



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
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, April 10, 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=6sNmcQ3pJiM>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 863 7759 7819

### 1. Call to Order

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

### 2. Adoption of Minutes

- March 13, 2026

### 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 (4) Applications for Public Development:

- Application No. 1990-1174.012 - Monroe Township  
Expansion of a street hockey rink within an existing Township park

Monroe Township

- Application No. 1989-0466.016 - NJDEP, Office of Resource Development  
Demolition of a restroom building, 50 years old or older, and the construction of a restroom building  
Dennis Township
- Application No. 2006-0265.003 - Stafford Township  
Construction of a 49 space paved parking lot within an existing Township park.  
Stafford Township
- Application No. 2001-0236.004 - Township of Monroe  
Construction of amphitheater and a 148 space paved parking lot within an existing Township park  
Monroe Township

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

- Application No. 1985-0202.008 - Hamilton Township Board of Education  
Construction of an 8,263 square foot school addition and a playground at the Shaner School  
Hamilton Township

B. Planning Matters

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

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

A. Public Development Projects

- Application No. 1986-0122.027 – New Jersey Department of Human Services  
Installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center  
Woodland Township
- Application No. 1987-0345.021 – Lenape Regional High School District

Paving of an approximately 30,000 square foot existing gravel parking lot  
Medford Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Buena Vista Township Ordinance 172-2026
- Egg Harbor Township Ordinances 6-2026 & 7-2026
- Lacey Township Ordinances 2026-02 & 2026-04
- Maurice River Township Ordinance 764-2026
- Pemberton Township Ordinances 29-2025 & 32-2025
- Plumsted Township Ordinance 2025-24
- Southampton Township Ordinances 2025-07 & 2026-01
- Springfield Township Ordinance 2026-03
- Upper Township Ordinance 005-2026
- Vineland City Ordinance 2026-10
- Waterford Township Ordinance 2026-4

- 2025 Housing Element and Fair Share Plans:

Buena Vista Township  
Maurice River Township  
Pemberton Township

Plumsted Township  
Springfield Township

7. Other Resolutions

- To Accept the Fiscal Year 2022 Audit Report
- To Authorize the Executive Director to Enter into a Contract for Construction Services for the Historic Fenwick Manor Rehabilitation Project

8. General Public Comment

9. 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.)*

10. Adjournment

### Upcoming Meetings

Fri., April 24, 2026

Policy & Implementation Committee Meeting (9:30 a.m.)

Fri., May 8, 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/](http://www.nj.gov/pinelands/) for more information on agenda details, e-mail the [Public Programs Office](mailto:Public Programs Office) at [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov).

PINELANDS COMMISSION MEETING

MINUTES  
March 13, 2026

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

Commissioners Participating in the Meeting

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

Commissioners Absent

Theresa Lettman and Jonathan Meade.

Call to Order

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

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

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

The Commission pledged allegiance to the Flag.

### Minutes

Chair Matos presented the minutes from the Commission's February 13, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Mauriello seconded the motion.

The minutes from the February 13, 2026 Commission meeting were adopted by a vote of 12 to 0.

### Committee Reports

Chair Matos provided a summary of the February 27, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes from its January 30, 2026 meeting. The Committee heard a project summary on the Forecastle Lake accessible trail completed under a Memorandum of Agreement (MOA) with the Commission. Stafford Township administrator, Matthew von der Hayden summarized details of the trail construction, the planting of native trees as a project offset, and the achievement of community goals and benefits realized with the project.

The Committee also received a presentation about a proposed amendment to the local communication facilities (cell tower) plan. A proposed amendment by AT&T would relocate a cell tower site to the Village of Chatsworth and would not increase the overall number of cell tower sites previously authorized in the existing plan. After a discussion about visual impacts, changing technology needs, and the removal and disposal of obsolete/abandoned towers, the Committee voted to recommend the plan amendment to the full Commission for approval.

### Executive Director's Report

ED Grogan provided information on the following matters:

- Staff is at the final stage of the Request for Proposal (RFP) process for the Fenwick Manor Rehabilitation project. The evaluation committee met to discuss the bids received. The Personnel and Budget Committee will meet on March 17<sup>th</sup> in closed session to discuss and recommend a contractor to complete the work detailed in the RFP. It's expected that the contract will be awarded at the April Commission meeting.
- The Audit Committee will meet on March 20<sup>th</sup> to discuss the Draft Fiscal Year 2022 Audit Report. The Audit Committee consists of two Commissioners and two members of the public. A response to the findings will be prepared, and in the coming months the Commission will vote to accept the audit report.

Commissioner Pikolycky asked if staff had heard about the Commission's appropriation in the Governor's proposed budget. He also asked about the Governor's Executive Order to oversee red tape.

ED Grogan said budget information specific to the Commission has not been shared yet, which isn't unusual. She added that the Governor has issued a series of Executive Orders, one of which was noted in the February Management Report. She said Executive Order 5 is intended to streamline state agency permitting. She said the staff is in the process of filling out a spreadsheet to catalog permits, procedures and timelines related to the Commission's review of development in the Pinelands Area. That spreadsheet will be provided to the Governor's office to inform their efforts to improve affordability and time that it takes for someone to develop in the state. The information is due on April 20<sup>th</sup>.

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

- Staff held a pre-application meeting with an applicant proposing 170 miles of high-capacity broadband fiber optic cable, noting that only 7.5 miles is located in the Pinelands Area, specifically in Maurice River Township. It's anticipated that an application will be submitted soon.
- Maurice River Township is proposing to cap its landfill and develop a solar energy facility on the capped landfill. First, the town must determine the extent of the landfill by using a method of placing transects, which are monitoring lines, throughout the landfill. The Township's application proposed approximately five acres of clearing in order to accomplish the project. Staff suggested modifying the number of transects to reduce the necessary amount of clearing. This could allow for Commission approval of the application and commencement of the landfill delineation without the submission of a full threatened and endangered (T&E) species study. Staff has recommended this approach to other towns proposing similar landfill closure projects.
- Staff continue to work with an applicant proposing the development of a 5.5- acre training yard for electrical trade apprentices in Folsom Borough. As part of the application, a new T&E survey was required for an animal species that was newly designated by New Jersey Department of Environmental Protection (NJDEP) in January 2025. That T&E animal species was previously identified in a T&E survey conducted in 2010 for a prior Pinelands application at the site. On January 12, 2026, the applicant submitted the fall 2025 T&E survey results. Staff accepted the negative results of the fall 2025 T&E survey and detailed the additional information necessary to complete the application, including the need for a spring 2026 T&E survey. The applicant is pursuing an Inconsistent Certificate of Filing that will allow them to proceed to the municipality for any necessary approvals, while the T&E survey is being conducted.

April Field, Chief Permit Administrator, provided the following update:

- In 1991, the NJDEP, Pesticide Control Program, and the Pinelands Commission entered into a Memorandum of Agreement (MOA) to coordinate permitting activities for the chemical treatment of lakes/ponds and aquatic sites in the Pinelands Area. As part of the procedures established in the MOA, a formal application to the Commission for the chemical treatment of lakes/ponds is not required. Instead, NJDEP, Pesticide Control

Program, notifies the Commission of an aquatic pesticide permit application and the Commission provides comments back to NJDEP as to whether the proposed treatment raises issues with Pinelands regulations. If an aquatic site does not constitute a lake/pond as provided in the MOA, a formal application to the Commission is required. On February 13, 2026, staff received notification from the NJDEP, Pesticide Control Program of an application for the chemical treatment of three ponds to eradicate an invasive fish species, Northern Snakehead. The NJDEP Aquatic Pesticide Permit application proposes the chemical treatment of Tindall Lake, Upper & Lower Archway Lakes). The three ponds are in a Regional Growth Area, a Rural Development Area and a Forest Area of Waterford Township. On March 2, 2026, Commission staff indicated to NJDEP, Pesticide Control Program, that the proposed chemical treatment of the three lakes did not raise any issues with respect to Pinelands regulations and NJDEP could issue the permit. The chemical treatment of any additional wetlands (aquatic sites) upstream or downstream would require the submission of a formal application to the Commission. Commission staff met with NJDEP on March 12<sup>th</sup>, to discuss potential treatment of an additional area identified immediately upstream of Archway Lakes.

Commissioner Lohbauer asked two questions related to the installation of the fiber optic cable. He asked if the application would be considered public development. He also asked if the applicant is proposing Horizontal Directional Drilling (HDD).

Director Horner said yes, this application would be reviewed as public development application because Salem County, a public entity, is the applicant. He said the portion of the project in the Pinelands Area will span three different Management Areas: Pinelands Village, Rural Development Area and Forest Area. He said the rules for the Forest Area require that the cable must be underground. Based on preliminary information, some type of drilling will occur to bury the cable but not HDD.

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

- The March P&I meeting will include a presentation on Artificial Intelligence (AI) Data Centers as it relates to the Pinelands Comprehensive Management Plan (CMP) and an update on the Pinelands Conservation Fund (PCF) stewardship monitoring.
- The PCF money that the Commission awarded to the New Jersey Conservation Foundation for a parcel in Evesham Township is proceeding. An appraisal and grant agreement has been shared with the Commission. A metes and bounds survey of the area to receive the grant must be submitted.
- Work continues on recommending new criteria for a Pinelands Infrastructure Master Plan Amendment. Two projects from the 2019 Pinelands Infrastructure Master Plan Amendment continue to make progress.
- Staff is working on a multi-year project for a new application information system funded by the National Park Service. The current system is approximately 20 years old and needs improvements and enhancements, especially with preparing reports.

Commissioner Lohbauer asked what effect the chemical used to treat the invasive species will have on other fish and species in the lake.

Director Horner said essentially all gill breathing animal species will be eliminated. He said that he would share additional details by email.

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

- Oral argument for the Artistic Materials matter originally scheduled for today, on the motion to compel discovery, has been postponed until Friday, March 27.
- The wait continues for a decision on the Kirkwood-Cohansey rule challenge.
- NJDEP's Resilient Environments and Landscapes (REAL) rules adopted on January 20, 2026 are being challenged in the Appellate Division by Monmouth, Ocean and Cape May Counties. The New Jersey Business and Industry Association along with the New Jersey Builders Association have also filed an appeal challenge. Senate President Nick Scutari has filed a resolution to repeal the REAL rules. Should the resolution pass and make the finding that the REAL rules are inconsistent with the legislative intent, NJDEP would be required to either repeal or revise the rules within 30 days.
- Later this month, Commissioners will receive an email from the State Ethics Commission regarding filing Financial Disclosure Statements.
- The Commission's website has been updated to comply with the new public notice law and language access law. Additionally, pages on the website can now be viewed in seven different languages.

Brad Lanute, Chief Planner, provided the following updates:

- Staff has seen an increase in ordinance and master plan submissions in the last month as municipalities comply with their deadlines for adopting affordable housing implementing ordinances. Staff continues to coordinate with Jackson Township regarding its affordable housing plan and ordinances as they relate to sites in the Pinelands Area. Staff met with township officials in early February. The township has submitted a variety of documents related to those sites. Staff will provide a response to Jackson Township sometime next week.
- Monroe Township recently submitted an adopted redevelopment plan for a parcel in the township's Regional Growth Area. This is a site that was included in their housing element and affordable housing plan. It will most likely require review by the P&I Committee and full Commission.
- Also happening in Monroe Township is an ordinance that was recently on the Township Council's agenda related to the Hexa builders redevelopment plan. The Commission

certified that redevelopment plan in the last two years. The matter has garnered residents' interest. The ordinance is related to various standards associated with data centers. It's staff's understanding that the ordinance was not introduced on first reading. Staff will continue to monitor how the township is responding to and considering those ordinance changes. It's important to note the Commission does not have an application for a data center on this property. The amendment is strictly related to the redevelopment plan and the zoning standards that apply within that redevelopment plan.

- At the February Commission meeting, residents of Manchester Township provided comments and raised questions about ordinance 24-40. Additionally, some Commissioners requested information on the matter. (Chief Planner Lanute showed presentation slides while discussing the ordinance.) The residents were commenting about zoning changes and development located in the township's POR-LI zoning district, which are highlighted in red. In November 2024, Manchester adopted an ordinance that would eliminate townhouse development from the POR-LI zone. Townhouse development is permitted at a density of eight dwelling units per acre. This zone also allows for a variety of non-residential uses. It was formerly a professional office and research and light industrial zone. In December, Commission staff sent a letter to the township that indicated that the ordinance raised a substantial issue due to the reduction in residential zoning capacity and Pinelands Development Credit (PDC) potential. In early 2025, Commission staff had multiple meetings with the township to discuss their intentions related to the zoning change and raise staff's concerns. Staff conducted an in-depth analysis of the township's entire Regional Growth Area and determined that there was little to no opportunity to shift that residential density and PDC opportunity to other sites within the Regional Growth Area. In January of this year, the township introduced an ordinance that would repeal ordinance 24-40. The latest public hearing is scheduled for March 23rd. Manchester Township is in the process of amending its housing element and fair share plan. Approximately one-third of Manchester's Regional Growth Area residential zoning capacity and PDC potential remains at these sites, with no PDC redemptions to date. See attached presentation slides.

Director Horner noted that the last slide depicts the actual two sites that the residents were concerned with. There are two different applications with the Pinelands Commission proposing a significant number of residential dwelling units. Certificates of Filing have been issued for both of those projects.

Paul Leakan, Communications Officer, provided an update on the 37<sup>th</sup> Annual Pinelands Short Course at Stockton University. More than 450 people attended the daylong event, which included 39 educational presentations. He thanked Joel Mott for his excellent organization of the event.

Some photos from the Short Course were displayed, including (see attached):

- Patrick Burritt, a Commission Research Scientist, who delivered a wonderful presentation on box turtles;
- Live animals from the Woodford Cedar Run Wildlife Refuge in Medford;

- A performance by local folk band Jackson Pines; and
- Katie Elliott, a Commission Planning Specialist, who was vital in helping to process sales of our Pinelands merchandise. We had record-breaking sales, netting \$1,252.

Mr. Leakan noted that the course and event evaluations were overwhelmingly positive, with nearly 98% scoring the event as Excellent or Good. He said that our attention will now turn to planning our Summer Short Course, which will be held on July 17<sup>th</sup> in Hammonton.

Commissioner Buzby-Cope left the meeting and did not vote on the remaining agenda items.

#### Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for two public development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 2025-0141.001 & 2025-0169.001) (See Resolution # PC4-26-03). Commissioner Pikolycky seconded the motion.

Director Horner said Stafford Township is proposing the installation of 4,200 linear feet of sanitary sewer force main in the Ocean Acres section of the municipality. This is located in a Regional Growth Area. The other application is for the demolition of a 148 square foot building and improvements to a pump station in Pemberton Township.

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

#### Planning Matters

Chair Matos introduced a resolution to amend the 2003 AT&T Plan.

Commissioner Mauriello made a motion Issuing an Order to Certify the First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T (See Resolution # PC4-26-04). Commissioner Irick seconded the motion.

Chief Planner Lanute provided background information on wireless communication facilities since the last time the Commission approved an amendment to a local communication plan was in 2017. Mr. Lanute provided an overview of the Commission's regulations related to Local Communication Facilities, AT&T's proposed amendment and staff's findings as it relates to consistency with the CMP.

He said the CMP has had height regulations since the beginning, primarily to protect the scenic resources of the Pinelands Area. Two management areas, the Regional Growth Area and Pinelands Towns do not have height regulations. However, municipalities still have discretion over setting limits within those areas. Elsewhere in the Pinelands, there's a 35-foot height limit, which covers approximately 89% of the Pinelands Area. He reviewed the structures that are

exempt from the 35-foot height limit. Cell towers and local communications facilities were not among exempt structures until the CMP was amended in the mid-1990s.

Mr. Lanute defined a Local Communications Facility (LCF) as an antenna and any supporting structure together with associated accessory facilities. The amendments that the Commission adopted in 1995 allowed local communication structures to exceed 35 feet, provided that there was demonstrated need for the facility, and that if there were existing suitable structures that they be used when feasible for areas outside of the Regional Growth Areas and Pinelands Towns.

He said any new towers must accommodate collocation of multiple carriers and various siting and visual impact standards must be met. Importantly, the CMP requires comprehensive planning among wireless carriers, with the goal of ensuring that towers within the most conservation-oriented management areas in the Pinelands Area are kept to a minimum. Typically, these plans are submitted jointly by providers and include five- and ten-year planning horizons. He said wireless plan amendments build upon those preceding plans.

Mr. Lanute reiterated that a major objective of the comprehensive planning was to ensure that the least number of LCF are cited in the Pinelands Area's most restrictive management areas. The map on Slide 7 displays the areas in green where the Commission has tried to ensure that the least number of towers are cited.

He said certification of the comprehensive plan does not approve an individual site at a specific location. Instead, it allows for a tower to be sited in an area where there is a demonstrated gap in coverage. The wireless provider would then apply to the Commission with a development application for each new tower. During that time, the Regulatory Programs staff will review the application to ensure that the site is consistent with a certified plan, that it meets all of the CMP's environmental standards related to wetlands and threatened endangered species, and that it meets the siting standards for local communications facilities.

He said AT&T has submitted an amendment to the 2003 AT&T plan that was certified by the Commission back in 2003. He provided important background details regarding the need for the amendment. In 2020, a development application was submitted by AT&T for 120-foot local communications facility tower at the Woodland Volunteer Fire and EMS station in the Village of Chatsworth. The Commission issued a Certificate of Filing and municipal approvals were first granted in September of 2020. At that time, staff determined that the FirstNet antennas that were going to be sited at this facility did not qualify as an accessory use to the fire station because it also permitted the general public to utilize the cellular communications.

There was no site within the Village of Chatsworth that was approved in a previously certified comprehensive plan. Staff advised AT&T that to move forward with citing an antenna it would need to amend their plan. The approval of this amendment will replace a site just outside the Village of Chatsworth (Site 041) with a new site (Site 400) centered around the Village of Chatsworth. Site 041 is located in the Preservation Area inside Wharton State Forest, and there are several obstacles for that site to actually be feasible. As part of its submission, AT&T evaluated the potential for siting at other existing towers within the area and determined that they were too far away from the gap in coverage or the existing tower was at its maximum capacity in terms of existing antennas. He said these factors are important justifications for

demonstrating that there's a need for the facility and that there aren't existing towers and tall structures in the area.

He said the Commission hired an independent radio frequency consultant that confirmed that there was a gap in coverage for this area. It was also confirmed that the existing authorized or nearby facilities would not be able to address that gap. Mr. Lanute noted that the consultant was hired as part of an RFP process and paid for through an escrow submitted by AT&T. The amendment will replace an existing site with a more feasible site for a communications tower.

Mr. Lanute reiterated that when AT&T submits a development application, it's during that time when visual impacts of the tower will be reviewed more closely because a specific site will be chosen.

Mr. Lanute noted that during the discussion at the P&I Committee meeting he misspoke on an existing regulation in the CMP. He said the CMP does have a regulation that municipalities are required to adopt into their code specifically related to when a cell tower is no longer in use. The code states that any facility must be removed and restored within 12 months of it ceasing operations.

Commissioner Lohbauer said he remains concerned about the viewshed impacts since the amendment is moving the site from the edge of downtown Chatsworth to the actual downtown.

Mr. Lanute said he understands the concern, however through the planning process, it has been demonstrated that there is a need for coverage in the area.

Link to the Presentation:

[https://nj.gov/pinelands/home/presentations/2026\\_03\\_13\\_PC\\_ATTPlanAmendment.pdf](https://nj.gov/pinelands/home/presentations/2026_03_13_PC_ATTPlanAmendment.pdf)

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

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

No one provided comment on any of the five Public Development applications listed on the agenda.

#### Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed five municipal ordinances that did not raise any substantial issue. The ordinances were related to tree removal and replacement.

#### Other Resolutions

Chair Matos introduced a resolution recommending approval of the Commission's 2025 Annual Report.

Commissioner Lohbauer made a motion To Approve the Pinelands Commission's 2025 Annual Report (See Resolution # PC4-26-05). Commissioner Pikolycky seconded the motion.

ED Grogan said the Pinelands Protection Act and Executive Order # 37 (Corzine) require the preparation of an Annual Report. She highlighted the work from each office at the Commission. She said 2025 was a busy year in which staff spent a great deal of time on the ruling making process that included the adoption of CMP amendments that redesignated over 2,000 acres from a Rural Development Area to a Forest Area and established expirations dates for old waivers of strict compliance and Certificates of Filing. Permanently protected land increased with the addition of approximately 5,000 acres. The Regulatory Programs office received 359 new applications. The Communication's office responded to over 700 inquiries. She encouraged everyone to read the Annual Report which provides a more extensive look and explanation of the Commission's work. Link to the Report: [2025 Annual Report](#)

Link to the 2025 Annual Report Presentation:

<https://nj.gov/pinelands/home/presentations/2025%20Annual%20Report%20Presentation%20for%20PC%20Meeting.pdf>

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

#### General Public Comment

Heidi Yeh of the Pinelands Alliance said the Alliance recently released its State of the Pinelands report: <https://pinelandsalliance.org/wp-content/uploads/2026/02/195687-5335-SOTP26-PRINT-for-Web.pdf>

Ms. Yeh said that the Pinelands Commission is an important layer of protection in government. She said the report gives either a thumbs up or thumbs down to Pinelands-related actions. She said Governor Murphy and the legislature received a thumbs down for not appropriately supporting the work of the Pinelands Commission by not filling Ed Lloyd's vacant seat and not properly funding the Commission to hire staff to address climate change. The Commission received a thumbs up on its accessible trail reform, discussions on artificial turf fields, the redesignation of the headwater of the Black Run and successful educational programs and social media engagement. The Alliance gave the Commission a thumbs down for not updating its protected plant species list. She suggested that AI data centers would be a good issue for the Pinelands Municipal Council to take up.

