Acres, an existing residential development. The existing Ocean Acres residential development is located in both Stafford and Barnegat Townships. The Ocean Acres development is located in a Pinelands Regional Growth Area. The portion of Ocean Acres located in Barnegat Township consists of approximately 2,000 residential lots that were subdivided and sold prior to the 1981 effective date of the CMP. To address both permitted residential density and T&E species protection, the Commission entered into two legally binding Agreements and certified several Township rezonings. A 2004 Agreement entered into by the developer (Mark Madison LLC), Barnegat Township and the Pinelands Commission provided for development of some of the lots in the Barnegat portion of Ocean Acres and protection of other lots to address T&E species and wetland protection standards. The 2004 Agreement provided protection from undertaking additional T&E species survey work in Ocean Acres until September 2009 and longer if there were no changes to environmental conditions. A pre-application conference for this 30.25-acre section of the proposed development was held with the Commission staff on September 19, 2023. At the applicant's request, an additional meeting was held on September 24, 2024 to discuss stormwater management and T&E species survey requirements. On February 12, 2025, the applicant submitted a T&E animal species protocol for a proposed survey to be undertaken in the spring of 2025. By letter dated March 3, 2025, the staff requested submission of the required

application fee to review the submitted T&E animal species survey protocol. On July 21, 2025, a survey providing the results of a spring 2025 T&E species survey was submitted to the Commission. On August 11, 2025, the required application fee was submitted. By letter dated September 5, 2025, the staff indicated agreement with the negative results of the spring 2025 survey and advised the applicant of the need to conduct additional T&E survey work during the fall of 2025. On October 28, 2025, the balance of the required application fee was submitted to the Commission for the development of the 108 proposed single family dwellings. On November 10, 2025, the fall 2025 T&E species survey was submitted to the Commission. By letter dated December 16, 2025, the staff indicated agreement with the negative results of the fall 2025 T&E survey. The staff's letter also requested the information necessary to complete the application.

- **Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 2.07-acre parcel. The proposed development is located in the Pinelands Town of Whiting. Originally, the application also included the proposed development of 650 linear feet of road improvements within the unimproved Jefferson Avenue right of-way, 120 linear feet of onsite driveway, a five-car parking lot and other associated development. There are numerous sightings of a T&E animal species in the immediate vicinity of the proposed development. Based upon guidance provided by the staff, the applicant subsequently revised the application to propose only the communications tower and the minimum forest clearing necessary to accommodate the tower. On November 20, 2025, the Commission staff issued a Public Development Application Report recommending approval with conditions of the proposed development. One of the conditions required that a conservation deed restriction be recorded on the 2.07-acre parcel. The conservation deed restriction would prohibit any additional development, including vegetation clearing on the parcel, unless a T&E animal species survey was completed and the staff determined that any such further development would not have a significant adverse impact on habitat critical to the survival of any local population of T&E snake species. On December 12, 2025, the Commission voted to approve the application for just the communications tower and the minimum forest clearing necessary to accommodate the tower. A subsequent application must be completed with the Commission for the balance of the proposed development. On December 18, 2025, the applicant submitted a draft conservation deed restriction. By email dated December 24, 2025, the staff provided guidance on the submitted draft conservation deed restriction.
- **Residential Development, Hamilton Township (Applicant: Hershel Weiss, Cotton Mill Associates, App. No. 1989-0546.017):** This application proposes the redevelopment of an existing three-story textile manufacturing building commonly referred to as the "Cotton Mill" on a 4.75-acre parcel in the Mays Landing area. The parcel is located in a Pinelands Regional Growth Area. The application originally proposed a three-story addition to the existing manufacturing building to accommodate 115 proposed residential dwellings (apartments). On June 7, 2023, the staff issued a Certificate of Filing for the proposed development. In December 2024 and January 2025, the applicant advised the Commission that, based upon a NJDEP regulation, the proposed three-story addition had to be located perpendicular to "coastal waters." Accordingly, the existing building needed to be demolished to its foundation and a new

six-story building proposed on the existing foundation. The staff advised that the existing Certificate of Filing could still be utilized to pursue and necessary permits and approvals. On May 27, 2025, the applicant submitted additional cultural resource survey information addressing certain known significant historic resources on the parcel. By letter dated July 15, 2025, the staff provided extensive guidance regarding the need to obtain a municipal Certificate of Appropriateness. The municipal Certificate of Appropriateness will specify the treatment of significant historic resources on the parcel and require the provision of additional documentation regarding those significant historic resources. By letter dated September 16, 2025, the staff provided further guidance regarding the treatment of the known significant historic resources on the parcel. By email dated December 17, 2025, the staff provided additional guidance regarding the need to preserve in place those significant historic resources on the parcel that will not be disturbed by the proposed development and to record those significant historic resources on the parcel that will be disturbed by the proposed development.