Ellen Geiss of Monroe Township said she had questions regarding the data center applicant in her town. She was curious about the process and oversight when an applicant receives an Inconsistent Certificate of Filing.

Director Horner said staff would contact her after the meeting but explained the process once an application is deemed complete. He said the Pinelands Commission issues a Certificate of Filing (CF). If there are inconsistencies noted in a CF, such as, for example, stormwater management that may not be designed to meet standards. The CF will indicate that the application is inconsistent. An applicant can use that CF to get local permits and approvals. If a permit or

approval is granted, it must be submitted back to the Pinelands Commission for review, at which time it will be determined if the inconsistency has been resolved or not.

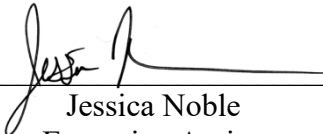
Rebecca Veza of Monroe Township said she had questions about an application submitted by her town that would now permit data centers.

Mr. Lanute said he mentioned this earlier in the meeting. He reiterated that an application for a data center has not been submitted to the Commission. He said that the action that the Monroe Township council was considering this week involved proposed amendments to an existing redevelopment plan that would add standards for data centers. He said the Commission approved a Monroe Township redevelopment plan amendment about a year ago that would allow AI data centers.

Adjournment

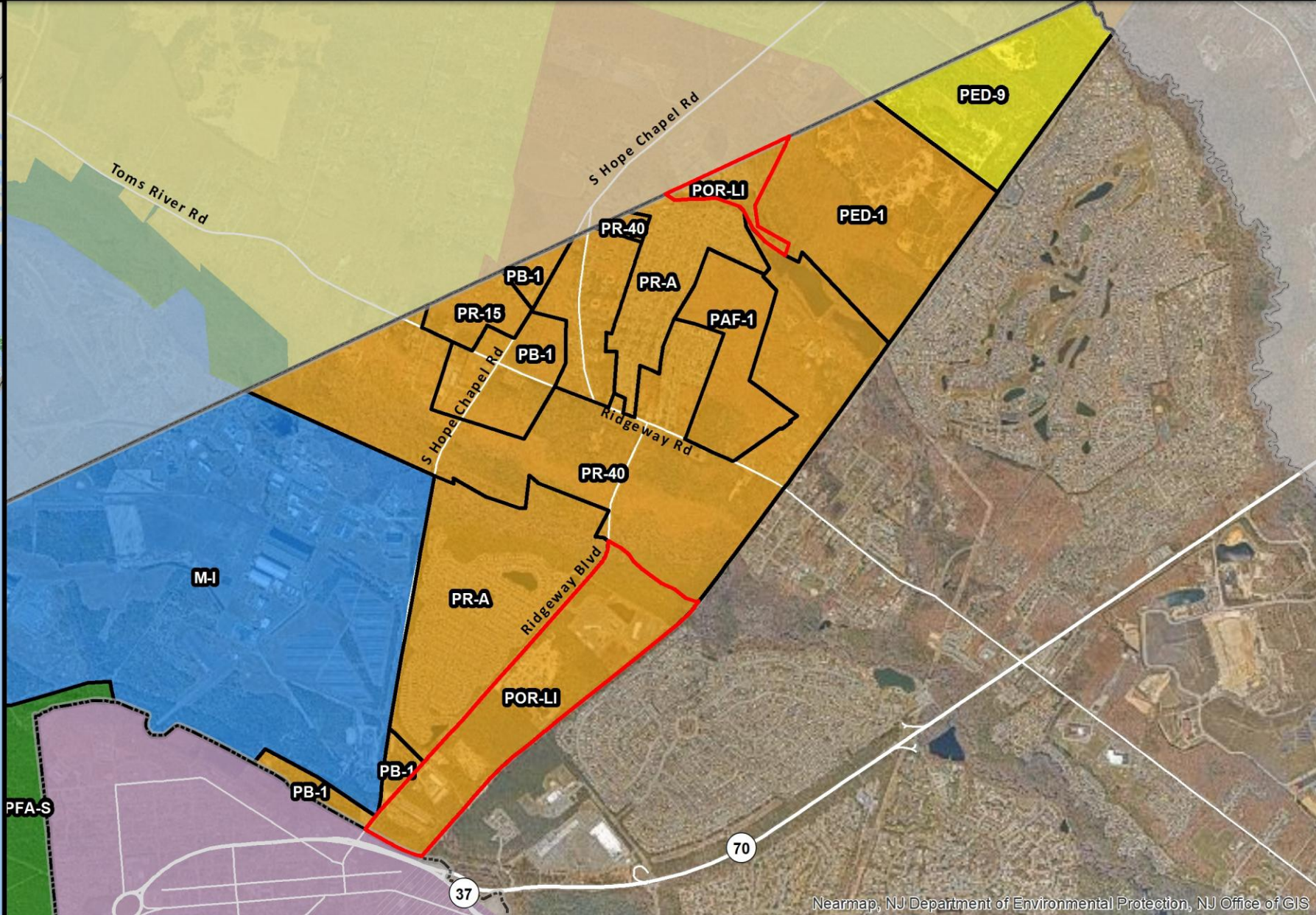
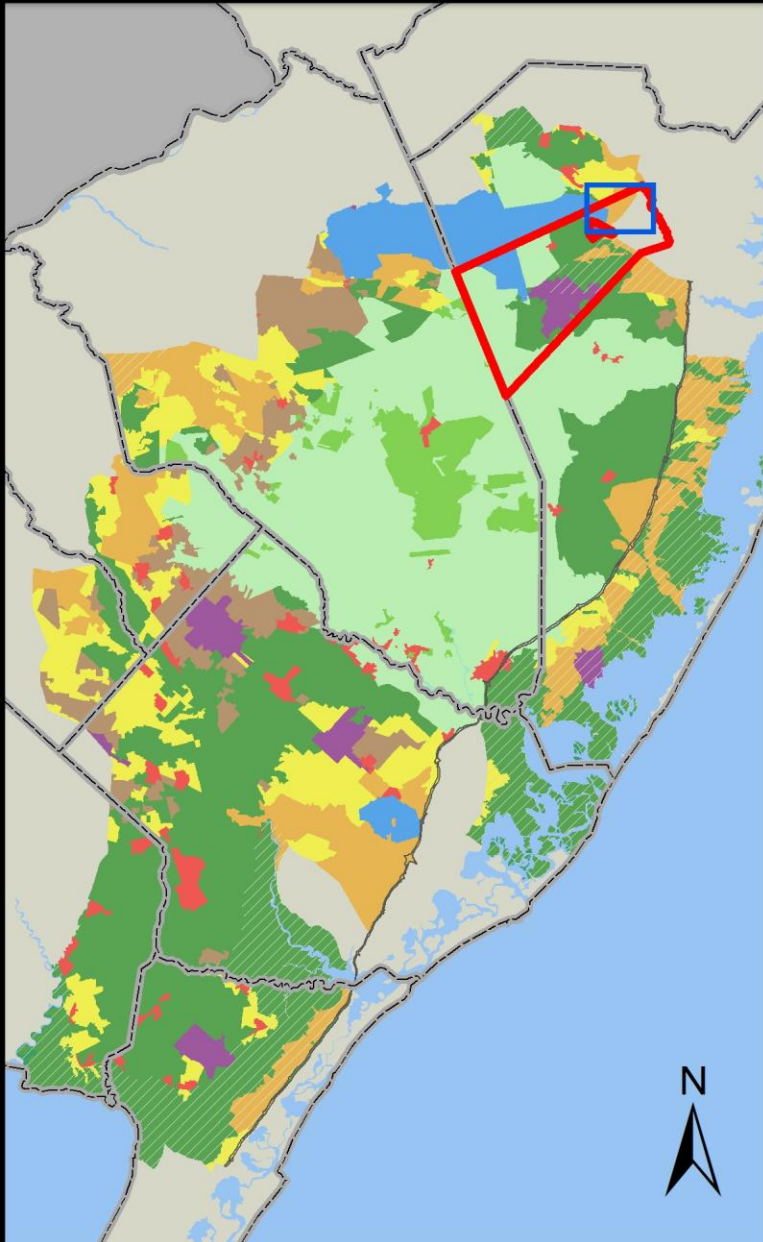
Commissioner Pikolycky moved to adjourn the meeting. Commissioner Lohbauer seconded the motion. The Commission agreed to adjourn at 11:13 a.m.

Certified as true and correct:

  
\_\_\_\_\_  
Jessica Noble  
Executive Assistant

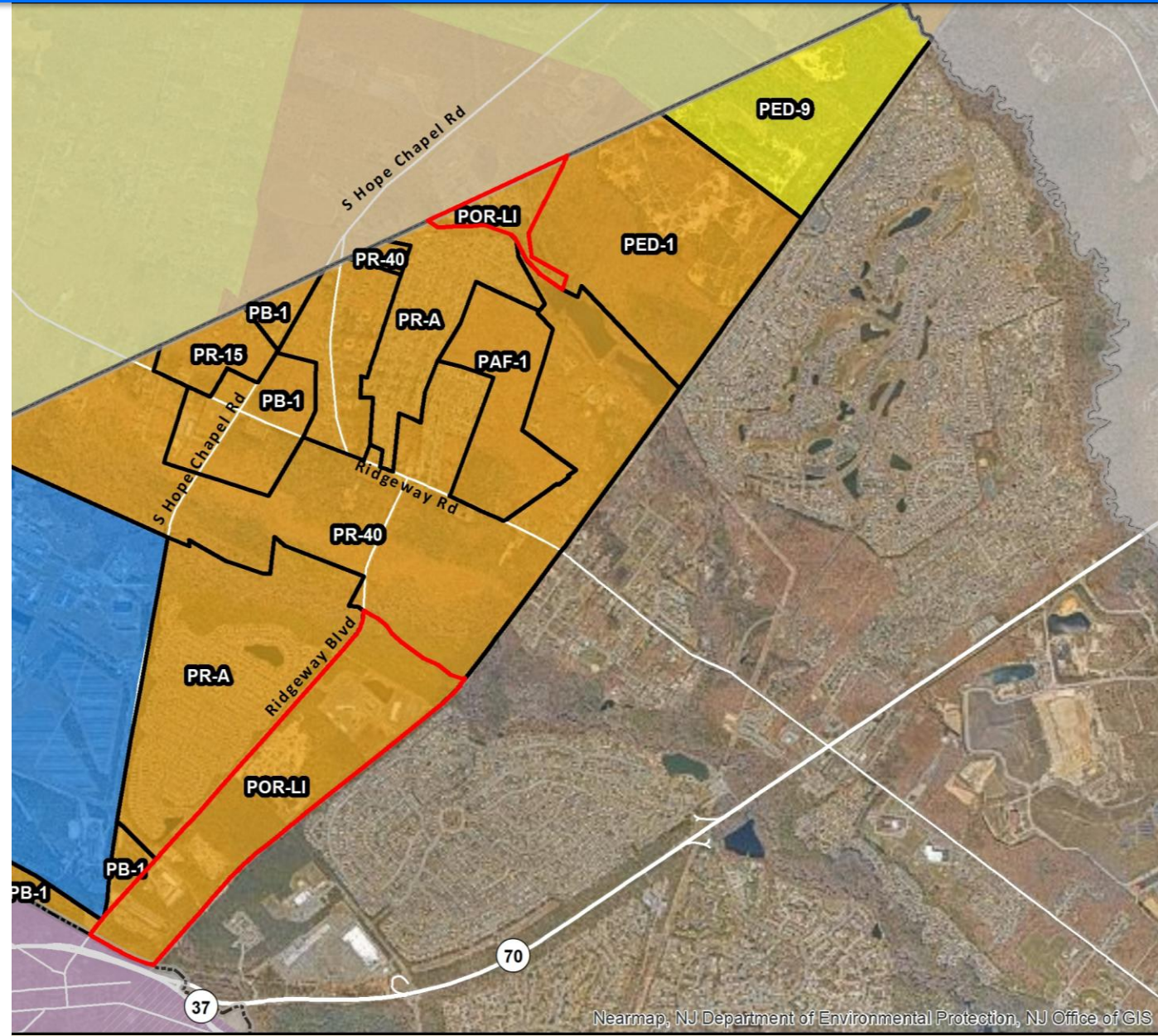
Date: March 20, 2026

# Manchester Regional Growth Area



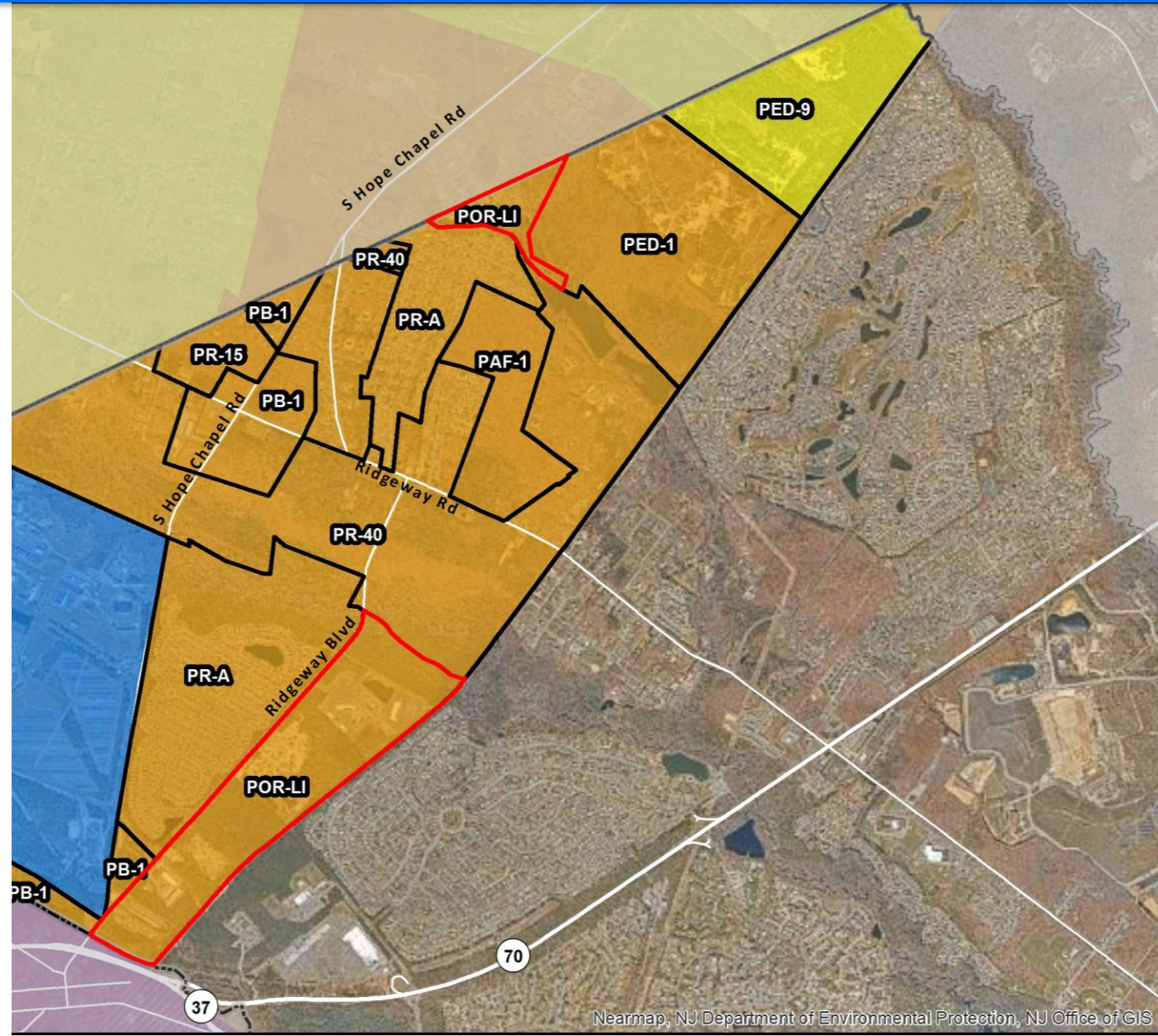
# Manchester POR-LI Zoning

- **November 2024:** Manchester Township adopted Ordinance 24-40 eliminating Townhouse development (8 du/acre) as a permitted use in the POR-LI Zone
- **December 2024:** Commission staff finds Ord. 24-40 raises a substantial issue due to the reduction in residential zoning capacity and PDC redemption potential
- **Winter - Summer 2025:**
  - Commission staff held multiple meetings with Township representatives
  - Staff analyzed Manchester's RGA and finding little to no opportunity to shift residential density and PDC opportunities to other areas of its RGA



# Manchester POR-LI Zoning

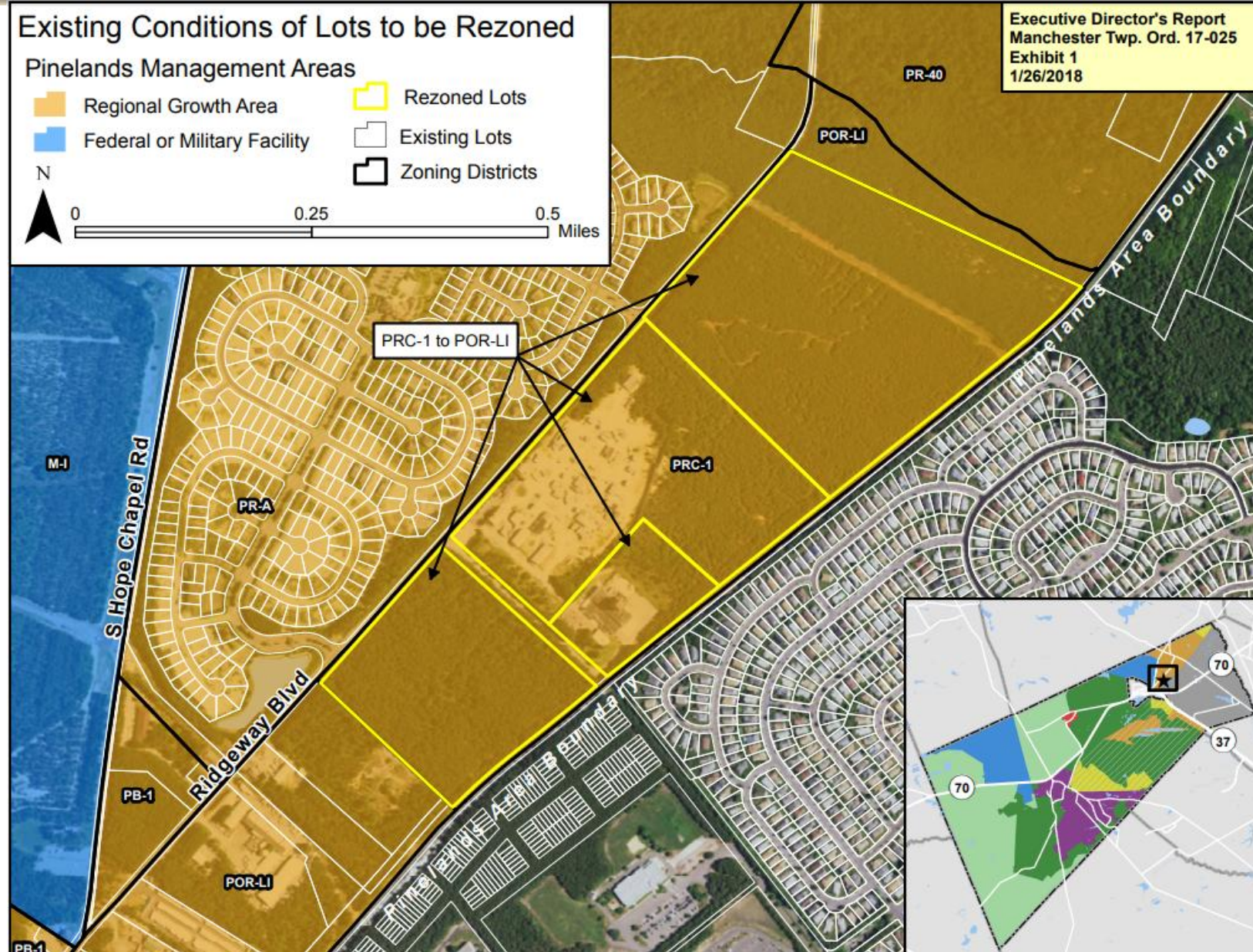
- **January – March 2026:**
  - Manchester introduced Ord. 26-9, repealing Ord. 24-40
    - Township public hearing scheduled 3/23
  - Manchester in the process of amending it's HE&FSP to include two inclusionary housing sites in the POR-LI Zone
    - 531 units total (107 units affordable)



# Manchester POR-LI Zoning

## Key considerations:

- **In 2007**, sites currently proposed for inclusion in the HE&FSP were rezoned for residential development based on a builder's remedy settlement agreement
- **In 2017**, the Township sought to rezone the area back to POR-LI. Township was required to maintain residential development in order to meet CMP density/PDC requirements
- **The POR-LI Zone accounts for 1/3 of the Township's RGA residential zoning capacity and PDC potential**
- **To date, there have been no redemptions of PDCs in Manchester's RGA**



# Manchester POR-LI Pending Applications



**37<sup>TH</sup> Annual  
Pinelands  
Short Course  
Stockton  
University**

March 7, 2026





**STOCKTON**  
UNIVERSITY

**37th Annual  
Pinelands Short Course**

**Campus Center  
Parking Lots 1-4**

**Brought to you by Continuing Studies**

**6:42 a.m.**

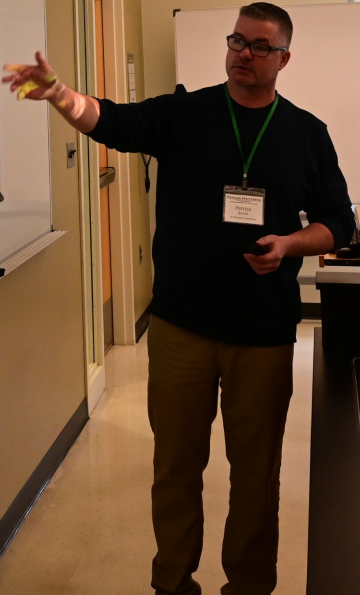




**INTERACTIONS**

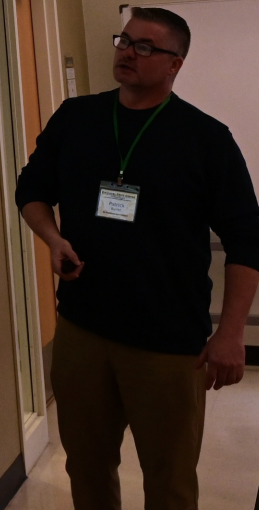
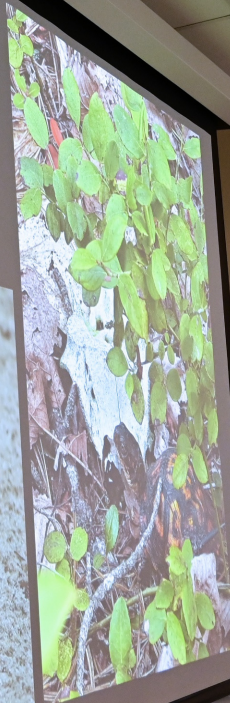
Males are either looking to fight or mate.

The slide features a large photograph of a turtle in a natural, leafy environment. The text is positioned to the right of the main image, with a small inset image of a turtle's head visible to the right of the text.



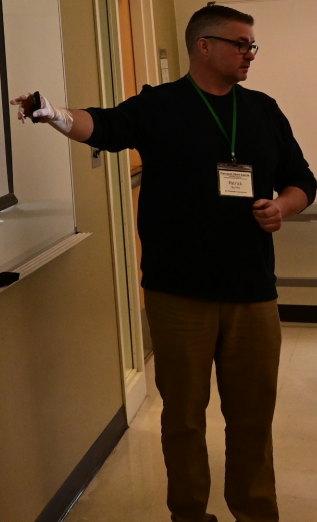
# ANYTHING IS ON THE MENU!

- Juvenile eating a deer skull
- Adult female eating a dead baby eastern painted turtle



# RADIO TELEMETRY

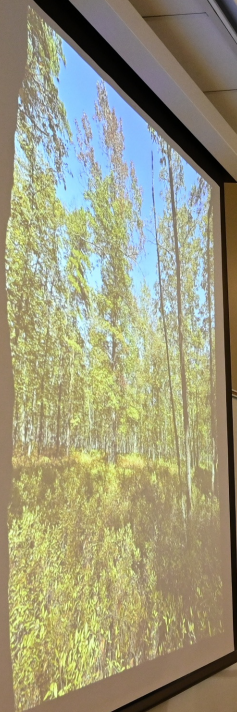
- VHF (very high frequency) transmitters emit a unique pulsed radio signal picked up by the antenna and receiver





# USE OF HABITATS

- Box turtles use a very broad range of habitat types.
- Ranging from maple and cedar swamps to pine upland forests.
- Often associated within close proximity to areas with dense shrubs.
- Will use open areas to bask and nest.













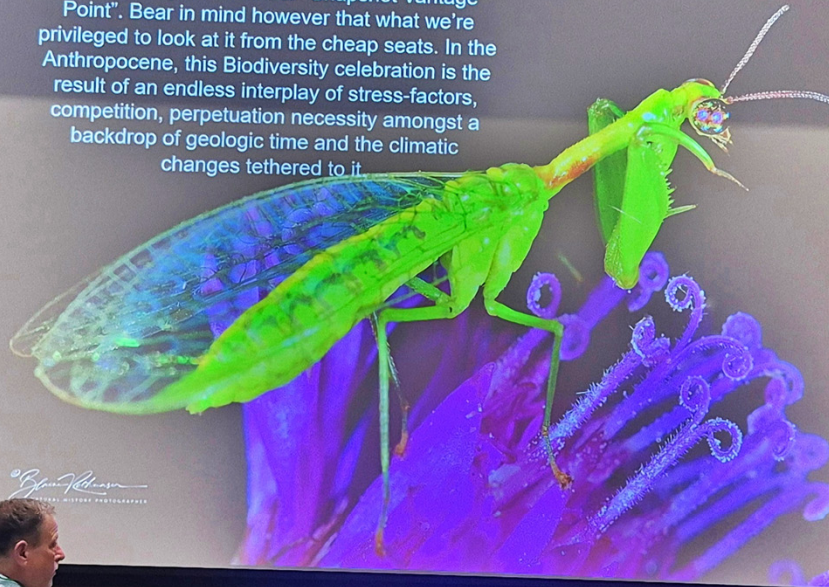








Relationships in the natural world have evolved to be what they are from our "Snapshot Vantage Point". Bear in mind however that what we're privileged to look at it from the cheap seats. In the Anthropocene, this Biodiversity celebration is the result of an endless interplay of stress-factors, competition, perpetuation necessity amongst a backdrop of geologic time and the climatic changes tethered to it.



*Edwin R. Johnson*  
NATURE HISTORY PHOTOGRAPHERS



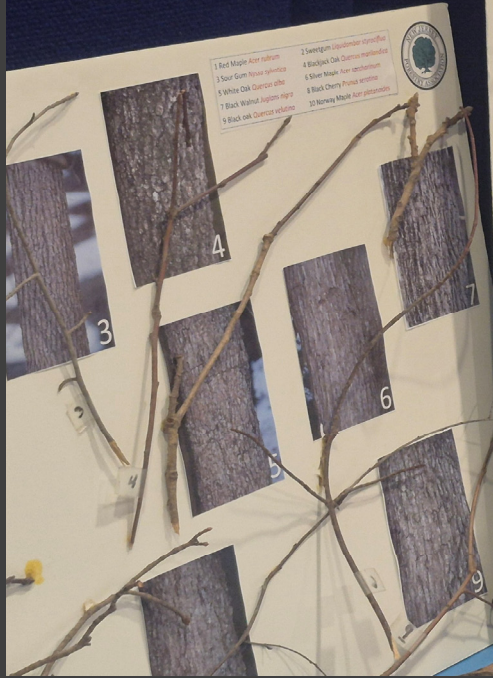






Supports Wildlife

**Why manage a forest?** A forest without management is like a person without a doctor or a car without a mechanic. It will do as for nature. At some point in time, it will start to become unhealthy, disease-ridden, support less wildlife. **Forestry is important for healthy woods!**



...donors who have  
or more annually, those who invest  
consecutive years and those whose lifetime  
contributions equal \$25,000 or more.

### 2025-26 Stockton Society Members

Gormley Family Foundation, Inc.

John Graham

Janel Gravitz

Joan Gravitz

Mr. Sander Greenberg

Roland Hagan, Sr.

Richard Hand '73

Edwina Hansen

Mary Hardeick

Glenn Herdeg

Robin Marie Hernandez-Mekonnen

Highland Resource Group, LLC

Hirsch Family Foundation

Diane Holtzman

Donald & Colleen Hudson

Scott Huston '06

ICONA Resorts

Carolyn Illies

Jennifer Illies and Terry Hall



Table display with various items:

- Stacks of "Explore Pristine Nature" brochures.
- Stacks of "Pinelands Note Cards" with a sign: "Pinelands Note Cards: Each box set includes 12 note cards (three illustrations per box) with 12 envelopes. The three cards - a Pinelands Mallard, a dwarf or 'pygmy' pine forest and a Pine Siskin - were illustrated by Glenn Marburg. \$12 per box set."
- Stacks of "Pinelands Magnets" with a sign: "Pinelands Magnets: These magnets feature nature scenes from the Pinelands region. They are made of durable material and are available in two sizes. \$12 per magnet set box for four."
- Stacks of "Pinelands Paper Cards" with a sign: "Pinelands Paper Cards: These cards feature nature scenes from the Pinelands region. They are made of durable material and are available in two sizes. \$12 per card set box for four."
- Stacks of "Pinelands Summer Short Course" brochures.
- Two mugs on boxes.
- A large stack of brochures.
- Small informational cards.



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

**NO. PC4-26-03**

**TITLE:** **Approving** With Conditions Applications for **Public Development** (Application Numbers 2025-0141.001 & 2025-0169.001)

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:

**2025-0141.001**

<b>Applicant:</b>	<b>Stafford Township</b>
Municipality:	Stafford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	February 19, 2026
Proposed Development:	Installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres; and

**2025-0169.001**

<b>Applicant:</b>	<b>Pemberton Township Public Works</b>
Municipality:	Pemberton Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	February 18, 2026
Proposed Development:	Demolition of a 148 square foot building and improvements to an existing sanitary sewer pump station.

**WHEREAS**, no request for a hearing before the New Jersey 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 2025-0141.001 & 2025-0169.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

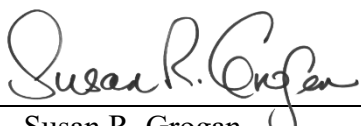
**Record of Commission Votes**

	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: March 13, 2026



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
Lt. Governor

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

LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

February 19, 2026

Matthew R. von der Hayden  
Stafford Township (via email)  
260 East Bay Ave.  
Manahawkin NJ 08050

Re: Application # 2025-0141.001  
Lighthouse Drive, Golfview Drive & Rudder Avenue  
Block 44.61, Lot 24.02  
Stafford Township

Dear Mr. von der Hayden:

The Commission staff has completed its review of this application for the installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres, specifically within the Lighthouse Drive, Golfview Drive and Rudder Avenue rights-of-way and on the above referenced lot. 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 March 13, 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, Stafford Township Planning Board (via email)  
Stafford Township Construction Code Official (via email)  
Stafford Township Environmental Commission (via email)  
Secretary, Ocean County Planning Board (via email)  
Alan Dittenhofer, PE, PP (via email)



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

LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

February 19, 2026

Matthew R. von der Hayden  
Stafford Township (via email)  
260 East Bay Ave.  
Manahawkin NJ 08050

Application No.: 2025-0141.001  
Lighthouse Drive, Golfview Drive & Rudder Avenue  
Block 44.61, Lot 24.02  
Stafford Township

This application proposes the installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres, specifically within the Lighthouse Drive, Golfview Drive and Rudder Avenue rights-of-way and on the above referenced 0.41 acre lot. The proposed sanitary sewer force main will be 8 inches in diameter. There is an existing sanitary sewer pump station located on the lot.

The proposed sanitary sewer force main will replace an existing 8-inch sanitary sewer force main. The existing sanitary sewer force main will be abandoned in-place.

Approximately 3,600 linear feet of the proposed sanitary sewer force main will be located under paved roadways. The balance of the proposed sanitary sewer force main will be located within maintained grassed and gravel road shoulders and a wooded area.

### **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 proposed development is located in a Pinelands Regional Growth Area. The proposed development is permitted in a Pinelands Regional Growth Area.

#### **Wetlands Standards (N.J.A.C. 7:50-6.6 & 6.7)**

There are wetlands located within 300 feet of the proposed development. The CMP prohibits most development in wetlands and requires up to a 300 foot buffer to wetlands.

Approximately 650 linear feet of the proposed sewer main will be located within 300 feet of wetlands. This section of the proposed sewer main will be installed under the existing paved roadway. As the proposed sewer main will be located under the existing paved roadway, the proposed development will not result in a significant adverse impact on the wetlands.

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

Approximately 3,600 linear feet of the proposed 4,200 linear feet of sewer main will be located under paved roadways. The balance of the proposed sewer main will be located within maintained grassed and gravel road shoulders and a wooded area. The proposed development will disturb approximately 603 square feet (0.01 acres) of wooded area. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Re-vegetation Guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

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

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

**PUBLIC COMMENT**

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of Block 44.61, Lot 24.02 was completed on November 10, 2025. Newspaper public notice was completed on November 12, 2025. The application was designated as complete on the Commission's website on January 14, 2026. The Commission's public comment period closed on February 13, 2026. 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 29 sheets, prepared by Remington & Vernick Engineers and dated as follows:
  - Sheets 1, 4, 5, 8, 13, 15 & 25-29 - September 11, 2025; last revised October 31, 2025
  - Sheets 2, 3, 6, 9-12, 14 & 20-24 - September 11, 2025
  - Sheets 7 & 16-19 - September 11, 2025; last revised November 3, 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.



## State of New Jersey

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MIKIE SHERRILL  
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DR. DALE G. CALDWELL  
Lt. Governor

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto: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 March 9, 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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Application Specific Information: [AppInfo@pinelands.nj.gov](mailto:AppInfo@pinelands.nj.gov)

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

February 18, 2026

Thomas McNaughton (via email)  
Pemberton Township Public Works  
500 Pemberton Browns Mills Road  
Pemberton NJ 08068

Re: Application # 2025-0169.001  
Block 820, Lot 17  
Pemberton Township

Dear Mr. McNaughton:

The Commission staff has completed its review of this application for demolition of a 148 square foot building and improvements to an existing pump station. 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 March 13, 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, Pemberton Township Planning Board (via email)  
Pemberton Township Construction Code Official (via email)  
Pemberton Township Environmental Commission (via email)  
Secretary, Burlington County Planning Board (via email)  
Christopher Noll, PE (via email)



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LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

### **PUBLIC DEVELOPMENT APPLICATION REPORT**

February 18, 2026

Thomas McNaughton (via email)  
Pemberton Township Public Works  
500 Pemberton Browns Mills Road  
Pemberton NJ 08068

Application No.: 2025-0169.001  
Block 820, Lot 17  
Pemberton Township

This application proposes demolition of a 148 square foot building and improvements to an existing pump station located within an existing 20 foot wide utility easement on the above referenced parcel in Pemberton Township.

The building to be demolished contains the existing sanitary sewer pump equipment. After the demolition of the building, the applicant proposes to construct a six foot diameter wet well to contain the new sanitary sewer pump equipment, a 50 square foot concrete pad and emergency generator, and an approximately 525 square foot paved driveway.

### **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 proposed development is located in a Pinelands Regional Growth Area. The proposed development (public service infrastructure) is a permitted use in a Pinelands Regional Growth Area.

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

The proposed development will be located within an existing developed and grassed area. The proposed 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 a seed mixture which meets that recommendation.

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 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 January 5, 2026. The Commission’s public comment period closed on February 13, 2026. 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 nine sheets, prepared by Adams, Rehmann & Heggan Associates, Inc., all sheets dated August 21, 2024.
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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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 March 9, 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.



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

**NO. PC4-26- 04**

**TITLE:** Issuing an Order to Certify the First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

**Commissioner Mauriello moves and Commissioner Irick seconds the motion that:**

**WHEREAS**, on June 16, 1995, the Pinelands Commission adopted amendments to the Pinelands Comprehensive Management Plan, effective August 21, 1995, to allow local communications facilities to exceed the 35-foot height limitation set forth at N.J.A.C. 7:50-5.4, provided that a comprehensive local communications facilities plan for the entire Pinelands Area is submitted to and approved by the Pinelands Commission; and

**WHEREAS**, on September 11, 1998, the Pinelands Commission approved a comprehensive local communications facilities plan submitted jointly by Bell Atlantic Mobile, Comcast/Cellular One, and Nextel Communications; and

**WHEREAS**, on January 14, 2000, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted jointly by Sprint Spectrum, L.P. and Omnipoint PCS Entrepreneurs, Inc.; and

**WHEREAS**, on December 12, 2003, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by AT&T Wireless PCS of Philadelphia, LLC; and

**WHEREAS**, on November 10, 2011, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by T-Mobile Northeast LLC d/b/a T-Mobile; and

**WHEREAS**, on May 11, 2012, the Pinelands Commission approved the Public Safety Tower Plan submitted by the New Jersey Office of Information Technology in coordination with state and county agencies providing emergency wireless communications services in the Pinelands Area; and

**WHEREAS**, on November 8, 2013, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by Sprint Spectrum L.P.; and

**WHEREAS**, on November 26, 2025, New Cingular Wireless PCS, LLC d/b/a AT&T submitted the First Amendment to the 2003 AT&T Plan, which the Executive Director deemed complete on December 1, 2025; and

**WHEREAS**, a public hearing to receive testimony concerning the First Amendment to the 2003 AT&T Plan was duly advertised, noticed and remotely conducted on January 14, 2026, at 9:30 a.m., with a live broadcast on the Pinelands Commission's public YouTube channel and an opportunity for the public to call in during the broadcast; and

**WHEREAS**, the Executive Director has found that the First Amendment to the 2003 AT&T Plan is consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

**WHEREAS**, the Executive Director has submitted a report to the Commission recommending issuance of an order to approve the First Amendment to the 2003 AT&T Plan; and

**WHEREAS**, the Commission's CMP Policy and Implementation Committee has reviewed the Executive Director's report and has recommended that the First Amendment to the 2003 AT&T Plan be approved; and

**WHEREAS**, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the First Amendment to the 2003 AT&T Plan and has reviewed the Executive Director's report; and

**WHEREAS**, the Commission expressly recognizes that approval of this amendment modifies the existing comprehensive planning framework for the siting of local communications facilities, but does not approve any specific application for development of any local communications facility; and

**WHEREAS**, the Pinelands Commission accepts the recommendation of the Executive Director; and

**WHEREAS**, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE BE IT RESOLVED** that

1. An order is hereby issued to approve the First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T.
2. The Pinelands Commission expressly affirms that review of any applications for development of the local communications facility authorized by the amendment shall be conducted in accordance with the Executive Director’s Report, dated February 18, 2026, including its appendices, in order to ensure consistency with the requirements of the Pinelands Comprehensive Management Plan.

**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: March 13, 2026



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## Report on the First Amendment to the 2003 AT&T Plan, Submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

February 18, 2026

Warren O. Stilwell, Esq., on behalf of  
New Cingular Wireless PCS, LLC d/b/a AT&T  
Cooper Levenson  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

### Findings of Fact

#### I. Background

In 1995, the Pinelands Commission amended the Pinelands Comprehensive Management Plan (CMP) to address the growing need for wireless communication services within the Pinelands Area. The amendment established a framework for permitting local communications facilities (i.e., wireless communication towers or cell towers) exceeding thirty-five feet in height in management areas outside Regional Growth Areas and Pinelands Towns.

Under this framework, wireless service providers must submit a comprehensive Local Communications Facilities Plan (LCF Plan) identifying all existing facilities within the Pinelands and the approximate vicinity of proposed facilities. The CMP establishes standards governing the Commission's certification of an LCF Plan. Once certified, development of any individual facility included in the plan requires submission of a development application to the Commission. At that time, the applicant must demonstrate that the proposed development satisfies the CMP's minimum environmental standards, complies with the siting standards at N.J.A.C. 7:50-5.4(c), and, when located outside a Regional Growth Area or Pinelands Town, is consistent with a site identified in a certified LCF Plan. To date, six LCF Plans have been certified, as summarized in Table 1 below.

The First Amendment to the 2003 AT&T Plan originated from a 2020 development application (App # 1981-0162.002) for a 120-foot local communications tower proposed as an accessory use to the Woodland Volunteer Fire & EMS Station in the Pinelands Village of Chatsworth, Woodland Township. The tower was intended to provide FirstNet emergency communications service to the station. A Certificate of Filing was issued on July 27, 2020, and municipal approvals were first granted on September 15, 2020.

**Table 1. Summary of Approved LCF Plans**

<b>LCF Plan</b>	<b>Certification Date</b>	<b>Participants</b>	<b>Search Area Extent (in miles)</b>
<b>Cellular Plan</b>	9/11/1998	Bell Atlantic Mobile, Comcast, Nextel	5
<b>PCS Plan</b>	1/14/2000	Sprint, Omnipoint	0.5
<b>AT&amp;T Plan</b>	12/12/2003	AT&T	0.5
<b>T-Mobile Plan</b>	11/10/2011	T-Mobile	1
<b>Public Safety Tower Plan</b>	5/11/2012	Pinelands Area Counties	3*
<b>Sprint Plan</b>	11/8/2013	Sprint	1

\*The search area extent for the Public Safety Tower Plan was amended from 1 mile to 3 miles on July 14, 2017.

During Commission review, a substantial issue arose as to whether the proposed facility qualified as an “accessory structure or use” under the CMP. Since the FirstNet public safety network also transmits commercial wireless service in addition to its priority use for first responders, the proposed tower did not meet the CMP definition of an accessory use. Additionally, no previously certified LCF Plan identified a facility within the Village of Chatsworth. Accordingly, AT&T elected to pursue an amendment to the 2003 AT&T Plan to propose a site within the Village of Chatsworth.