- **Lake Herbiciding, Town of Hammonton (Applicant: Town of Hammonton, App. No. 1989-0573.006):** The staff previously approved this application for herbiciding of approximately 55 acres of 73-acre Hammonton Lake. The Lake is located in the Pinelands Town of Hammonton. In accordance with a 1991 Memorandum of Agreement (MOA) with the NJDEP, Bureau of Pesticide Control, the staff advised NJDEP that, provided the conditions specified in a June 12, 2024 staff memorandum were imposed by NJDEP on any Bureau of Pesticide Control permit, the proposed herbiciding would be consistent with the CMP. One condition was that two designated “conservation areas” in the Lake, containing a total of approximately 12 acres, not be subject of herbiciding to protect three identified T&E aquatic plant species. Another condition was that a follow up T&E survey be completed evaluating the impact, if any, of the herbiciding on the “conservation areas.” Thereafter, the Lake was treated with herbicide during the summer of 2024. On September 26, 2025, the follow up T&E survey was submitted to the Commission. That survey identified a fourth T&E plant species in Hammonton Lake. The staff sent an email on October 31, 2025 requesting certain additional information from the applicant regarding the follow up T&E survey. The staff is hopeful that the Hammonton Lake T&E plant survey will provide information that can be used in the review of other lake treatment applications to determine the required buffer between a known aquatic T&E plant species and an area proposed for herbiciding. On November 12, 2025, the applicant submitted some of the information requested in the staff’s October 31, 2025 email. By letter dated December 11, 2025, the staff requested the additional information to allow the staff to determine the impact, if any, of the herbiciding on the “conservation areas”.

4.3 OTHER ITEM OF INTEREST

- On December 2, 2025, the staff received an email from the Borough of Lakehurst Municipal Clerk regarding the deterioration of a historically significant building in the Borough. The building is located on an approximately 5,000 square foot lot (Block 69, Lot 1) on Union Avenue. The building and the lot are privately owned. The concerned building is listed on the National Register of Historic Places. The Borough requested the Commission’s assistance in addressing the deterioration of the building. By letter dated December 31, 2025, the staff advised the

Borough that, in the absence of a development application, the Commission has no regulatory authority to require maintenance of a building. The staff’s letter did indicate that if in the future a development application is submitted to the Commission, Lakehurst would be required to issue a Certificate of Appropriateness for the development. A Certificate of Appropriateness specifies the required treatment of a significant historic resource, in this case the existing building. Such a Certificate of Appropriateness could include conditions requiring the building's preservation, including requirements to maintain the historic qualities of the building. The staff’s letter also identified four potential grant opportunities that the Borough may wish to explore based upon the building being listed on the National Register of Historic Places.

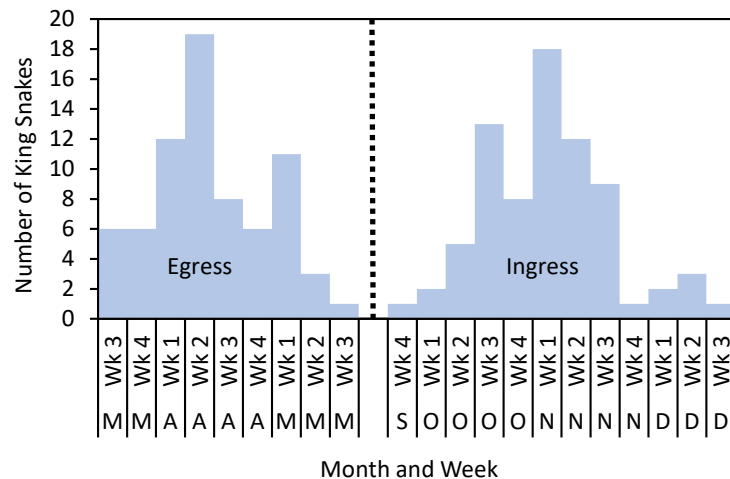
5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In December, staff measured water levels at 33 forest plots and 30 ponds in the Commission’s network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office.
- **Rare Snake Monitoring:** Radio-tracked individuals have returned to their dens for the winter. Construction will begin on corral enclosures in January and February, pending approval from the New Jersey Department of Environmental Protection (NJDEP) Endangered and Nongame Species Program (ENSP). Corrals offer a non-invasive method to census snakes each spring without physically disturbing hibernacula or hibernating snakes.