Beginning in 2023, AT&T engaged in discussions with Commission staff regarding an LCF Plan amendment. On June 29, 2023, staff provided preliminary comments on two potential sites and outlined the demonstrations required by the CMP for inclusion in any amendment. On June 18, 2024, AT&T submitted a draft amendment proposing one site in the Village of Chatsworth. On October 29, 2024, Commission staff responded that additional analyses were necessary to demonstrate compliance with CMP standards. A revised draft was submitted on October 3, 2025, and additional staff comments were provided on October 28, 2025. A final draft was submitted on November 26, 2025 (see Exhibit A), and deemed complete on December 1, 2025.

## **II. Comprehensive Local Communications Facilities (LCF) Plan Amendment**

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

- The First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

### ***A. Summary of the First Amendment to the 2003 AT&T Plan***

The proposed amendment to AT&T’s previously certified LCF Plan seeks approval to modify the company’s wireless network configuration within the Pinelands Area by replacing an authorized but unbuilt facility (Site 041) with a new search area identified as proposed Site 400. The search area is centered on Block 4914, Lot 2, located in the Pinelands Village of Chatsworth, Woodland Township. The amendment incorporates all other previously authorized AT&T facilities and does not expand AT&T’s overall tower configuration within the Pinelands. Instead, it substitutes proposed Site 400 for previously authorized Site 041. Consistent with the hierarchical siting policy established as part of the certification of the 2003 AT&T Plan (see Exhibit B), the proposed Site 400 maintains a one-half mile

search area radius. Mapping exhibits, propagation studies, and related documentation support the amendment.

### ***B. Standards for Certification***

The proposed amendment has been reviewed to determine whether it conforms to the standards for certification of an amendment to an LCF Plan set forth at N.J.A.C. 7:50-5.4(c)6v. The applicable standards and findings are outlined below.

#### **1. Joint Submission by Providers of the Same Type of Service**

N.J.A.C. 7:50-5.4(c)6v requires that a proposed LCF Plan amendment be sent by certified mail to all local communications providers offering the same type of service or holding a franchise within the Pinelands Area for review and comment. AT&T provided proof that notice of the proposed amendment was sent via certified mail to T-Mobile and Verizon, the other wireless providers operating within the Pinelands Area. Both providers are participants of other previously certified LCF Plans. The CMP authorizes the Commission to proceed with review of a proposed LCF amendment if other providers decline to participate. Neither T-Mobile nor Verizon has objected to, or requested to participate in, the current amendment process.

Accordingly, this standard for certification is met.

#### **2. Review of Alternative Technologies**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include a review of alternative technologies that may become available for use in the near future. The amendment evaluates Distributed Antenna Systems (DAS), small cell installations, and modifications to existing nearby facilities. It explains that while such technologies may be appropriate in dense or urbanized environments, they are not technically capable of providing the wide-area, macro-cell coverage necessary to serve Chatsworth Village and its surrounding rural road network. In particular, federal requirements associated with the FirstNet public safety network require reliable coverage across broader geographic areas, including heavily forested and sparsely developed portions of the Pinelands.

Accordingly, this standard for certification is met.

#### **3. Approximate Location of All Existing and Proposed Facilities**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments identify the approximate location of all existing and proposed facilities. The amendment identifies all existing on-air AT&T facilities within the Pinelands and incorporates by reference the previously authorized but unbuilt sites included in the 2003 AT&T Plan, except Site 041. Staff verified that the on-air sites correspond to those listed in the 2003 AT&T Plan. The amendment removes previously authorized but unconstructed Site 041, which was centered on Block 2201, Lot 6 in Tabernacle Township, which is located within Wharton State Forest in the Preservation Area District. The amendment adds proposed Site 400, a one-half mile search area centered on Block 4914, Lot 2 in the Pinelands Village of Chatsworth, Woodland Township.

Accordingly, this standard for certification is met.

#### **4. Five- and Ten-Year Planning Horizons**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include five- and ten-year planning horizons. The amendment includes a planning horizon statement indicating that AT&T intends to rely on its existing and previously approved facilities, together with proposed Site 400, to provide commercial wireless and FirstNet emergency communications service over the next ten years. No additional tower sites within the Pinelands Area are proposed beyond proposed Site 400 and those previously authorized under the 2003 AT&T Plan.

Accordingly, this standard for certification is met.

#### **5. Demonstrated Need to Serve Local Communication Needs of the Pinelands**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency* with the requirement that there is a demonstrated need for each proposed facility to serve the local communication needs of the Pinelands, including those related to public health and safety, as well as a need to locate the facility in the Pinelands in order to provide adequate service to meet these needs.

The amendment includes propagation analyses and mapping demonstrating that reliable service at the -95 dBm threshold is not currently available in significant areas of Chatsworth Village and surrounding roadways, and that neither Site 041 nor adjacent facilities can provide adequate coverage to meet the identified need. This coverage is necessary for emergency services operating within and in proximity to the Village of Chatsworth. It should also be noted that the Village of Chatsworth is located far from the boundaries of the Pinelands Area, and, therefore, it is not feasible to provide adequate service to the identified coverage gap from outside of the Pinelands Area.

The Commission's independent radiofrequency consultant reviewed the submitted analyses and concurs that there is demonstrated need for the facility based on a gap in coverage in the Village of Chatsworth that cannot be addressed by existing authorized sites or nearby facilities, and that the proposed Site 400 would satisfy that coverage gap (see Exhibit C).

Accordingly, this standard for certification is met.

#### **6. Least Number of Facilities Necessary**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate that the facilities to be located in the Preservation Area District, the Forest Area, the Special Agricultural Production Area and the seventeen Pinelands Villages enumerated in N.J.A.C. 7:50-5.4(c)6 are the least number necessary to provide adequate service, taking into consideration the location of facilities outside the Pinelands. The Pinelands Village of Chatsworth is among the enumerated Pinelands Villages.

The amendment does not increase the number of AT&T's facilities within the Pinelands. Instead, it eliminates previously approved Site 041 and replaces it with proposed Site 400, which more effectively addresses the gap in coverage that exists in Chatsworth. It is also important to recognize that Site 041 is located in Wharton State Forest in an area that is far removed from the

population that needs to be served and where a host of factors would likely preclude the development of a new tower and the necessary infrastructure to support it. The removal of Site 041 is not anticipated to create a new coverage gap requiring an additional tower.

Accordingly, this standard for certification is met.

#### **7. Use of Existing Communications or Suitable Structures**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency*, and note the need to demonstrate consistency during individual development applications, that existing suitable structures be used to the extent practicable. The amendment documents the evaluation of nearby telecommunications towers and other tall structures. Technical analyses indicate that available structures either lack sufficient height, are at capacity, or would not resolve the identified coverage gap even if modified. The Commission's radiofrequency consultant reviewed these analyses and agreed that co-location on existing structures would not provide adequate reliable coverage in Chatsworth Village (See Exhibit C). It is important to note that any application for the siting of a new tower at proposed Site 400 will require a reevaluation of suitable structures within the one-half mile search area.

Accordingly, this standard for certification is met.

#### **8. Consistency with Siting Criteria for New Structures**

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency*, and note the need to demonstrate consistency during individual development applications, that if an existing communications structure or other suitable structure cannot be used, then the antenna and any necessary supporting structure is located to meet the siting criteria contained in N.J.A.C. 7:50-5.4(c)4. Those siting criteria include requirements to minimize visual impacts to certain uses, structures, and specified areas. Additional restrictive siting criteria are provided for sites located outside of Regional Growth Area, Pinelands Towns and Pinelands Villages.

The proposed search area is centered within the Pinelands Village of Chatsworth, which is surrounded by lands within the Preservation Area District and Special Agricultural Production Areas. Areas outside the Village of Chatsworth contain extensive tracts of preserved land, areas of environmental constraints, limited to no lands that meet the siting requirements. However, the amendment identifies sites within the Village of Chatsworth where a tower is likely consistent with CMP siting criteria. The amendment also includes photographic inventory and simulations documenting the visual impacts of a tower proposed on Block 4914, Lot 2.

It is noted that approval of the plan amendment does not constitute approval of a specific tower location or development proposal. Full compliance with the detailed siting hierarchy, visual impact standards, and minimum environmental standards of the CMP must be demonstrated through a subsequent application for development. At the plan level, however, the Commission finds that the amendment demonstrates likely consistency with the siting criteria of N.J.A.C. 7:50-5.4(c)4.

Accordingly, this standard for certification is met.

## 9. Co-Location, Height Limits, and Joint Construction

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments acknowledge that support structures must be designed to accommodate other providers with overlapping service areas and must not exceed 200 feet in height. The amendment acknowledges these requirements and indicates that the proposed monopole will be designed to accommodate co-location consistent with CMP standards. The structure will not exceed the 200-foot maximum height and will be capable of accommodating additional carriers where technically feasible.

Accordingly, this standard for certification is met.

## 10. Plan for Shared Services

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include a plan for shared services, unless precluded by federal law or regulation, where such sharing would reduce the number of facilities. The amendment does not include a shared services plan. As stated in the previously certified 2003 AT&T Plan, AT&T maintains that shared services are precluded by federal law. No previously certified LCF Plan has included a shared services plan due to that legal interpretation.

Accordingly, this standard for certification is met.

## Public Hearing

A public hearing to receive testimony concerning the First Amendment to the 2003 AT&T Plan was duly advertised, noticed and remotely conducted on January 14, 2026, at 9:30 a.m., with a live broadcast on the Pinelands Commission's public YouTube channel and an opportunity for the public to call in during the broadcast. Mr. Lanute conducted the hearing, which was held remotely and broadcast live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. No testimony was provided.

Written comments on the First Amendment to the 2003 AT&T Plan were accepted through January 16, 2026. No written comments were received.

## Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that the First Amendment to the 2003 AT&T Plan complies with Comprehensive Management Plan standards for the certification of an amendment to a certified comprehensive local communications facilities plan. Accordingly, the Executive Director recommends that the Commission issue an order to certify the First Amendment to the 2003 AT&T Plan.

SRG/DBL  
Attachments

**NEW CINGULAR WIRELESS PCS LLC D/B/A AT&T FIRST  
AMENDMENT TO  
TO THE 2003 AT&T PLAN**

**1. PLAN INTRODUCTION AND BACKGROUND**

This is a proposed amendment by New Cingular Wireless PCS, LLC d/b/a AT&T (hereinafter referred to as AT&T) to amend the comprehensive plans which have been approved by the Pinelands Commission. The approved plans are: a comprehensive plan for Cellular communications providers approved in 1998. The Cellular Plan participants were Bell Atlantic Mobile Systems (succeeded by Verizon Wireless), Comcast/Cellular One (succeeded by New Cingular Wireless PCS, LLC and which acquired AT&T around 2002-2003 and changed the name by which it does its wireless communications business to AT&T), and Nextel (which was merged with Sprint and then its assets acquired by T-Mobile)) The Cellular Plan was amended in 2000 by the PCS Plan. The Cellular and PCS Plans were amended by the AT&T Plan in 2003. The plans were amended in 2011 at the request of T-Mobile. The Plans were amended by Sprint in 2013, and finally, it was amended in 2012 by the Public Safety Tower Plan which was further amended in 2017. Consequently, this proposal by New Cingular Wireless PCS LLC to add One (1) additional site (hereinafter referred to as the Chatsworth Site is the Seventh Amendment to the original Cellular Plan. As with the previous plans and amendments, this proposed Seventh Amendment does not supersede but incorporates all of the prior approved plans and amendments thereto. Even though this is the 7<sup>th</sup> Amendment to the Cellular Plan, technically it is also the first amendment to the 2003 AT&T Plan. This plan shall therefore be titled the “First Amendment to the 2003 AT&T Plan” (AT&T Amendment) .

This AT&T Amendment is proposing a search area in the Chatsworth Village area of Woodland Township in order to perform two functions. First, to address deficiencies in its coverage in the area to be served by the proposed search area. Second, to provide FirstNet service to the area to be served by the site. FirstNet is the only nationwide wireless communications network that was designed and built specifically for first responders, and the extended public safety community. The FirstNet Authority (a duly created Federal Authority) awarded AT&T a contract to build and manage the Nationwide Public Safety Broadband Network. The radio frequencies dedicated for use by FirstNet can be installed at existing sites by using or slightly modifying the existing AT&T equipment and infrastructure. The FirstNet equipment therefore occupies essentially the same space as the AT&T system and therefore is not a separate system requiring its own comprehensive plan and

Pinelands Commission approval. Also, the search area for FirstNet is the same as for AT&T. The radio frequencies used by the FirstNet system are available for use by AT&T customers unless the FirstNet system is being used by first responders. The first responders take priority on the system. All future sites deployed by AT&T in New Jersey (including the Pinelands) will include and augment the FirstNet network as they are launched. Within the Pinelands specifically, no additional AT&T/FirstNet sites that would require an amendment to the approved wireless carrier plans are deemed necessary at this time. Rather, AT&T will use the proposed Chatsworth site and sites already approved by the Pinelands Commission.

The Chatsworth site is proposed to be located in or near a Pinelands Village (Chatsworth) adjoining the Pinelands Special Agriculture Production Area within Woodland Township. Within this area several candidates conforming to the requirements of the CMP have been located. However, for purposes of the plan we have identified a search area that we reference as "Proposed Site 400." (a/k/a Site 400). Site 400 has been analyzed herein to demonstrate that this proposed amendment is likely to satisfy the requirements of NJAC 7:50-5.4 (c) 3, and 4. AT&T understands that it will be the burden of the developer of a site in the search area to file an appropriate application with the Pinelands Commission and receive all required approvals for the actual site. This includes demonstrating consistency with N.J.A.C. 7:50-5.4(c)2,3,4, and 5. The Exhibits that have been submitted with and incorporated into this AT&T Amendment show Site 400 and demonstrate that there is at least one viable site.

It should also be noted that approved but unbuilt Site 041 is frequently mentioned in this Plan Amendment because it has already been approved and incorporated into several of the Plans that have been adopted including the AT&T Plan. Site 041 has been analyzed for potential use and it has been determined to be unbuildable due to issues with access and constructability and the fact that it is too far from Chatsworth Village to provide an adequate level of service. AT&T has determined that the proposed Chatsworth site eliminates the need for AT&T to utilize site 041 .

The AT&T Amendment includes the following:

1. Each of the sites previously approved by the Pinelands Commission contained in the Cellular Plan and the six amendments that followed. Please note that the Plans/Amendments and supporting documents are on the Pinelands Commission web site and the approved sites contained therein are included herein by reference.

2. Documentation in the form of a list of the sites from which AT&T is providing services in the Pinelands, together with cross references to certain sites approved for the Cellular and PCS plans on which AT&T is collocated designated as Exhibit 1. All of the sites on the list either deploy or are capable of deploying FirstNet service. This list together with the sites in the Plans and Amendments already filed, which are incorporated herein, together with the search area of the one site proposed herein, satisfies the requirement of N.J.A.C. 7:50-5.4 (c)6 to provide the approximate location of all proposed facilities.

3. Radio wave propagation maps. Each of these maps shows the radio wave coverage from either the existing AT&T coverage and/or the proposed coverage to be achieved by Site 400. The coverages are depicted with thresholds of -95 dBm, and -105dBm. Additionally each map has overlaid the outline of the Pinelands designated "Chatsworth Village". Each of the exhibits is designated as follows: Exhibit 2A titled "AT&T Existing Reliable Coverage"; Exhibit 2B titled "AT&T Proposed Reliable Coverage"; Exhibit 2C titled "AT&T Reliable Coverage with Original Site #41"; Exhibit 2D titled "AT&T Reliable Coverage with "Chatsworth" raised to 219' AGL; Exhibit 2E titled "AT&T Reliable Redundant Coverage with "Chatsworth" and adjacent site on-air and both raised to 219" AGL"; Exhibit 2F titled "AT&T Reliable Coverage with "Chatsworth raised to 219' AGL and Site 062 at 200' AGL." Exhibits 2A thru 2F demonstrate that: 1) there is a service coverage gap in the area and, therefore, a need for a site in the area proposed; 2) that existing tall structures in the general vicinity of the search area are not suitable structures for the service coverage needs ; 3) that the two previously approved AT&T sites that have not been built (sites 062 and 041 on the AT&T Plan Amendment) cannot meet the demonstrated coverage need; and, there are no other existing or Pinelands Commission approved sites that could reasonably be used in place of a new site in this area.

4. Exhibits 3A thru 3F. Each of the Exhibits 3A thru 3F is designated and described as follows:

**Exhibit 3A/Map A - Existing ATT Site 041/Proposed Site 400 / Site Inventory - 6 Miles**

Map A illustrates the Pinelands Management Areas in the +/- 6 mile radius surrounding existing ATT site 041. Developed, on-air sites are primarily

located to the west in the Growth and Development Areas, and Villages. Several unbuilt search areas located to the east, including ATT Site 041, are located in the Special Agricultural Production or the Preservation Areas. Chatsworth Village (Pinelands Village PMA) is located +/- 3 miles to the northeast of ATT Site 041 and is the only Pinelands Management Area other than the Special Agricultural Production or the Preservation Area surrounding ATT Site 041. Exhibit A also shows the approximate location of Site 400 and demonstrates that it is about 2 1/2 miles outside of the 1/2 mile search area of Site 041.

**Exhibit 3B/Map B - Existing ATT Site 041/Proposed Site 400 / Open Space Inventory - 6 Miles**

Map B illustrates the preserved Open Space in the +/- 6 mile radius in the area of existing AT&T Site 041 and proposed Site 400. The inventory shows a majority of the +/- 5 miles surrounding AT&T Site 041 and Site 400 are located within preserved Open Space Areas. The 0.5 mile search area surrounding AT&T Site 041 is completely located within the Franklin Parker Preserve (to the east) and the Wharton State Forest (to the west). It is important to note the Franklin Parker Preserve was established in 2003, after the ATT Site 041 was originally approved. The proposed AT&T Site 400 is located +/- 3 miles to the northeast of existing AT&T Site 041 in the Village of Chatsworth, outside the areas of preserved open space, and outside the Special Agricultural Production and Preservation Areas.

**Exhibit 3C/Map C - Proposed Site 400 / Pineland Management Areas – 3 Miles**

Map C illustrates the Pineland Management Areas in the +/- 3 mile radius surrounding proposed AT&T Site 400. The proposed site is central to surrounding authorized sites and centrally located within the Village of Chatsworth. The Pineland Management Areas in the +/- 0.5 mile radius surrounding the proposed AT&T Site 400 are limited to the Village of Chatsworth and the Special Agriculture Production Areas with Preservation Areas expanding beyond the 0.5 mile radius.

**Exhibit 3D/ Map D - Proposed Site 400 / Chatsworth Village Zoning - 1 mile**

Map D illustrates the designated open space, water bodies, wetlands, and zoning designations within the +/- 1 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed site is centrally located within the developable areas of the Chatsworth Village. Areas within the 0.5 mile radius surrounding proposed AT&T Site 400 include the only commercial zoning designations; the CN-Neighborhood Commercial and LI-Light Industrial Zoning Districts.

**Exhibit 3E/Map E - Proposed Site 400 / Chatsworth Village Zoning & Land Use - 0.5 Mile**

Map E illustrates the existing land uses and zoning designations within the +/- 0.5 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed site is located in Woodland Township's LI-Light Industrial Zoning District adjacent to non-residential and wooded land uses. Several parcels identified with a non-residential land use are located in the 0.25 mile radius surrounding proposed AT&T site 400.

**Exhibit 3F/Map F - Proposed Site 400 / Chatsworth Village Zoning & Aerial - 0.25 Mile**

Map F illustrates an aerial photograph and zoning designations within the +/- 0.25 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed location will allow a wireless communications tower to be constructed in a designated commercial and/ or industrial zoning district, on previously developed lands with non-residential land uses, and at a location buffered from residential land uses and roadways with existing, preserved, wooded vegetation.

The Exhibit Maps 3A to 3F demonstrate that a proposed facility in the area of Site 400 is likely to be consistent with NJAC 7:50-5.4C6, and as required therein also demonstrates that a site in the area would likely be consistent with NJAC 7:50-5.4C2,3,and 4 and 5.

5. Attached as Exhibit 4A thru 4J are a Photographic Inventory & Simulations of proposed AT&T Site 400, with a 160-foot Monopole-Wireless Telecommunications Facility. Exhibit 4A is the photographic key map showing a proposed location of Site 400 and the location from which each of the following photographs were taken. Note that in Exhibits 4B, 4C, 4D, and 4E that the heavy growth made it so that viewing of the monopole from these locations was not possible. Instead, a yellow dotted vertical line with a small ball at the top depicts where the monopole would be. The photographs demonstrate consistency with Pinelands regulations 7:50-5.4 (c) 4ii, that the siting minimizes visual impacts from publicly dedicated roads and highways etc. It is also understood that a demonstration will need to be made that the actual site when proposed will adhere to the buffer and setback requirements established in the certified land use ordinance of Woodland Township.

5. Attached as Exhibit 5 is an email from John Kafka of the Burlington County Department of Public Safety, Division Head-Communications Support Division, that advises that the Burlington County radio tower on Canal St., in the Chatsworth section of Woodland Township, is maxed out and has no room to co-locate any other carriers. Consequently it was eliminated from consideration.

### **NEW JERSEY PINELANDS COMPREHENSIVE PLAN REQUIREMENTS**

Pursuant to N.J.A.C. 7:50-5.4(c)6 iv, applicants may propose Amendments to an approved plan from time to time. Such Amendments shall be reviewed by the Commission according to the requirements set forth in subsection (c)6.

N.J.A.C. 7:50-5.4(c)6 provides (in summary): If the (proposed wireless communications) facility is proposed to be located in any Pinelands management area other than a Regional Growth Area or a Pinelands Town, a comprehensive plan for the entire Pinelands Area must be submitted to the Pinelands Commission for certification. Said plan shall also demonstrate that the facilities to be located in

“the...Pinelands Village of...Chatsworth..”, are the least number necessary to provide adequate service. AT&T submits that the information submitted in connection with this Plan Amendment satisfy these requirements.

Based on the information submitted herein AT&T submits that:

- Site 400 as depicted on the Exhibits is located within a Pinelands Village within Woodland Township’s LI (Light Industrial) Zone.
- No visual impacts are expected from the special scenic areas referenced in N.J.A.C. 7:50-5.4(c)4iii. or iv. given the distance of the site from those features.
- There are contiguous parcels to this site containing existing residential dwelling units. However, Woodland Township has not adopted any special buffer or setback requirements for local communications facilities. Therefore, only general setback and buffer standards contained in their code would need to be met for this site in order to satisfy N.J.A.C. 7:50-5.4(c)4v.
- The wetlands that exist in the area are far enough away that they do not negatively impact development.
- The information submitted herein demonstrates that it is likely when an application is submitted for an actual site in this area that it will be consistent with the requirements of the NJAC 7:50-5.4 et. seq.

The Applicant recognizes that an application for a site in this area will need to provide the required information for the specific site for which the application is made. The following is information intended to demonstrate that this plan satisfies the requirements of the NJAC 7:50-5.4 et seq.

#### **DEMONSTATION OF NEED/SEVICE GAP**

Exhibits 2A-2G graphically show the AT&T existing and proposed coverage in the area of Site 400. AT&T engineers have determined that -95dBm and 105 dBm are signal strengths that will be able to provide reliable data/streaming services, voice services and FirstNet service which will satisfy necessary criteria for reliable service such as covering population centers, and connecting to adjacent sites so that there are no breaks in the coverage, and affording greater coverage to areas for use by First Responders. Exhibit 2A shows that there is a gap in the existing coverage. Exhibit 2B has added the coverage that will be achieved from the proposed site 400.. The coverage to be achieved from the Site 400 clearly fills in the gap that exists in this area. Which includes the more populous area of the Village of Chatworth, the major roads, and a significantly large area that will benefit from enhanced public safety. .

**DEMONSTRATION THAT EXISTING TALL STRUCTURES ARE NOT SUITABLE TO PROVIDE ADEQUATE SERVICE**

Exhibit 3A shows all of the sites surrounding the proposed Chatsworth site 400. There are two sites shown that are not providing any service. The first such site is the “Burlington County Guyed Tower at -39.84763, -74.70292”. This site is also on the Public Safety Tower Plan as “Chatworth” and is shown as such on Exhibits 3A and 3B. With respect to this tower, inquiries were made to Burlington County as to the availability of space on that tower. John Kafka, Dept. of Public Safety, Division Head-Communications Support Division in his email of August 10, 2023, attached as Exhibit 5, advised that the Tower is filled to capacity and he lists the entities occupying the space. Mr. Kafka advises “...we have no room to co-locate any other carriers.” The second such site is the “Fire Tower located at -39.807354, -74.589299. The fire tower is over 3 miles from the Chatworth search area, in the middle of open preserved space. The fire tower was deemed unsuitable because of its distance from the area of need and because it could not be serviced by power or telco due to open space restrictions. Exhibit 2A also shows all of the other existing sites in the area and the radio wave propagation from each. None of the sites is capable of providing reliable coverage to the Chatsworth area. Of note is that Exhibit 2D and E show the site identified

as “ATC 222’ Guyed tower -3986444, -74.53968. It so happens that there are two towers in close proximity to each other at this site. AT&T is already on one of the towers, and the other tower would provide redundant coverage. Exhibit 2D and E demonstrate that even if AT&T were able to raise the height of its antennas to 219’ on either of these towers, that the coverage would still not be adequate to provide reliable service in the Chatsworth Village area. The conclusion is that there on no suitable existing tall structures that can be used to provide adequate service.

**DEMONSTRATION THAT EXISTING APPROVED AT&T SITES 041 AND 062 CANNOT MEET THE DEMONSTRATED NEED**

**ANALYSIS OF SITE CP 006 / PCS 041 / ATT 041**

Site CP 006 / PCS 041 / ATT 041 is located west of the municipal boundary between Woodland and Tabernacle Township in Burlington County. The site is located south of New Gretna Chatsworth Road and Speedwell Place Road, both of which are unimproved roadways at Lat. 39.797; Long. -74.581. The approved site is located on the boundary of the Pinelands Preservation Area and the Pinelands Special Agricultural Production Area.

AT&T’s Professional Planner, Brian Seidel, drove the area for both site 041 and 062. Mr. Seidel found that the approved site location for 041 is very rural and generally undeveloped. Apple Jack Road is the closest improved roadway, located approximately 1.4 miles to the northeast of the approved site location. Two residential properties were identified on Apple Jack Road. A tower has not been constructed in this location. Site CP 006 / PCS 041 / ATT 041 was eliminated from consideration due to the distance from the intended RF coverage area and the lack of available utilities. A coverage map Exhibit 2C is attached showing that the coverage from 041 is not sufficient to eliminate the need for the proposed site. Finally as has been previously stated herein AT&T has determined that the proposed Chatsworth site eliminates the need for AT&T to utilize site 041.

## **ANALYSIS OF SITE PCS 062 / ATT 062**

Site # PCS 062 / ATT 062 is located southwest of NJ Highway 73 just south of the intersection of NJ Highway 73 and Lauries Road on an unimproved dirt road at Lat. 39.822; Long. -74.448.

The previously approved site PCS 062 / ATT 062 is located approximately 4.0 miles to the east of site 400. It is located within the P-P Pinelands Preservation Area of Woodland Township, Burlington County. A tower has not been constructed in this location.

The PCS 062 / ATT 062 location is very rural and generally undeveloped. State Highway 72 is the closest improved roadway, located approximately 0.4 miles to the northeast of the approved site location. No developed properties were observed within 1.0 mile of the approved location. Site PCS 062 / ATT 062 was eliminated from consideration due to the lack of population, the distance from the intended RF coverage area, and the lack of available utilities. A coverage map Exhibit 2F is attached showing that the coverage from 062 is not sufficient to eliminate the need for the proposed search area.

## **DEMONSTRATION THAT THE SITING REQUIREMENTS OF NJAC 7:50-5.4 (C) 4vii REQUIRING SITING AT THE LOCATON WHICH WILL HAVE THE LEAST VISUAL IMPACT ON THOSE USES AND RESOURCES DESCRIBED IN 4ii, 4iii, AND 4v.**

As set forth above, the attached Exhibits 4A thru 4J demonstrate that the antenna and supporting structure can be sited at the location that is consistent with the locational requirements of N.J.S.A 7:50-5.4(C)vi. This Plan Amendment recognizes that it will be the Applicants burden to demonstrate satisfaction with the Pinelands regulations at the time that an application is made for Pinelands approval of a specific site. AT&T has provided information herein to demonstrate that at least one site does satisfy the requirements cited in 7:50-5.4(c)4 ii, iii, and v. As support for this statement that at least one site satisfies N.J.A.C. 7:50-5.4 (c)4ii, please see Exhibits 4A thru 4J.

As support that the plan satisfies the requirements of N.J.S.A. 7:50-5.4 (c)4iii, Mr. Seidel advises:

The Pine Plains are located approximately 9 miles to the east of the proposed site. (Site 400). N.J.A.C. 7:50-6.105(a) designates 'wild and scenic' rivers and requires structures within 1,000 feet of the centerline of these identified rivers to be 'designed to avoid visual impacts' as viewed from these rivers. There are no designated wild and scenic rivers within 1,000 feet of the proposed facility. The closest identified resource to the proposed facility is 'The Wading River-Confluence with the Mullica River to Route 263 Crossing at Speedwell', which is located 3.8 miles to the south to the subject property

As support that the plan satisfies the requirements of N.J.S.A. 7:50-5.4 (c)4v, we note that Site 400 is of sufficient size to be able to comply with all buffer and setback requirements. At the time that an actual application is made the plans and drawings in support of the application will demonstrate compliance

#### **FUTURE SITE LOCATIONS / 5-10 YEAR HORIZON PLAN**

Pursuant to N.J.A.C. 7:50-5.4 (c) 6, the Plan shall provide 5 and 10 year horizons for future FirstNet/AT&T site locations. FirstNet communications service is provided through AT&T's wireless network, therefore, the provided inventory of existing and Pinelands Commission approved site locations will be utilized and prioritized over the next 5-10 years to provide AT&T as well as FirstNet service. It is also worth repeating in regard to the 5 and 10 year Plan: All future sites deployed by AT&T in New Jersey (including the Pinelands) will include and augment the FirstNet network as they are launched. Within the Pinelands specifically, no additional AT&T/FirstNet sites that would require an amendment to the approved wireless carrier plans are deemed necessary at this time. Rather, AT&T will use the proposed Chatsworth site and sites already approved by the Pinelands Commission.

#### **Review of Alternate Technologies that may become available for use in the near-future N.J.A.C. 7:50-5.4 (c)6**

As set forth by each of the Plans and Amendments approved by the Pinelands Commission, the primary alternatives to building sites using towers capable of being extended to 200' are Distributed Antenna Systems technology, a/k/a DAS and small cell technology. Neither system is considered reliable in an environment that covers large open spaces, forests and waterways. While DAS systems can be used outdoors, they are generally deployed to provide improved INBUILDING service. The radio frequency coverage from a DAS system is directed along the road on which it is placed and each site only covers a very limited distance (a thousand feet or so). Similarly, a small cell also has a very small RF footprint. Such systems would not achieve coverage goals for FirstNet which needs the ability of a macro site to cover areas of 2 mile radius or more so that first responders can fight fires and respond to emergencies far from roads. Further, many areas of the Pinelands do not have sufficient number and placement of existing structures, such as utility poles, to accommodate a DAS or small cell deployment. Also, the CMP regulations regarding ground disturbance as well as environmental factors involving various species, plants and wild and scenic areas also make DAS and small cells impractical. Finally small cells are also, in many instances, on small towers and would be subject to all of the same regulations as set forth in the CMP.

#### **Approximate location of all proposed facilities per N.J.A.C. 7:50-5.4 (c)6**

Attached as Exhibit 1 is a list of all of the sites on which AT&T is located and which have or are capable of having FirstNet service located thereon. This list together with the sites approved in the Plans and Amendments already approved by the Pinelands Commission which are incorporated herein, together with the location of the one site proposed herein, satisfies the requirement of N.J.A.C. 7:50-5.4 (c)6 to provide the approximate location of all proposed facilities.

#### **Co-Locations**

AT&T has in the previous plans already agreed to abide by the requirement to provide co-location. AT&T also agrees to allow co-location in accordance with its prior representations to the proposed Chatworth tower.

#### **Conclusion**

The addition of one site, in the Chatsworth area, to the existing Plans in which AT&T or its predecessors in interest have participated is consistent with those Plans and satisfies the requirements set forth in N.J.A.C. 7:50-5.4 et seq. This Amendment has the added benefit of allowing FirstNet service to be deployed in the

Chatsworth Village area thereby enhancing the public health and safety of the entire area.

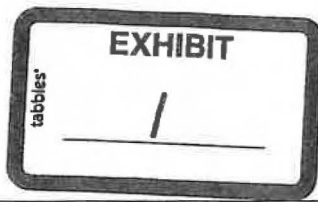
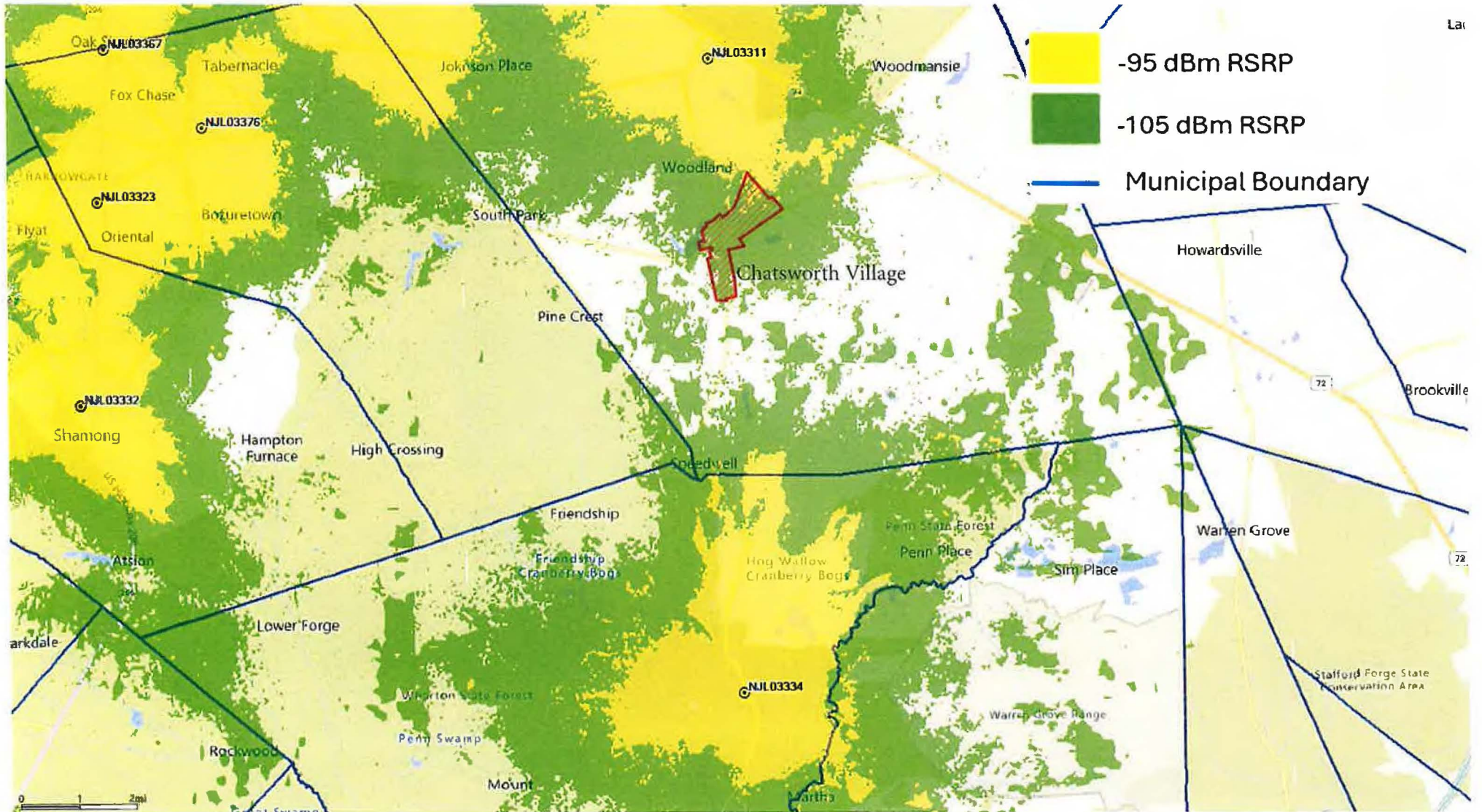


Exhibit 1: Existing AT&T On-Air Sites

September 2025

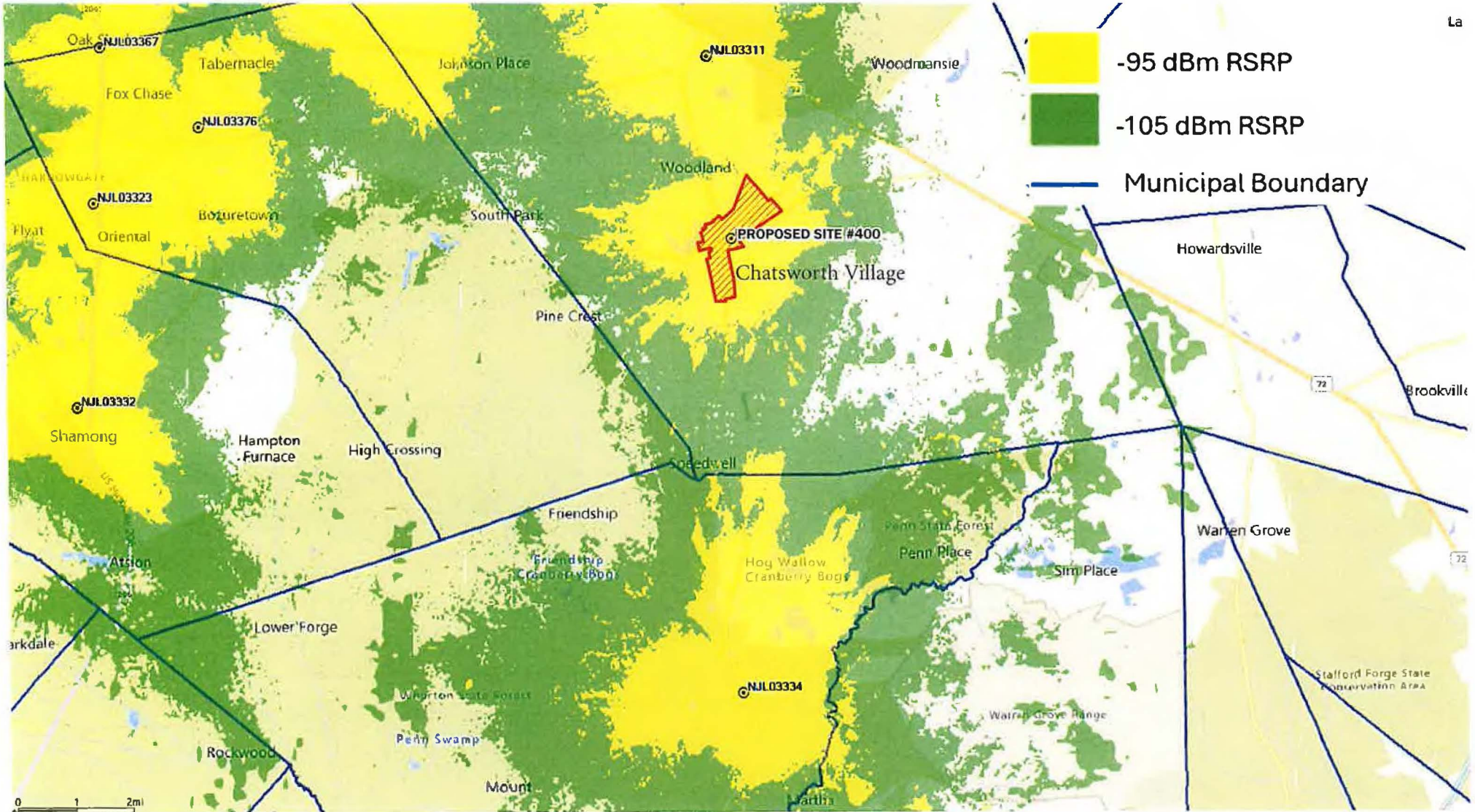
Latitude	Longitude	Name	PCS Plan	Cellular Plan	ATT Plan
39.64680	-74.939883	CECIL	1	30	1
39.74417	-74.911940	WILLIAMSTOWN JUNCTION	2		2
39.51903	-74.692894	LAURELDALE HAMILTON	7	17	7
39.48111	-74.849194	MIZPAH	11	34	11
39.56580	-74.817000	PENNY POT	14		14
39.89667	-74.593389	WOODLAND	20		20
39.86442	-74.539667	CHATSWORTH	22	41	22
39.77902	-74.742394	ATIONS	23	11	23
39.86503	-74.809190	MEDFORD LAKES	27	8	27
39.70792	-74.530678	JENKINS	29	25	29
39.67108	-74.773831	DUTCHTOWN	30	12	30
39.62232	-74.645519	BATSTO	31	16	31
39.40050	-74.826700	DOROTHY NJ	32	35	32
39.79639	-74.370280	BARNAGET	35	5	35
39.95667	-74.379170	MANCHESTER	39	24	39
39.47920	-74.698303	MAYS LANDING EAST	43		43
39.72266	-74.858325	WATERFORD WORKS	47		47
39.63300	-74.806000	HAMMONTON NORTH	48		48
39.71556	-74.291940	STAFFORD	59	42	59
39.40605	-74.571180	SHORE MALL		19	300
39.44724	-74.573086	ATLANTIC CITY AIRPORT			304
39.43860	-74.683603	BABCOCK ROAD		50	308
39.45281	-74.746270	MAYS LANDING			309
39.57612	-74.865650	CEDAR LAKE NJ		14	310
39.44883	-74.631508	EXIT 12 AC EXPWY			313
39.48935	-74.533261	STOCKTON UNIVERSITY SOUTH			315
39.48310	-74.651700	HAMILTON TOWNSHIP			322
39.98770	-74.551803	HANOVER FURNACE			328
39.82958	-74.736366	TABERNACLE		26	331
39.87967	-74.647354	BURRS MILL		7	332
39.95298	-74.551109	Mt Misery			336
39.84529	-74.829040	TAUNTON LAKE		28	337
39.85708	-74.870750	KINGS GRANT	26	44	338
39.60503	-74.433920	GREENBUSH			340
39.78483	-74.911700	BERLIN TOWNSHIP			343
39.75371	-74.882797	ATCO		29	344
<b>39.70740</b>	<b>-74.895103</b>	<b>BRADDOCK</b>			348
<b>39.28657</b>	<b>-74.754722</b>	<b>TUCKAHOE</b>		51	352
39.60376	-74.755250	SWEETWATER NJ			363
39.84780	-74.702500	EAST TABERNACLE			364
39.73780	-74.869400	CHESILHURST			366
39.42108	-74.584140	PLEASANTVILLE WEST		56	371
39.36318	-74.927675	HUNTERS MILL		21	372
39.61530	-74.855003	CE WATER TANK			373
39.90222	-74.822778	MEDFORD	45	43	
39.24201	-74.813578	WOODBINE			
39.48621	-74.600130	POMONA NJ			
39.54703	-74.638194	EGG HARBOR		33	
39.55528	-74.746392	ELWOOD		31	
39.61750	-74.820556	HAMMONTON		46	
39.67875	-74.869806	BLUE ANCHOR		45	
39.68142	-74.994000	WILLIAMSTOWN			
39.77397	-74.828854	PARKDALE			
39.86732	-74.733798	TANGLEWOOD			
39.96889	-74.590833	BROWNS MILLS		40	
40.00120	-74.623300	FORT DIX			