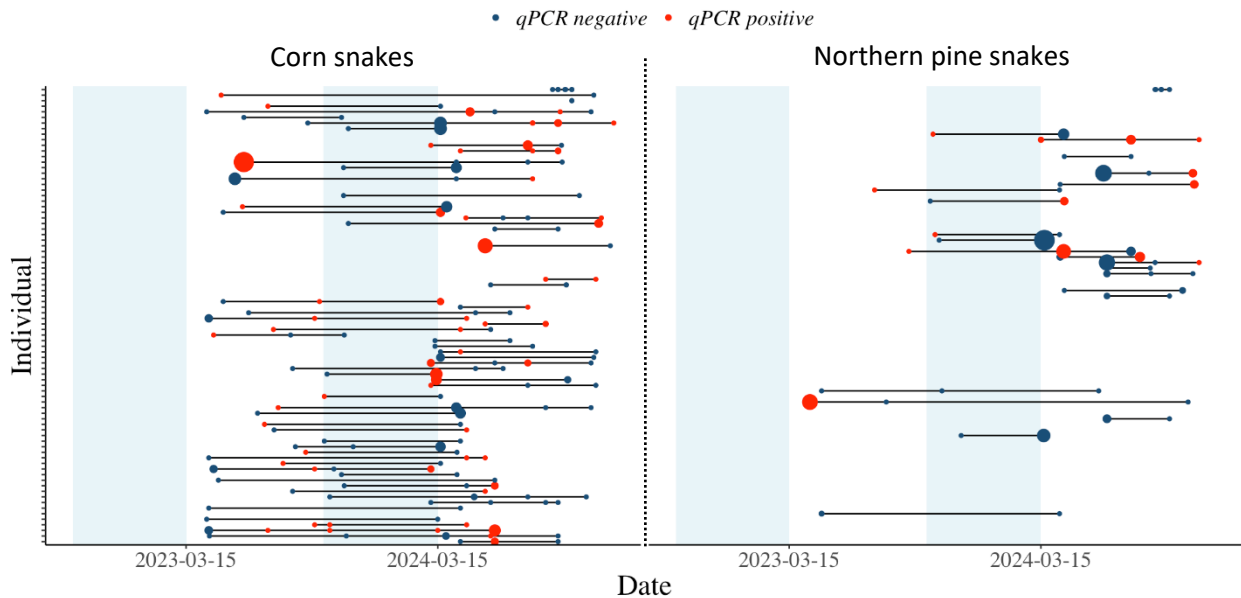
5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff are working on the Discussion Section of the final manuscript.
- **Kingsnake Study:** Science staff are preparing the final report for the radio telemetry study of eastern kingsnakes. The report is a deliverable due to the U.S. Environmental Protection Agency for providing the funding for the study. The graph shows the timing of king snakes exiting and entering their hibernacula.
- **Snake Fungal Disease Monitoring:** In early December, researchers from Virginia Tech completed snake fungal disease (SFD) testing on 483 skin swabs collected by science staff in 2023 and 2024. Samples were procured from 11 snake species but as corn and pine snakes are the focus of the Commission’s



Above: Egress (exiting hibernacula) and ingress (entering hibernacula) timing for eastern king snakes during the four-year telemetry study. Months were divided into four roughly equal parts (= weeks).

Rare Snake Monitoring program, they were heavily represented. Tracked snakes and recurring captures of pit-tagged individuals provided insight into disease progression over time, with some individuals testing negative for SFD after an initial positive result (see graph below). Staff are in the process of preparing 2025 samples for submission to Virginia Tech. No sampling occurred this month as snakes are in their hibernacula for the winter.