# AT&T Existing Reliable Coverage



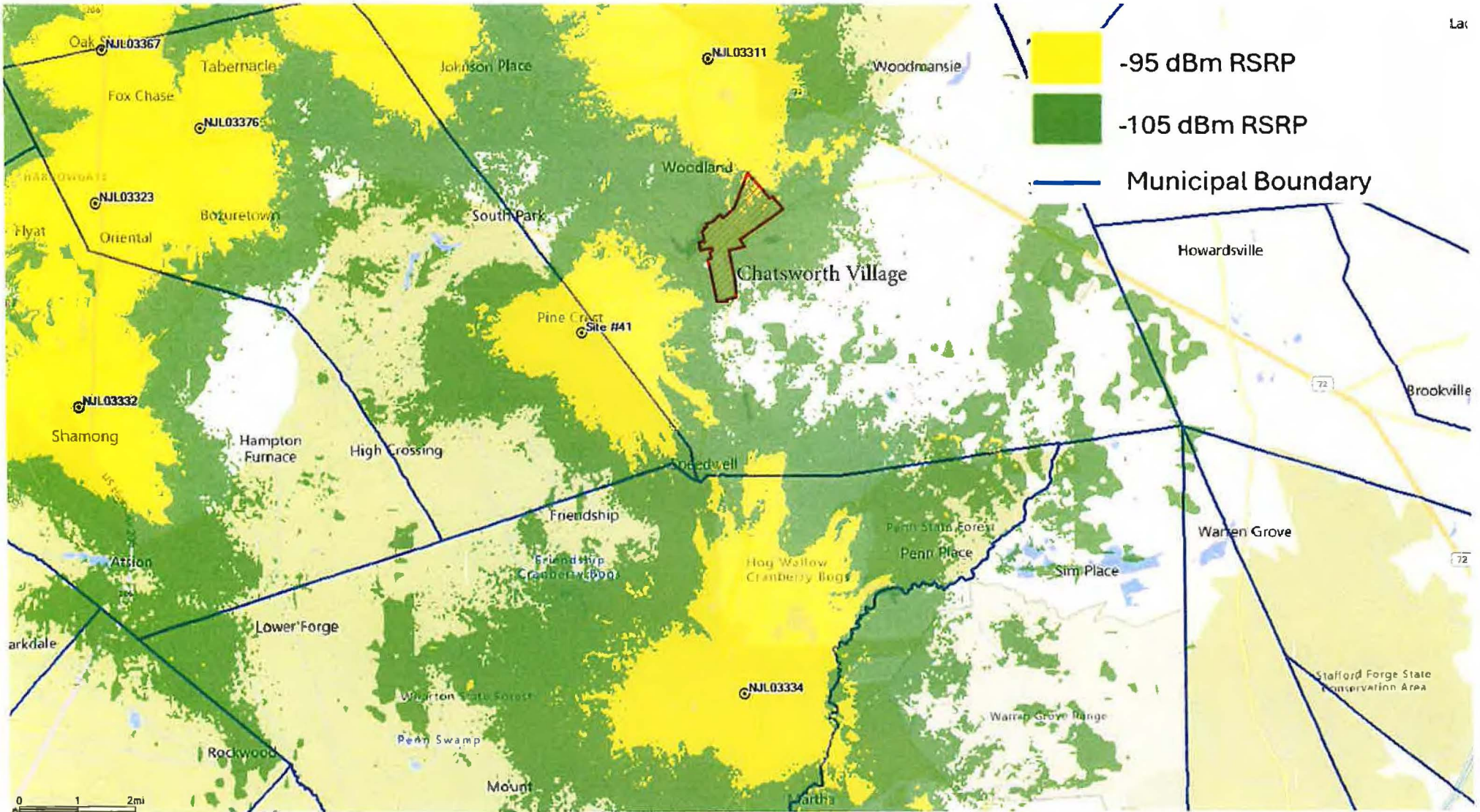
PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dBmEng.com](mailto:info@dBmEng.com)

# AT&T Proposed Reliable Coverage



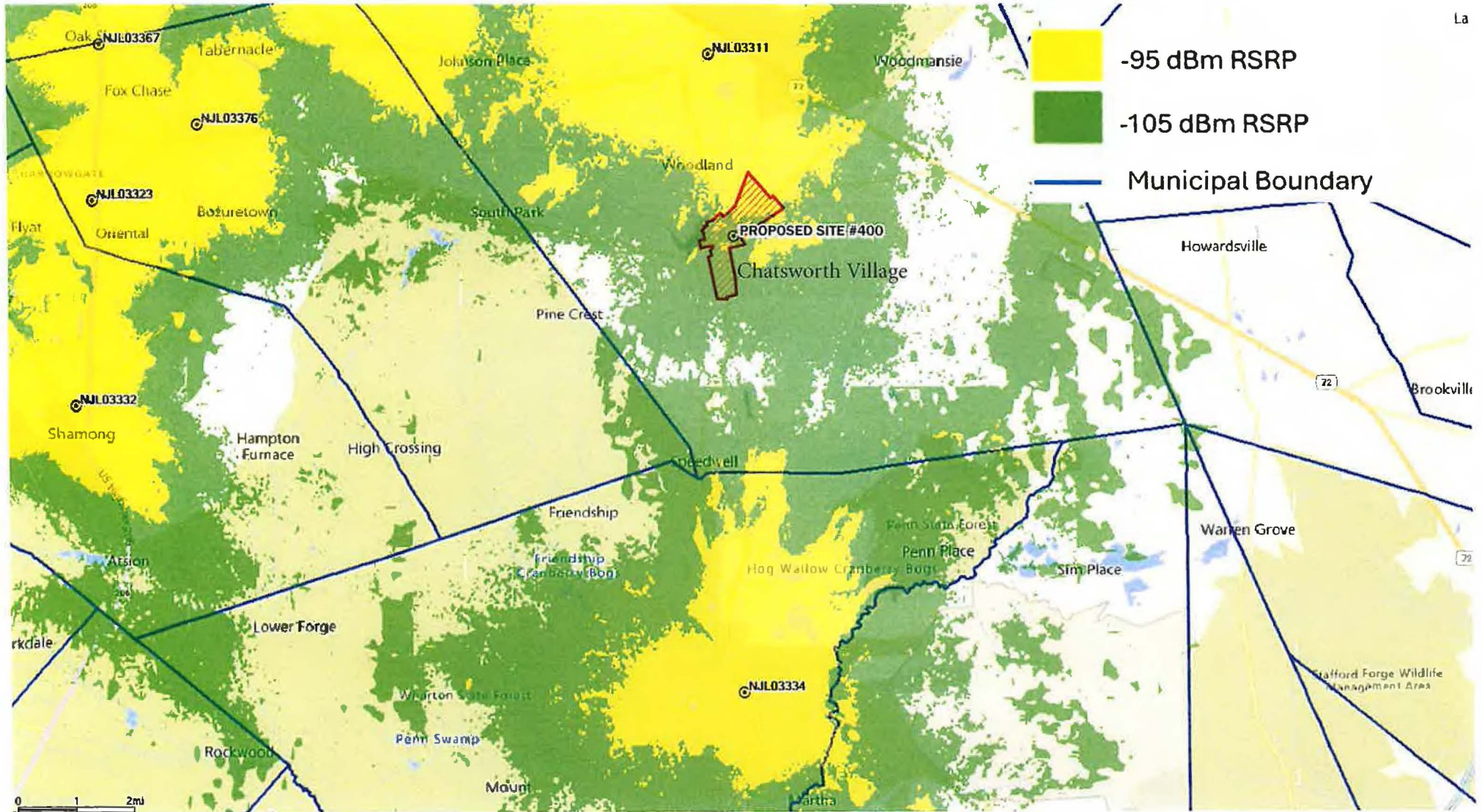
PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dBmEng.com](mailto:info@dBmEng.com)

# AT&T Reliable Coverage with Original Site #41



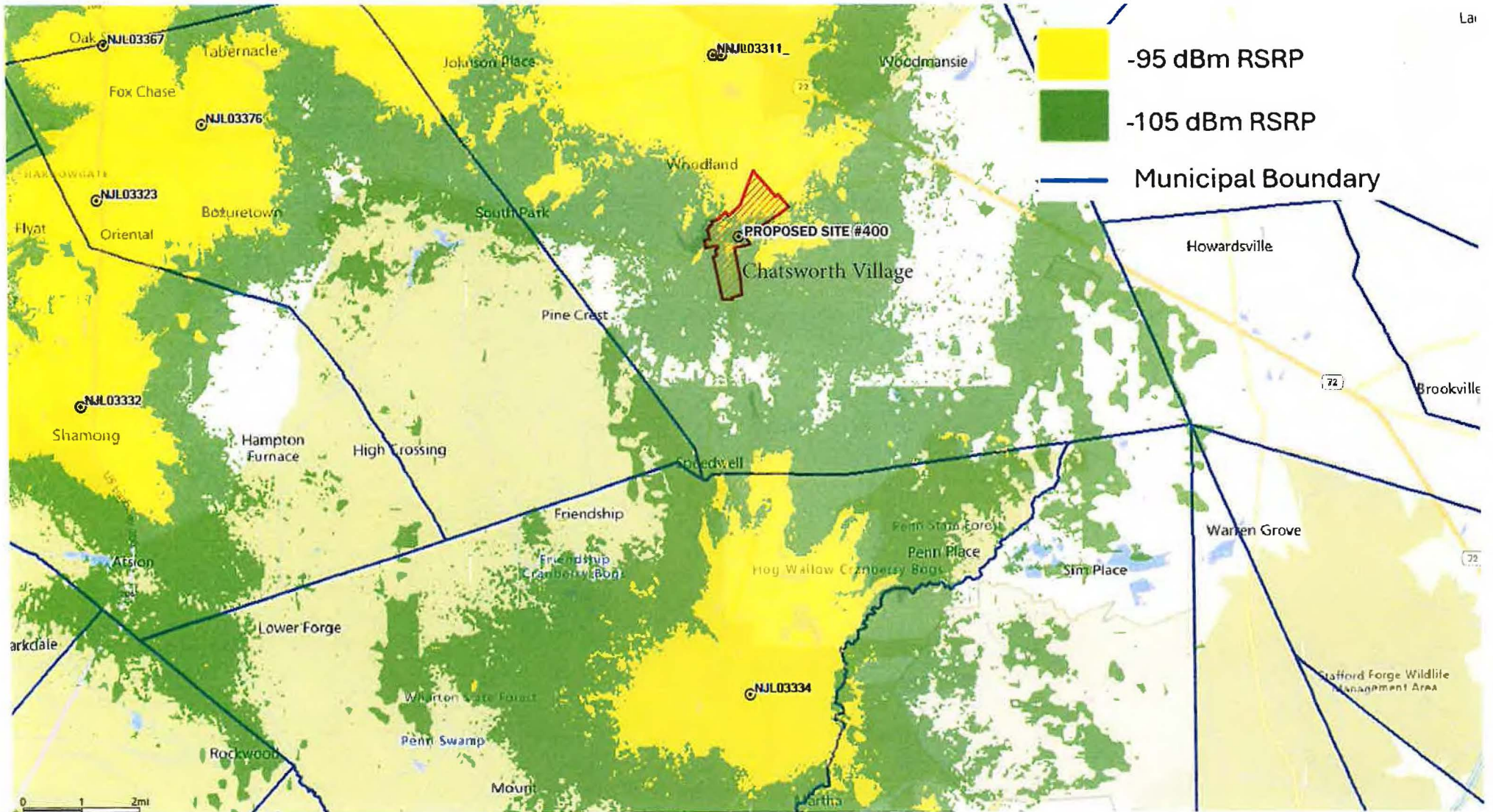
PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dBmEng.com](mailto:info@dBmEng.com)

# AT&T Reliable Coverage with "Chatsworth" raised to 219' AGL



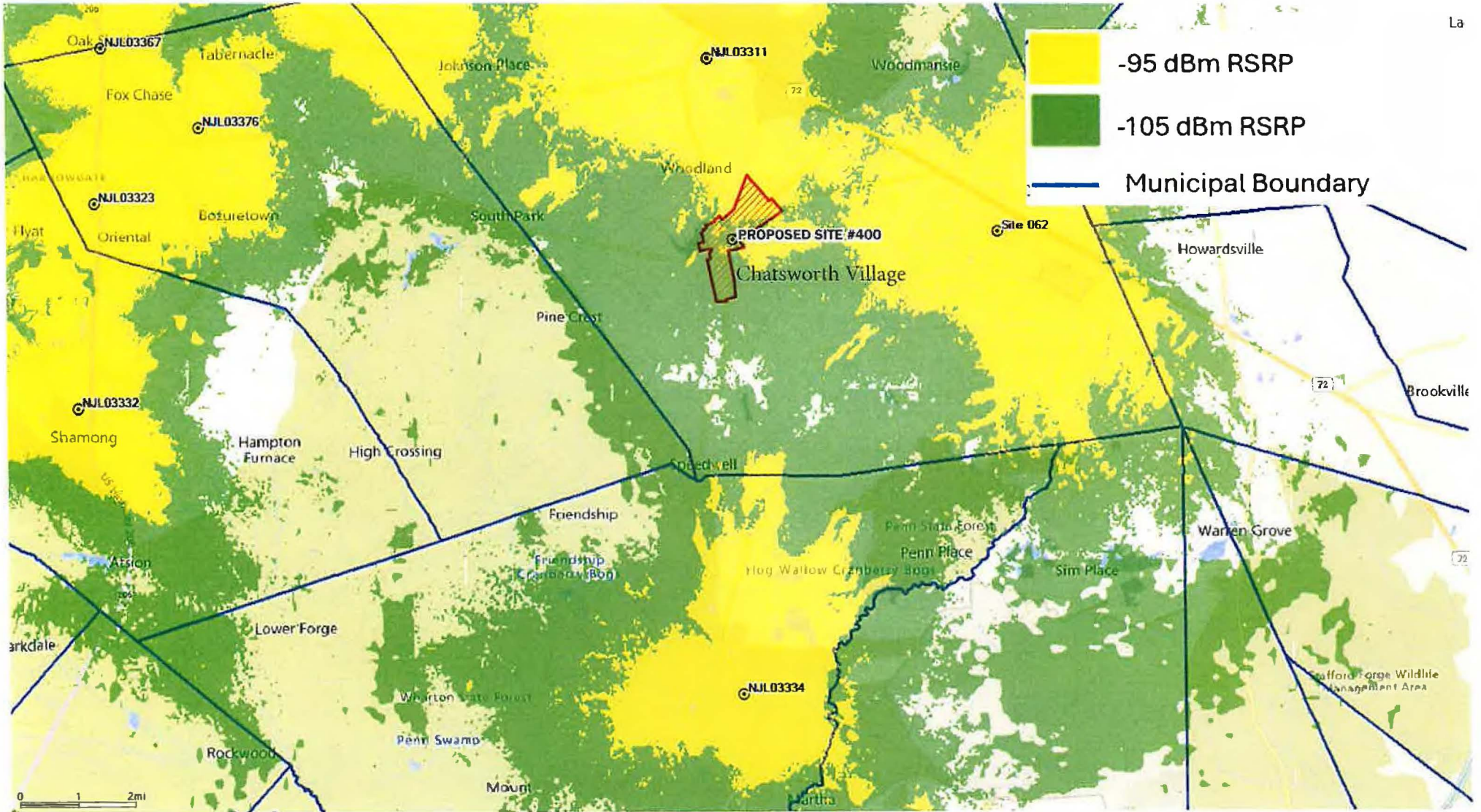
PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dBmEng.com](mailto:info@dBmEng.com)

# AT&T Reliable Redundant Coverage with “Chatsworth” and adjacent site on-air and both raised to 219’ AGL

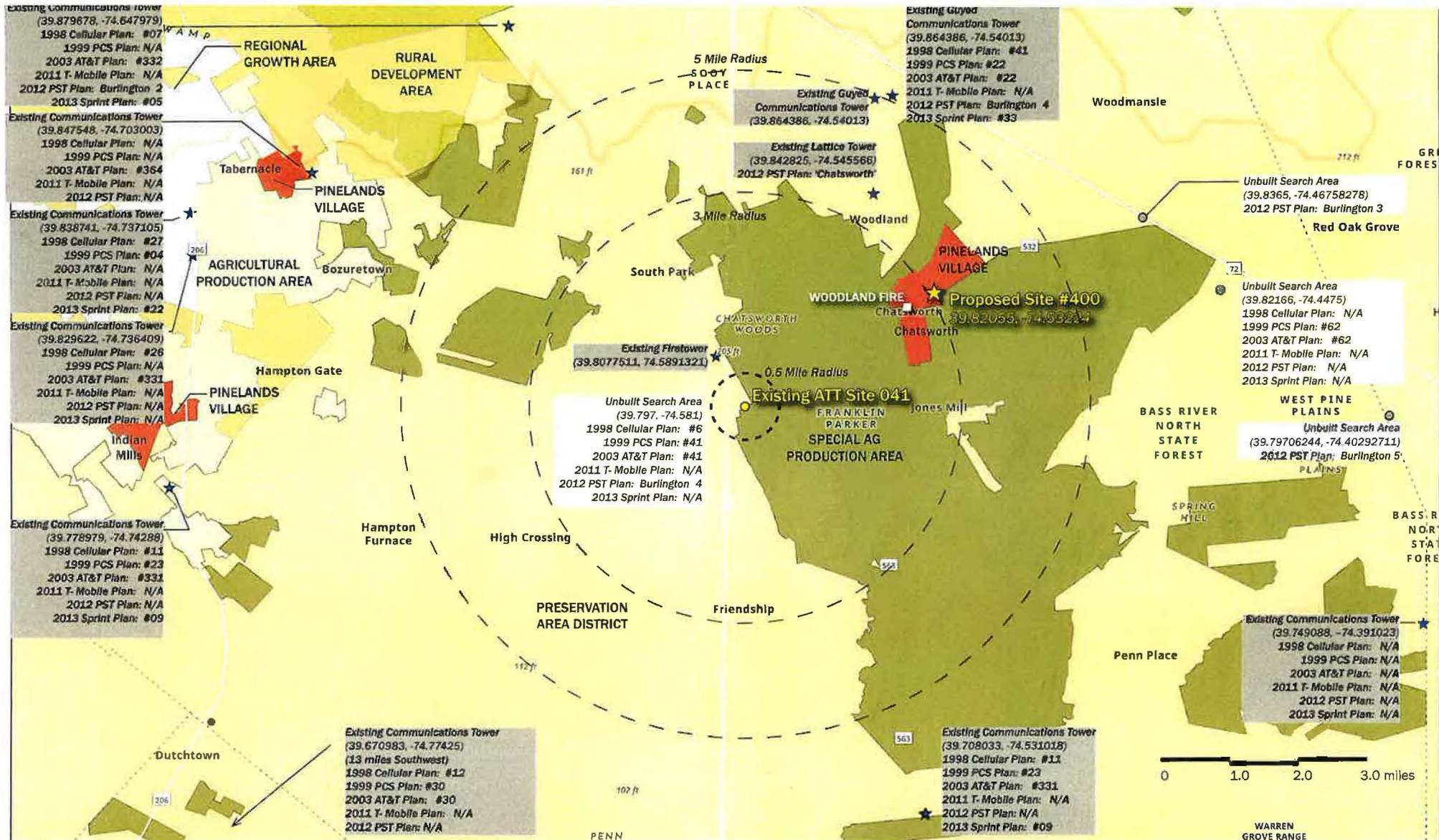


PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dbmEng.com](mailto:info@dbmEng.com)

# AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL and “Site 062” at 200’ AGL



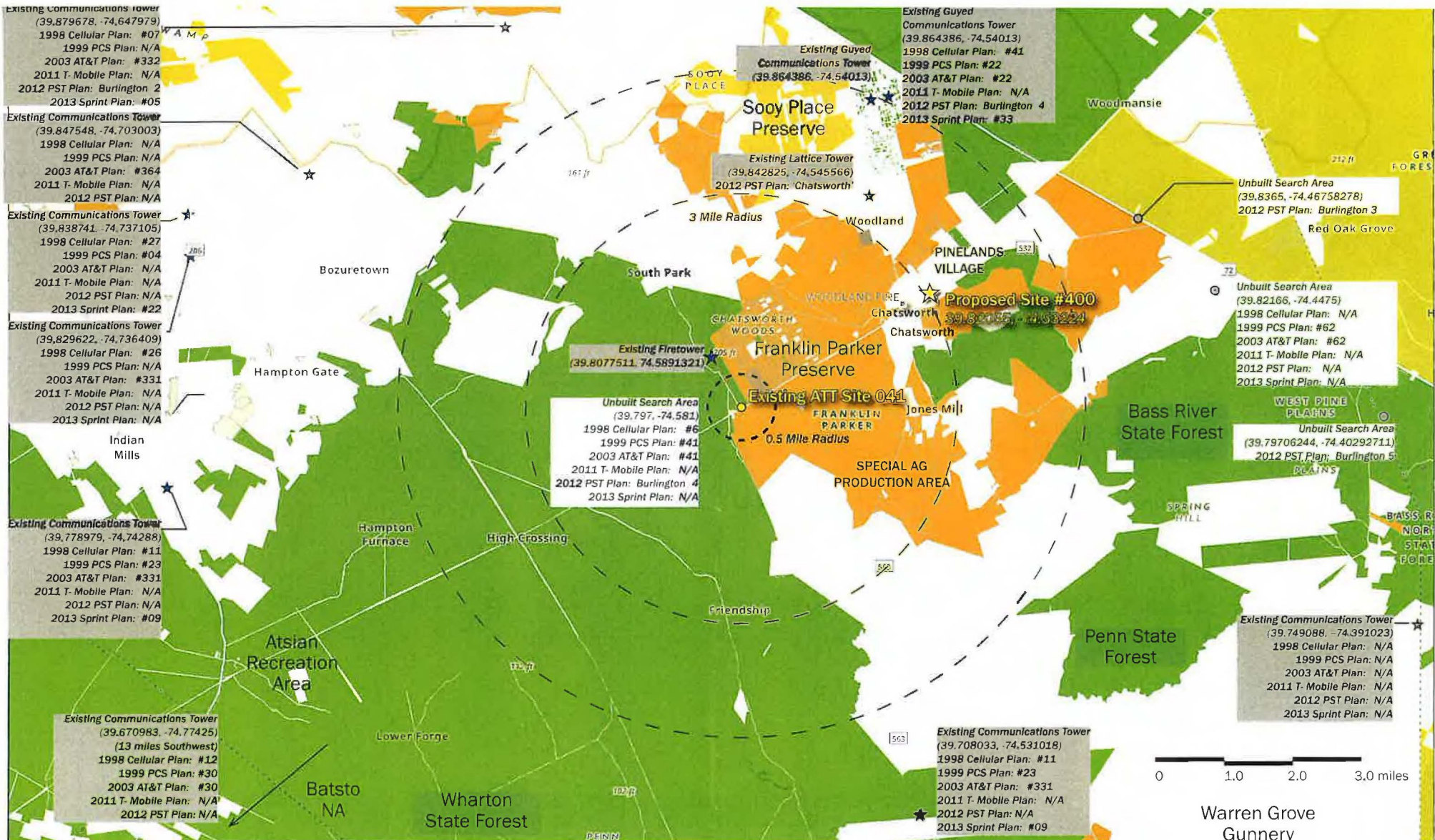
PO Box 165  
Fairview Village, PA 19409  
Phone: 610.304.2024  
[info@dBmEng.com](mailto:info@dBmEng.com)



**Map A - Existing ATT Site 041/ Proposed Site 400/ Site Inventory - 6 Miles**  
Woodland Township, Burlington County, NJ  
September 25, 2025



- Graphics Key
- ★ Existing Facilities and Tall Structures
  - ⊙ Unbuilt Search Areas



**Existing Communications Tower**  
(39.879678, -74.647979)  
1998 Cellular Plan: #07  
1999 PCS Plan: N/A  
2003 AT&T Plan: #332  
2011 T-Mobile Plan: N/A  
2012 PST Plan: Burlington 2  
2013 Sprint Plan: #05

**Existing Communications Tower**  
(39.847548, -74.703003)  
1998 Cellular Plan: N/A  
1999 PCS Plan: N/A  
2003 AT&T Plan: #364  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A

**Existing Communications Tower**  
(39.838741, -74.737105)  
1998 Cellular Plan: #27  
1999 PCS Plan: #04  
2003 AT&T Plan: N/A  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: #22

**Existing Communications Tower**  
(39.829622, -74.736409)  
1998 Cellular Plan: #26  
1999 PCS Plan: N/A  
2003 AT&T Plan: #331  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: N/A

**Existing Communications Tower**  
(39.778979, -74.74288)  
1998 Cellular Plan: #11  
1999 PCS Plan: #23  
2003 AT&T Plan: #331  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: #09

**Existing Communications Tower**  
(39.670983, -74.77425)  
(13 miles Southwest)  
1998 Cellular Plan: #12  
1999 PCS Plan: #30  
2003 AT&T Plan: #30  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A

**Unbuilt Search Area**  
(39.797, -74.581)  
1998 Cellular Plan: #6  
1999 PCS Plan: #41  
2003 AT&T Plan: #41  
2011 T-Mobile Plan: N/A  
2012 PST Plan: Burlington 4  
2013 Sprint Plan: N/A

**Existing Guyed Communications Tower**  
(39.864386, -74.54013)  
1998 Cellular Plan: #41  
1999 PCS Plan: #22  
2003 AT&T Plan: #22  
2011 T-Mobile Plan: N/A  
2012 PST Plan: Burlington 4  
2013 Sprint Plan: #33

**Unbuilt Search Area**  
(39.8365, -74.46758278)  
2012 PST Plan: Burlington 3

**Unbuilt Search Area**  
(39.82166, -74.4475)  
1998 Cellular Plan: N/A  
1999 PCS Plan: #62  
2003 AT&T Plan: #62  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: N/A

**Unbuilt Search Area**  
(39.79706244, -74.40292711)  
2012 PST Plan: Burlington 5

**Existing Communications Tower**  
(39.749088, -74.391023)  
1998 Cellular Plan: N/A  
1999 PCS Plan: N/A  
2003 AT&T Plan: N/A  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: N/A

**Existing Communications Tower**  
(39.708033, -74.531018)  
1998 Cellular Plan: #11  
1999 PCS Plan: #23  
2003 AT&T Plan: #331  
2011 T-Mobile Plan: N/A  
2012 PST Plan: N/A  
2013 Sprint Plan: #09



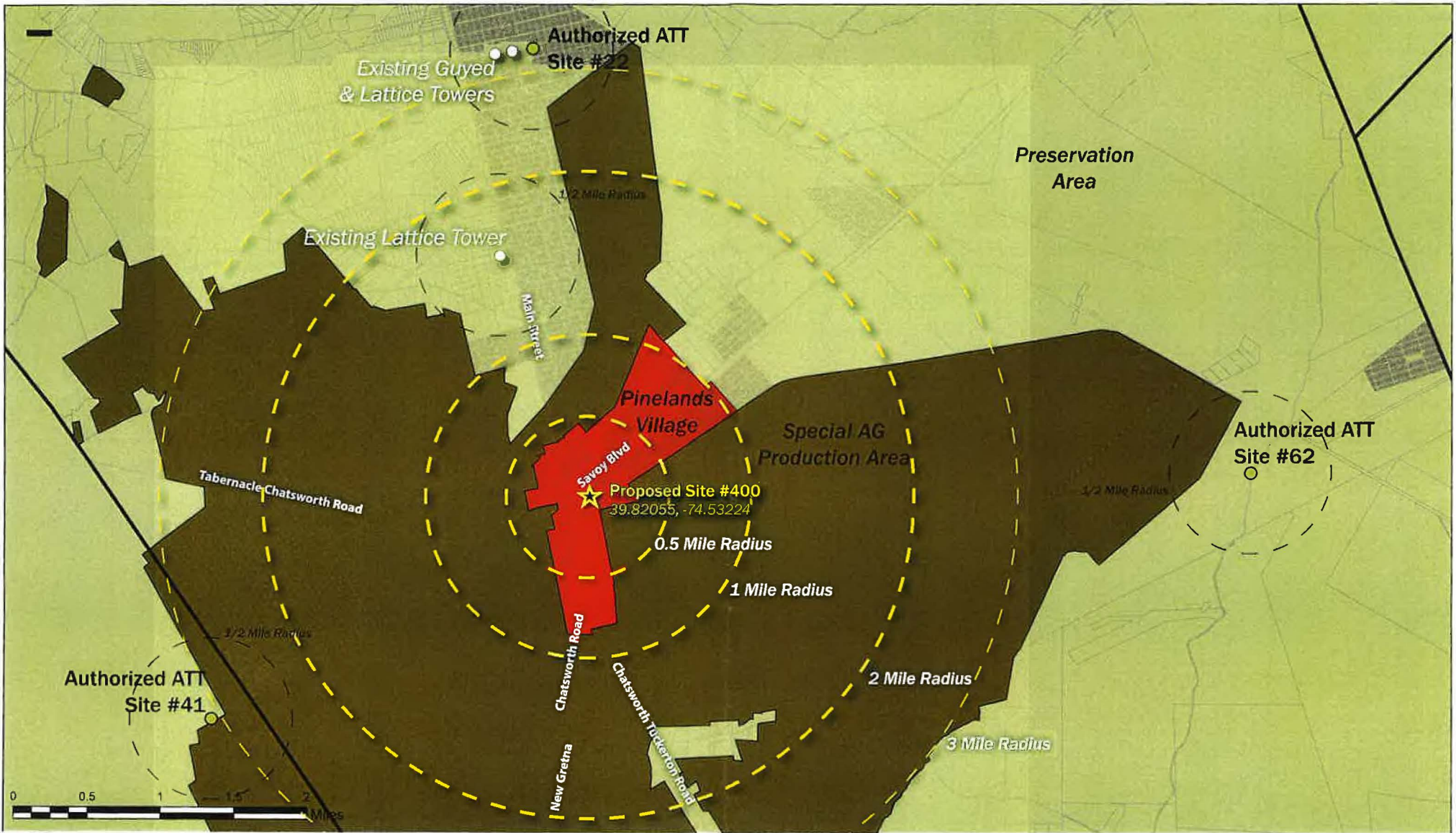
Warren Grove Gunnery

- Graphics Key
- ★ Existing Facilities and Tall Structures
  - ⊙ Unbuilt Search Areas



**Map B - Existing ATT Site 041/ Proposed Site 400/ Open Space Inventory - 6 Miles**  
Woodland Township, Burlington County, NJ  
September 25, 2025

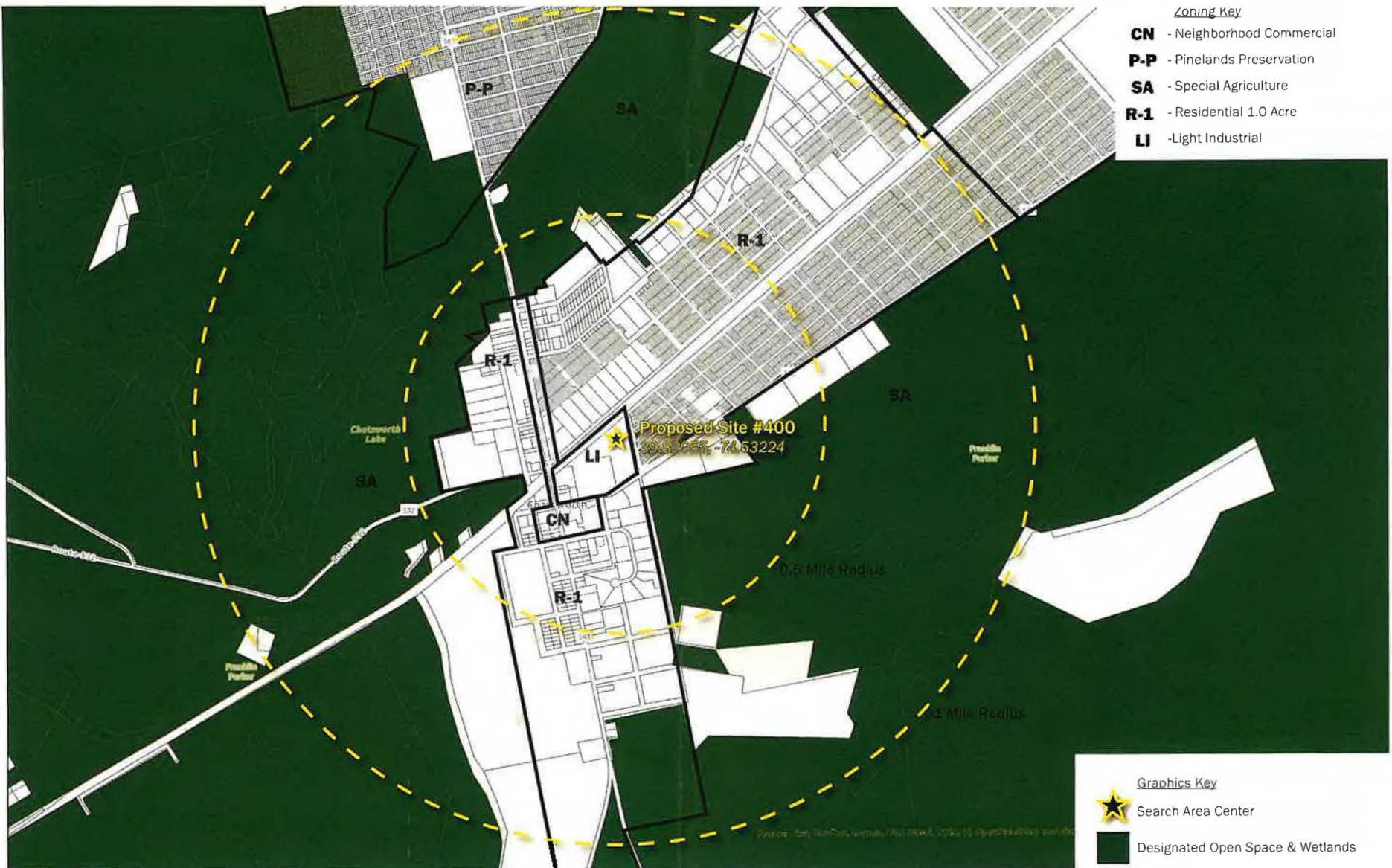




**Map C - Proposed Site 400/ Pineland Management Areas - 3 Miles**  
 Woodland Township, Burlington County, NJ  
 September 25, 2025

EXHIBIT  
 3C

- Zoning Key
- CN** - Neighborhood Commercial
  - P-P** - Pinelands Preservation
  - SA** - Special Agriculture
  - R-1** - Residential 1.0 Acre
  - LI** - Light Industrial

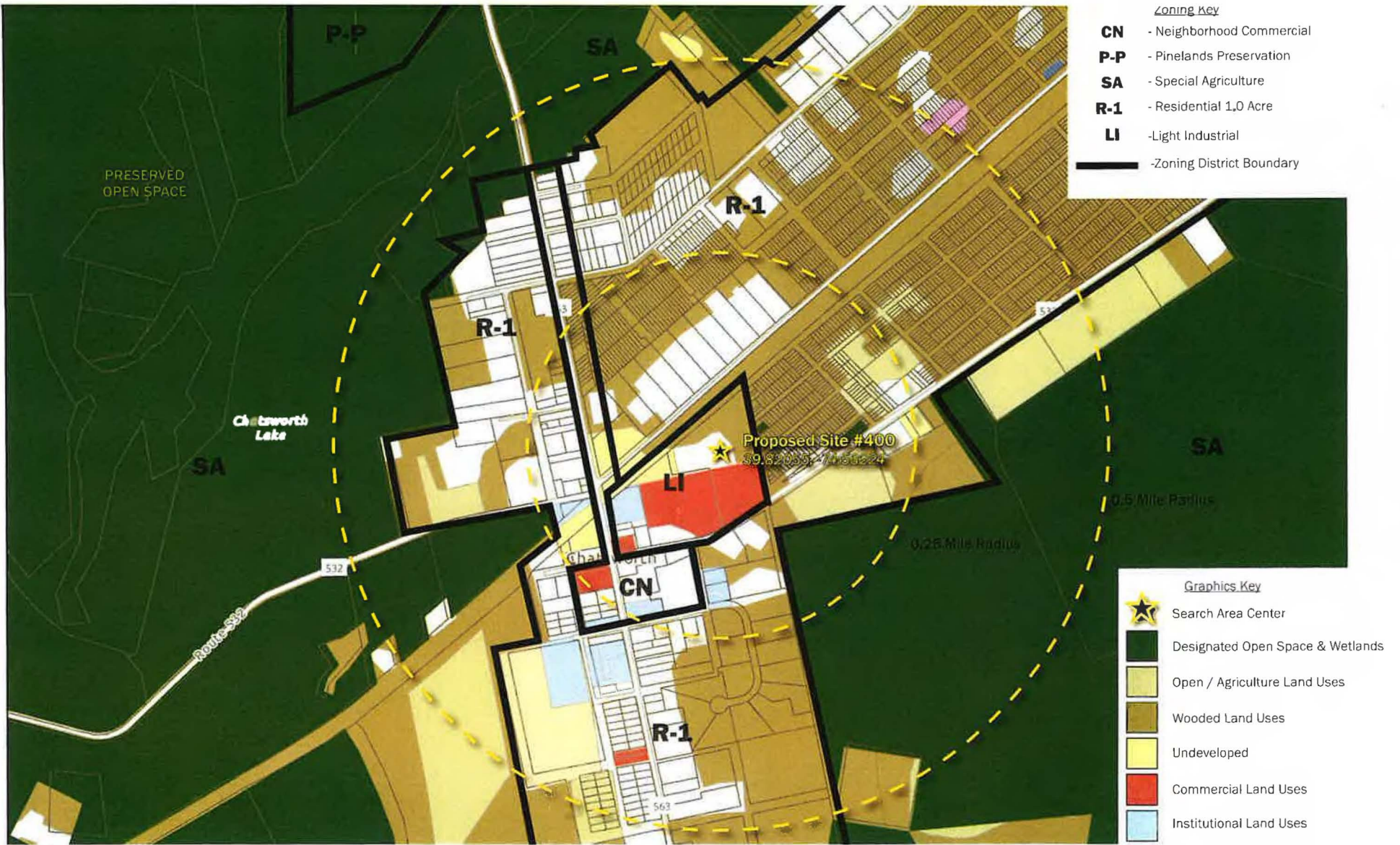


- Graphics Key
- Search Area Center
  - Designated Open Space & Wetlands



**Map D - Proposed Site 400/ Chatsworth Village Zoning - 1 Mile**  
 Woodland Township, Burlington County, NJ  
 September 25, 2025

EXHIBIT  
 30



- Zoning Key**
- CN** - Neighborhood Commercial
  - P-P** - Pinelands Preservation
  - SA** - Special Agriculture
  - R-1** - Residential 1.0 Acre
  - LI** - Light Industrial
  - - Zoning District Boundary

- Graphics Key**
- Search Area Center
  - Designated Open Space & Wetlands
  - Open / Agriculture Land Uses
  - Wooded Land Uses
  - Undeveloped
  - Commercial Land Uses
  - Institutional Land Uses
  - Industrial Land Uses
  - Residential Land Uses



**Map E - Proposed Site 400/ Chatsworth Village Zoning & Land Use - 0.5 Mile**  
 Woodland Township, Burlington County, NJ  
 September 25, 2025

EXHIBIT  
 3E



**Map F - Proposed Site 400/ Chatsworth Village Zoning & Aerial - 0.25 Mile**  
 Woodland Township, Burlington County, NJ  
 September 25, 2025



# Photographic Inventory & Simulations

Proposed AT&T Site 400 / 39.82055, -74.53224  
160-foot Monopole - Wireless Telecommunication Facility

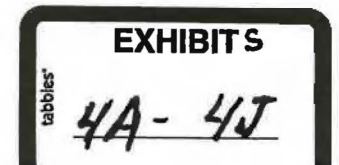
1555 Chatsworth Barnegat Road  
Chatsworth, NJ 08019  
Woodland Township, Burlington County

September 25, 2025

Prepared For:



Prepared By:





© Seidel Planning & Design, Ltd. 2020

Photographic Key Map - Proposed ATT Site 400



Yellow Arrows  
Anticipated Visibility



Blue Arrows  
Obscured Visibility

White Arrows  
Not Visible

tabbles®

EXHIBIT

4/A





View # 1 - From Main Street & Peacock Street



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

EXHIBIT  
tabbles®  
4B

Not Visible





View # 2 - From Savoy Boulevard (Viewing East)