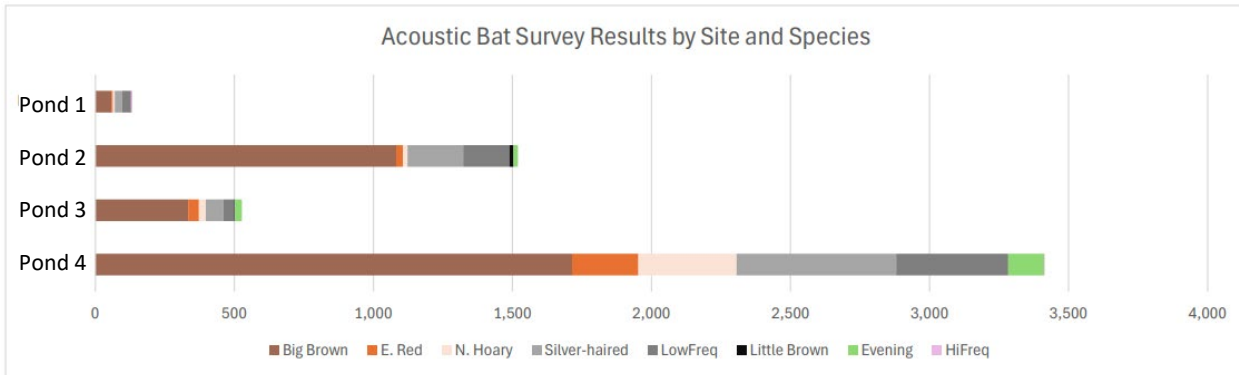
Above: Positive (red dots) and negative (blue dots) results for corn snakes and northern pine snakes sampled for snake fungal disease in 2023 and 2024. Each line is a different snake sampled multiple times over the two-year period. Red and blue dot size corresponds to visible sore severity on the snake body with larger dots representing greater sore severity. Light blue bars represent approximate overwintering periods where snakes were often sampled upon emergence from hibernacula in spring and prior to entering hibernacula in the fall.

- **Adenovirus Study:** The science office continues to collaborate with Rutgers University on adenovirus research.
- **Box Turtle Study:** Box turtle capture and radio telemetry data collected during 2023 and 2024 was formatted and submitted to NJDEP ENSP to fulfill the agreement between NJDEP and the Commission. Box turtle data from previous years will be prepared so that all turtle radio telemetry data can be analyzed together.

5.3 OTHER SCIENCE

- Bat populations have experienced catastrophic declines due to the spread of White Nose Syndrome, which is caused by a deadly fungal disease that disrupts hibernation and leads to starvation, dehydration, and death. Colonial bats that hibernate together in caves and mines are the most vulnerable. Over the summer, science staff deployed acoustic detectors at four Long-term Environmental Monitoring ponds within Wharton and Brendan T. Byrne State Forests to help NJDEP ENSP survey for rare bats. Northern long-eared bats and tricolored bats are currently listed as endangered in NJ and federally and little brown bats are listed as endangered

in NJ and are a candidate species for federal listing. ENSP sent the results to the science office this month. The detectors recorded 5,594 calls that were used to identify the presence of six bat species. While no northern long-eared or tricolored bats were found, little brown bats were detected at each site. The science office will continue assisting ENSP with rare bat research in 2026.

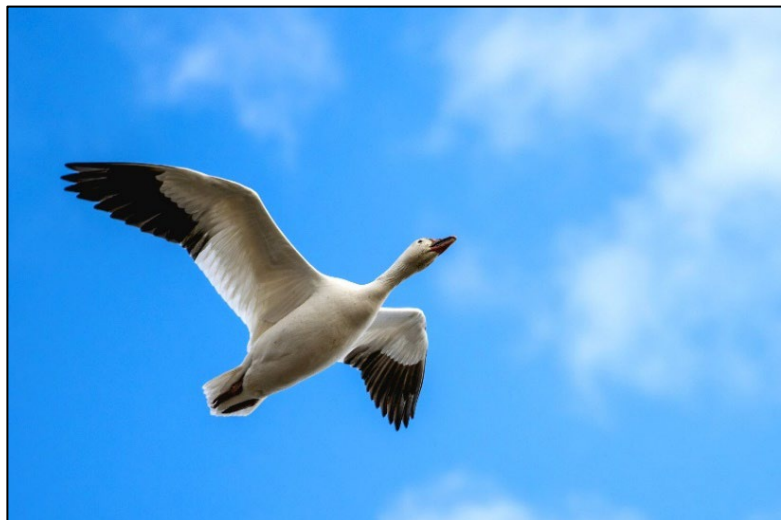


Above: Bat species diversity recorded at each of four ponds. “HiFreq” and “LowFreq” refer to recordings that could not be positively identified to species. Numbers along the X axis represent # of calls recorded rather than # of individual bats.

6 COMMUNICATIONS

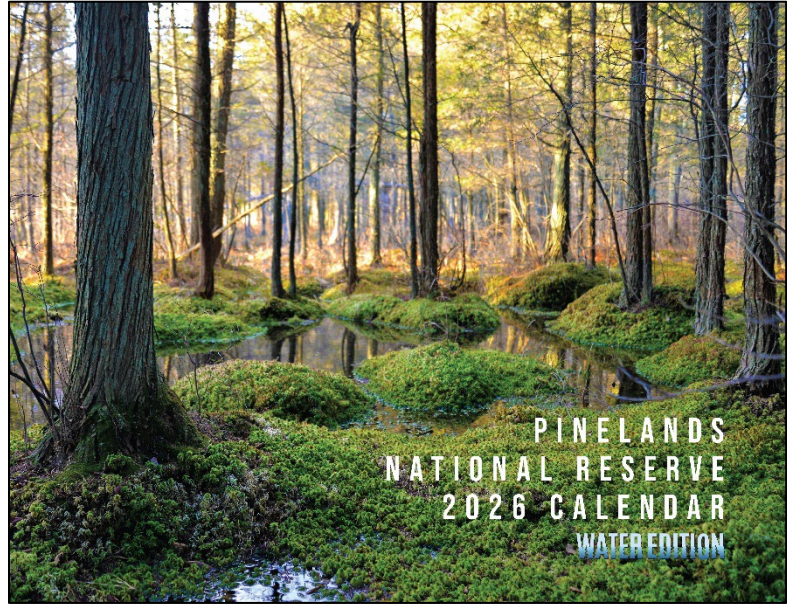
6.1 COMMUNICATIONS & PUBLICATIONS

- Inquiries/Correspondence:** The Communications Office received and responded to approximately 56 inquiries from the public in December, including phone calls, e-mails, and media inquiries.
- Website:** Commission staff made routine edits to the website in December.
- Social Media:** In December, staff shared 225 photos and one video on the Commission’s Instagram site, 120 tweets and retweets on X, and 114 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 136,000 views on Instagram (while adding 20 followers for the month) and 1,100 views (for a watch time of 197 hours) on YouTube in December.



Above: The Commission shared 225 photos on Instagram in December, including this photo of a migratory snow goose soaring over the Pinelands.

- 2026 Pinelands National Reserve Wall Calendar:** In early December, staff picked up and delivered 1,188 copies of the 2026 calendar to 10 different distribution sites in the Pinelands. The calendar, which was funded by the National Park Service, is being distributed free of charge at the Batsto Visitor Center, Bass River State Forest, Belleplain State Forest, Brendan T. Byrne State Forest, Cloverdale Farms County Park, Estell Manor Park, Jake’s Branch County Park, the Pinelands Commission’s headquarters, Wells Mills County Park, and Whitesbog Village. The calendar focuses on the vital importance of water in the Pinelands.



Above: The front cover of the 2026 Pinelands National Reserve wall calendar features a photo of an Atlantic white cedar swamp.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- Pinelands Short Course:** In December, staff finalized the lineup of programs for the 37th annual Pinelands Short Course. The event will be held at Stockton University on March 7, 2026.
- Education Programs:** On December 17, 2025, Joel Mott, Principal Public Programs Specialist for the Commission, delivered a presentation on the History of Pinelands Protection to Youth, a Student Advisory Council for Stockton University’s Climate Change Learning Collaborative.
- Pinelands Merchandise:** In mid-December, staff received and began selling two new items on the Commission’s online store: Pinelands playing cards and refrigerator magnets. The playing cards (shown to the right) were professionally printed in the USA, and the faces of the cards include images of 52 different plants and animals in the Pinelands, along with the Jersey Devil. The magnets (shown on the next page) were also manufactured in the USA, and they boast images of the Jersey Devil, a native corn snake, native spatulate-leaved sundews, and native



cranberries and blueberries. Commission staff processed 33 transactions while garnering a total of \$1,678 in sales of Pinelands merchandise in December. This includes the sale of 77 decks of playing cards, 34 magnets, eight Pinelands mugs, six boxes of Pinelands note cards and three Jersey Devil tote bags.

All proceeds from the sales of the Commission's merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.



7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. In December, staff provided daily desktop support for users as needed, including password changes, printer support, and system support when necessary. Staff finalized all changes required for the new calendar year. Staff worked on final versions of template documents, the online fee calculator, and PCIS logic required to support the amendments to the CMP. Final versions were approved and are ready to be fully rolled out in January 2026.
- **Pinelands Commission Annual Report:** The Pinelands Commission produces an annual report each year, published in March, to highlight major accomplishments and trends in applications and related work. In December, staff completed draft requirements of all reports, charts, and tables and provided them to the Regulatory Programs office for review and approval. Staff also worked on draft reports involving the Commission's review of municipal construction permits for possible inclusion in future annual reports.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. The Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). The meeting featured a review of a recent security breach in the United States with lessons learned for all New Jersey agencies including system hygiene, software restrictions, and

the principle of least privilege.

- **Pinelands Development Credit Bank:** The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world. The Information Systems staff met with the Land Use Programs office to complete the review and knowledge transfer for the Bank's updated annual report. Staff also identified potential improvements for next year's report.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state. Staff finalized the migration to the new ESRI GIS portal version, which had required patches and recoding to support all the existing features with a similar user interface. Staff provided information to the Regulatory Programs office on processes used to maintain, display, and protect the Threatened and Endangered plant data maintained by the Commission. Staff also created drafts of year end maps for the annual report and Land Capability map.
- **Technology Enhancements:** In December, staff continued configuring new desktops and laptops to replace outdated workstations and comply with the state's mandate to migrate to Windows 11. Staff also worked on the audiovisual equipment in the TDM room, as the new laptop was not providing a stable and consistent connection to the presentation television. Staff researched different options for HDMI connections and software solutions. Staff also met with the Regulatory Programs office to discuss the implementation of a rugged tablet for site visits. The goal of this meeting was to streamline the site visit by preparing data on the tablet, recording data in the field, and seamlessly uploading data upon returning to the office.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** December 2025, Net Total: \$88,089.37 Fiscal Year to Date Total: \$425,085.95. This equates to 50.01% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for December includes 30 online application payments totaling \$32,811.30.

8.2 FACILITIES MANAGEMENT

- The compressor in the Fire Suppression Sprinkler System in the Richard J. Sullivan (RJS) Center was replaced due to age. This was the original compressor installed in 2001.
- The HVAC contractor was on-site multiple times during December to address Server Room AC issues and aging HVAC unit issues in the RJS Center.
- The electrical contractor replaced several aging light fixtures in the Barn, Fenwick and the RJS Center. When a light fixture is replaced, it is changed over to LED bulbs. This is part of the Commission's ongoing LED replacement project, funded by the Energy Conservation Reserve.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A575/ S2751	Stanley, Karabinchak Conaway/ Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24 Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
A682/S699	Kean/Singer, Burzichelli	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill -Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Reported and referred to Assembly Appropriations Committee on 6/16/25. Reported out of Assembly Committee, 2 nd Reading, on 12/18/25. Senate Bill – Passed by the Senate on 3/24/25 and referred to the Assembly Environment, Natural Resources and Solid Waste Committee. Reported and referred to Assembly Appropriations Committee on 6/16/25.
A1253/ S2859	Sauickie/ Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Reintroduced, Referred to Assembly Environment, natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24
A1219/ S2979	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.

			Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
A1300	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
A1301	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.
A1302	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.
A1303/ S1074	Sauickie/ Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/ S1160/ S2347	Greenwald, Wimberly/ Timberlake/ Singleton	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24. Committee Substitute introduced on 2/10/25 but not reported out of committee. Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a

			Substitute on 2/15/25. Replaced by Senate Floor Substitute on 2/25/25.
A3070/ S2690	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/12/24.
A3645/ S2425	Calabrese/ McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 2/12/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.
A3784/ S2455	McCoy/ Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infrastructure projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
A3820/ S609	Fantasia/ Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.
A3831	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise may be permitted on a preserved farm	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.

A3833	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
A3914/ S3268	Katz/ Steinhardt	Permits agriculture-related events on preserved farmland	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24
A3951/ S2594	Fantasia/ Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	Approved as P.L.2025, c.44 on 4/22/25.
A4603/ S3662	Freiman, Sauickie, Peterpaul/Si ngleton, Parker	Allows commercial farmer to be awarded reasonable costs and attorney fees for defending against bad faith complaints under “Right to Farm Act”	Approved as P.L.2025, c.156 on 11/13/25
A4117/ S2857	Calabrese, Conway/ Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	Assembly Bill – Proposed for Introduction on 4/4/24. Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee
A4137/ S1029	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture;	Assembly Bill – Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24. Senate Bill – Reported from Senate Environment and Energy Committee as a Substitute on 1/14/25, Second Reading. Senate Amendment on 2/25/25. Passed by Senate on 3/24/2025 and received in the Assembly and

		Establishes NJ Invasive Species Council	referred to the Assembly Commerce, Economic Development and Agriculture Committee.
A4145/ S3065	Lopez/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24 Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24
A4200/ S3078	Azzariti Jr., Kanitra/ Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 4/11/24
A4223/ S3114	Sampson/ Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
A4260	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/ S2347	Lopez /Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Combined with A2792/2489 on 2/10/25 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. Senate Substitute on 2/25/25.

A4383/ S3364	Moen/ Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/3/24
A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
A4791/ S3728	Sauickie/ Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
A4847/ S3715	Fantasia/ Space	Requires establishment and implementation of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24
A4850	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee on 9/23/2024
A4862/ S1593	Freiman/ Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Assembly Bill: Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/23/24

			Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24
A5222/ S3737	Collazos-Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025 Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025
A5047/ S3840	Burzichelli/DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to accommodate load associated with solar panels	Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 11/14/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
A5267/ S4289	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	Approved 8/22/2025 (P.L.2025, c.136).
S2816/ A5302	Smith, McKeon/DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25 Senate Bill – Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/ A4513	Scutari/Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Signed by Governor on 1/20/2025 (P.L. 2025, c.7).

A5901/ S4690	Bailey, Karabinchak , DeAngelo/ Burzichelli	Authorizes construction, installation and operation of certain energy project components on preserved farms	Assembly Bill – Introduced and referred to Assembly Commerce, Economic Development and Agriculture Committee on 6/27/25. Reported out of Committee on 11/24/25. Amended and passed by the Assembly on 12/22/25.
A6069/ S4833	Calabrese, Dunn/Sarlo, Bucco	Established abandoned mine reclamation program in DOT	Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 6/30/25. Reported from Committee with Amendments, 2 nd Reading, on 12/11/25. Assembly Bill – Introduced and referred to Assembly Transportation and Independent Authorities Committee on 11/17/25. Reported with amendments and referred to Assembly State and Local Government Committee on 12/15/25. Senate Bill – Introduced and referred to Senate Transportation Committee on 11/6/25. Reported from Committee and referred to Senate Budget and Appropriations Committee on 11/10/25. Report from Senate Committee, second reading on 11/13/25. Passed by Senate on 12/22/25.
A6093/ S4897	Dunn/Bucco	Requires DEP to designate municipalities with critical headwaters as headwater guardians	Assembly Bill – Introduced and referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 11/24/25 Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 11/24/25
S3464	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24

S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 6/20/24
S3656/ A5504	Testa, Polistina/ McCellan	Requires regional representation for members of BPU	Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 9/26/24 Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee on 3/24/25
S4423	Smith, Scutaru	Authorizes BPU to provide site approval for small modular reactors; authorizes operators of small modular reactors to store spent nuclear fuel on-site	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 5/19/25. Reported from Committee, Second Reading on 5/22/25. Passed by the Senate on 6/30/25. Received in Assembly on 7/24/25 and referred to Telecommunications and Utilities Committee.
S4811	Amato, Deignan	Requires BPU, DCA, and DEP to establish expedited approval and permitting procedures for artificial intelligence data centers powered by small modular nuclear reactors	Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 11/6/25