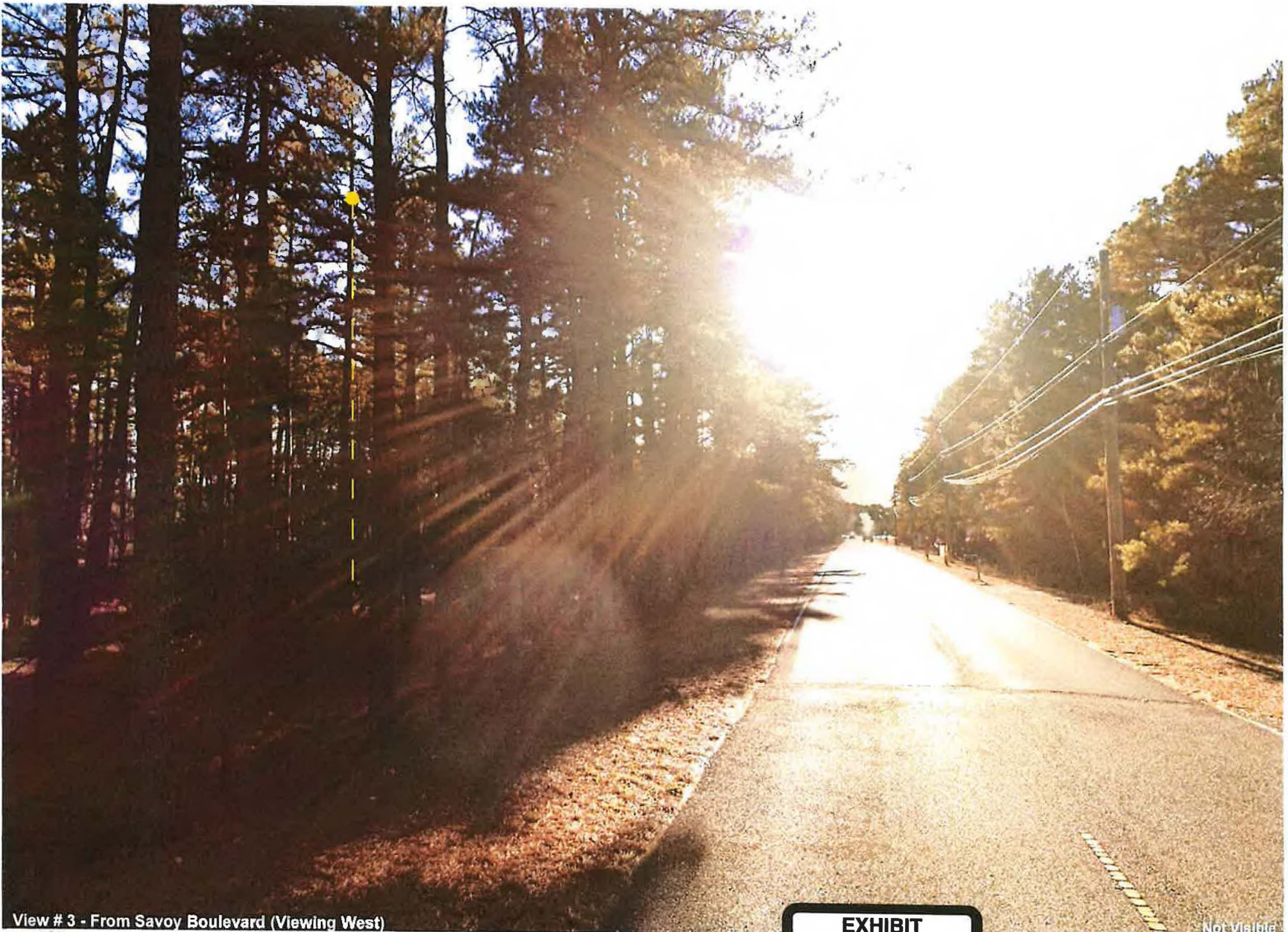


Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

EXHIBIT  
4/C

Not Visible





View # 3 - From Savoy Boulevard (Viewing West)



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

EXHIBIT

tabbles

40

Not Visible





View # 4 - From Chatsworth Barnegat Road



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025



Not Visible





View # 5 - From Chatsworth Barnegat Road



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

EXHIBIT  
*4F*

Anticipated Visibility  
 **seidel** planning & design  
land solutions



View # 6 - From Main Street & First Street



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

EXHIBIT

4/G

Anticipated Visibility





View # 7 - From Tabernacle Chataworth Road



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

tabbles<sup>®</sup> EXHIBIT  
4H

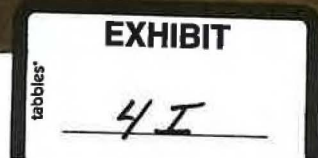
Anticipated Visibility  
 **seidel** planning & design  
land · solutions



View # 8 - From Main Street



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025



Obscured Visibility





View # 9 - From Tabernacle Chatsworth Road



Proposed AT&T Site 400 / 39.82055, -74.53224  
Exhibit Prepared: September 25, 2025

**EXHIBIT**

tabbles®

*4 J*

Anticipated Visibility





**From:** Kafka, John <[jkafka@co.burlington.nj.us](mailto:jkafka@co.burlington.nj.us)>  
**Sent:** Thursday, August 10, 2023 11:51 AM  
**To:** Bert Stern <[bstern@towernorth.com](mailto:bstern@towernorth.com)>  
**Cc:** Lash, Christopher <[Christopher.Lash@jacobs.com](mailto:Christopher.Lash@jacobs.com)>; Gubbei, Gary <[ggubbei@co.burlington.nj.us](mailto:ggubbei@co.burlington.nj.us)>  
**Subject:** RE: Communications Tower on Canal Street / Woodland Township

All concerned,

The Burlington County radio tower on Canal St in the Chatsworth section of Woodland Twp, NJ is a single antenna structure used to support multiple antennas operated by different carriers. The following is currently co-located on this tower:  
700 MHz National Interoperability 7 TAC channels 52, 54 and 76.  
Burlington County Public Safety (BCPS) 700 MHz P25 trunked system.  
BCPS VHF 4 Channel PSSN simulcast system.  
BCPS VHF Fire paging.  
BCPS Office of Emergency Management ARES/RACES.  
New Jersey State Police P25 trunked system.  
New Jersey Forest Fire VHF  
State of NJ Interoperability  
WBZC FM Broadcast  
Unfortunately, the tower is currently maxed out and we have no room to co-locate any other carriers.

Respectfully,

*John Kafka*

County of Burlington - Dept. of Public Safety  
Division Head - Communications Support Division  
1 Academy Drive Westampton, NJ 08060  
609 518 7762-Office  
609 820 1036-Cell  
609-265 1323-FAX  
[jkafka@co.burlington.nj.us](mailto:jkafka@co.burlington.nj.us)

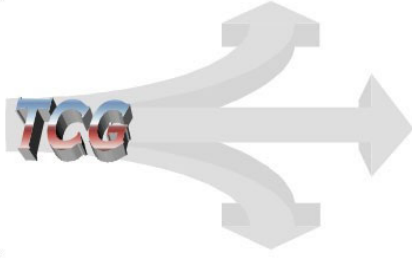
Appendix D - Hierarchical Policy for Locating Individual Wireless Facilities

The Plan also references a one-half mile radius around every proposed facility's approximate location. To properly apply the CMP's standards within the context of this Plan, if approved, the following procedure (adopted by the Commission on September 11, 1998) will be used when the companies seek to finalize these approximate locations.

1. Except as otherwise specifically noted in this report, there will be a general presumption that a facility's final location will be within the immediate area of the location proposed in this Plan, i.e., the Pinelands management area group and municipality described in the Plan as further defined using the geographic coordinates prepared by the Commission's staff. If it proves to be infeasible to site the facility on an existing, suitable structure (i.e., one that does not require a change in mass or height which significantly alters its appearance), the use of other existing structures or, as appropriate, eligible sites which meet the standards in N.J.A.C. 7:50-5.4(c)4 will be considered. The company's feasibility assessment will need to include confirmation from other parties to this Plan who are slated to share the facility that the selected site meets their needs.
2. If siting of the facility within the immediate area of the Plan location is infeasible, the company will broaden its search area consistent with the service need for the facility and in conformity with other appropriate technical considerations, but in no case will that area extend beyond a half-mile radius. This will require consultation with other parties to this Plan who are slated to share the facility to ensure that any new location meets their needs.
3. Within that broader search area, consideration will first be given to locating the needed antenna on an existing, suitable structure if that structure does not require a change in mass or height that significantly alters its appearance.
4. Failing that, the use of other existing structures that may require a significant change in mass or height (if appropriate in view of the CMP's standards, including those related to visual impacts) or sites for a new structure within the search area will be evaluated. Only those structures or sites which meet the requirements of N.J.A.C. 7:50-5.4(c)4. and other applicable CMP standards will be selected. If that broader search area crosses the boundaries of the Pinelands Area or its management areas, the company will seek to site the facility in the following order of preference:
  - a. Outside the Pinelands;
  - b. Pinelands Regional Growth Areas, Pinelands Towns and the developed portions of Military and Federal Installation Areas;
  - c. Pinelands Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas and Pinelands Villages other than those expressly identified in N.J.A.C. 7:50-5.4(c)6; and

d. Pinelands Preservation Area District, Special Agricultural Production Areas, Forest Areas and the Pinelands Villages expressly identified in N.J.A.C. 7:50-5.4(c)6.

5. If no feasible structures or sites are found, the company should reexamine the surrounding facility network and propose an amendment to this Plan which conforms to CMP standards. Of course, the company retains its right to seek a waiver of strict compliance from the standards of the CMP, although the Executive Director notes that the tests will be difficult to meet.



**DR. BRUCE A. EISENSTEIN**  
**CONSULTANT**  
7804 PINE ROAD  
WYNDMOOR, PA 19038  
Phone: 215.895.2359  
Internet: [eisenstein@drexel.edu](mailto:eisenstein@drexel.edu)

**Review of**  
**New Cingular Wireless PCS LLC D/B/A AT&T**  
**First Amendment**  
**to the 2003 AT&T Plan**  
  
**presented to the**  
  
**New Jersey Pinelands Commission**  
**November 26, 2025**

**Prepared by**  
  
**Bruce Eisenstein, Ph.D., P.E.**  
  
**December 22, 2025**

A handwritten signature in blue ink that reads 'Bruce A. Eisenstein'. The signature is fluid and cursive, with a long horizontal stroke at the end.

---

Bruce A. Eisenstein, Ph.D., P.E.

## **Introduction**

In preparation for this report, we reviewed the following Federal Document:

**\*\*\* The FCC Telecommunications Act of 1996**

We read and reviewed the package submitted on November 26, 2025 by Warren. O. Stillwell, Esq. Attorney for AT&T:

**Application of New Cingular Wireless PCS LLC d/b/a AT&T fir First Amendment To the 2003 AT&T Plan**

In addition , we reviewed the following Web Sites referenced in the 12/8/2025 email from Brad Lanute [PINELANDS]:

**State of New Jersey Pinelands Commission:**

- (1) **Planning for Wireless Communications Facilities  
(specifically the 2003 Appendix B (Technical Consultants Review): At&T Siting Plan Amendment)**  
<https://www.nj.gov/pinelands/landuse/current/wireless/>
- (2) **The Comprehensive Management Plan**  
<https://www.nj.gov/pinelands/cmp/>
- (3) **Pinelands Property Maps**  
<https://www.nj.gov/pinelands/home/maps/interactivemap/>
- (4) **Pinelands Property Map (Chatsworth area)**  
<https://www.nj.gov/pinelands/home/maps/maps/documents/archD.pdf>
- (5) **Data**  
<https://www.nj.gov/pinelands/home/maps/datas/index.shtml>

## **Background**

Cellular communication is enabled by allowing a handheld or mobile unit to communicate with an antenna site located near the base station at the center of a cell. Both the handheld and the base station must put out sufficient power so that they can “hear” each other. The handheld units are mobile, frequently in cars, and as the handheld crosses from one cell to another there must be a “handoff” or the call will be dropped creating an interruption in service. Consequently, sufficient power must be available traversing from cell to cell.

However, cell towers cannot emit too much power since the aim is to confine the signal to the rough borders of the cell. Consequently, the emissions from cell towers are generally low power and since the power from the cell tower degrades exponentially with distance from the tower site, the level of exposure for people on the ground is safe if the site is in full compliance with FCC standards. For that reason, when a cell site is to be constructed, it is required to produce a compliance report to show that the standards of the FCC have been met.

In addition, for the information of the Commission, propagation plots are required to show that the site is necessary and appropriate to satisfy the design standards of the applicant.

## **Analysis**

The applicant is requesting a modification to their 2003 Siting Plan Amendment (Web Site 1 from above). This is to improve the AT&T coverage in the area of Chatsworth Village for both wireless users and First Responders under the Federal FirstNet Authority for which AT&T was awarded a contract to “build and manage the National Public Safety Broadcast Network. The Exhibits 2A through 2F provided by DBM Engineering P. C. in the application package serve to demonstrate justification of the proposal to add Site 400 in Chatsworth and eliminate the need for AT&T to use the prior approved Site 41 to the AT&T Comprehensive Plan for the State of New Jersey Pinelands.

Exhibit 2A “Existing AT&T Reliable Coverage” is a propagation plot showing wireless coverage at a power level of -95 dBm<sup>1</sup> around the area of Chatsworth Village. It shows that the Village has very little reliable coverage at present.

Exhibit 2B “AT&T Proposed Reliable Coverage” is a propagation plot including the proposed antenna site 400 showing wireless coverage at a power level of -95 dBm including the entire area of Chatsworth village.

Exhibit 2C “AT&T Reliable Coverage with Original Site #41” is a propagation plot not

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<sup>1</sup> It should be noted that this power level is reasonable for design purposes and comports with numbers we have seen in other locations.

including the proposed antenna site 400 but with the prior approved Site #41 showing no improvement in wireless coverage for Chatsworth Village at a power level of -95 dBm.

Exhibit 2D “AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with the adjacent NJL03311 (called “Chatsworth”) raised to 219’ AGL and showing minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

Exhibit 2E AT&T Reliable Redundant Coverage with “Chatsworth” and adjacent site on-air and both raised to 219’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with both the adjacent NJL03311 (called “Chatsworth”) and the site to the left of NJL03311 on the map raised to 219’ AGL and still showing minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

Exhibit 2F “AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL and “Site 062” at 200’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with both the adjacent NJL03311 (called “Chatsworth”) site at 219’ AGL and the prior approved but unbuilt Site 062 if on air would again provide only minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

## **Conclusions**

We agree that removing Site 41 from the Comprehensive Plan and replacing it with the Proposed Site 400 in Chatsworth Village would meet the requirements of reliable coverage at -95dBm in Chatsworth Village and the surrounding area. In addition, the requirement for AT&T to provide FirstNet service to First Responders in the area will be met.

The proposed Site 400 is to be located “in or near a Pinelands Village (Chatsworth)” but the actual site has not been specifically identified. When and if that happens, the applicant will be required to “demonstrate satisfaction” with the Pinelands regulations at the time that an application is made for Pinelands approval of a specific site. In addition, zoning and RF safety requirements will have to be demonstrated by application to the appropriate municipal entity.



**RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION**

NO. PC4-26- 05

**TITLE:** To Approve the Pinelands Commission’s 2025 Annual Report

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

**WHEREAS**, in September 2006, then Governor Corzine issued Executive Order #37; and

**WHEREAS**, Executive Order #37 called for the preparation and approval of a comprehensive report concerning the operations of each State authority; and

**WHEREAS**, the report shall set forth the significant actions of the Commission; and

**WHEREAS**, because the report is to be done on an annual basis and it includes much of the same information as the Commission's Annual Report, which is required by the Pinelands Protection Act, the two reports have been combined every year since 2007 as a cost savings measure to eliminate waste and promote efficiency as called for in Executive Order #37; and

**WHEREAS**, the Commission has reviewed the 2025 Annual Report and finds that the 40-page document accurately reflects the agency’s accomplishments and activities for the year; and

**WHEREAS**, the Commission is proud of these significant achievements and of the agency’s work to preserve, protect and enhance the Pinelands; 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 attached 2025 Annual Report be approved, submitted to the Governor's Authorities Unit and posted on the Commission's website.

**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: March 13, 2026

Susan R. Grogan  
Executive Director

Laura E. Matos  
Chair



# 2025 Annual Report

New Jersey Pinelands Commission



**Cover photo:** The Pine Island Cranberry Company in Washington Township, Burlington County, permanently protected 3,980 acres of its farm by severing Pinelands Development Credits in 2025.  
Photo/Joel Mott

# Protecting the New Jersey Pinelands

The New Jersey Pinelands Commission is an independent state agency whose mission is to preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose.

The Commission was created by the passage of the Pinelands Protection Act in 1979.

To accomplish its mission, the Commission implements a comprehensive plan that guides land use, development and natural resource protection programs in the 938,000-acre Pinelands Area of southern New Jersey. The Commission's 15-member board consists of state, county and federal appointees who volunteer their time and expertise. The panel meets monthly and receives guidance from its Executive Director and staff.



**Above:** The state Pinelands Area is a million-acre mosaic of forests, farms, and towns, crisscrossed by rivers and streams and teeming with wildlife. It also boasts extraordinary scenic beauty, as shown in this photo of the 50-mile-long Mullica River.

Photo/Paul Leakan

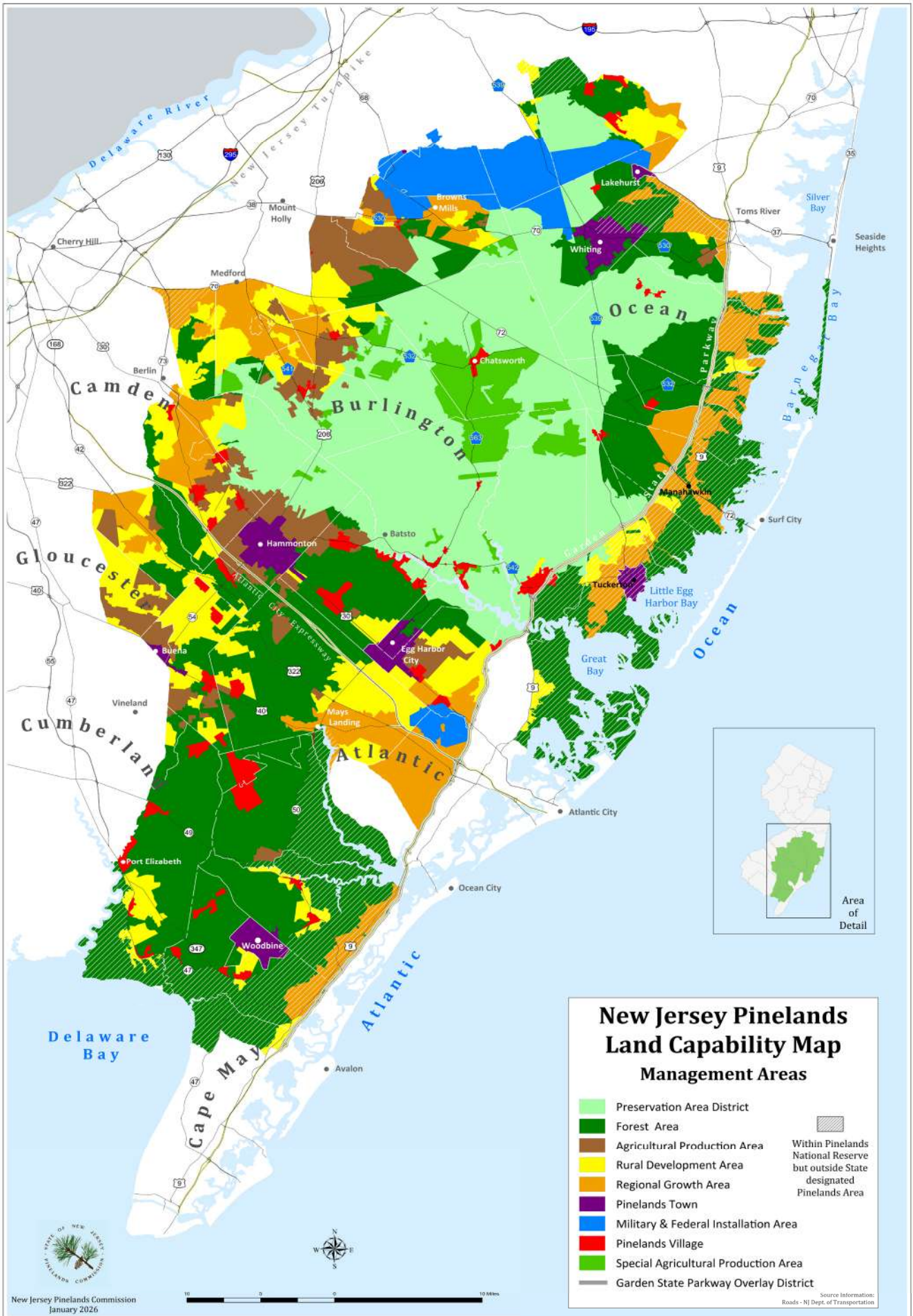
## Commissioners:

Laura E. Matos, Chair  
Alan W. Avery, Jr., Vice Chairman  
Nicholas Asselta  
Deborah Buzby-Cope  
Daniel Christy (Jan. 1, 2025 - Jan. 28, 2025)  
John Holroyd, Jr. (Jan. 1, 2025 - May 20, 2025)  
Jerome H. Irick  
Theresa Lettman  
Mark S. Lohbauer  
Gaetano Matro (August 25, 2025 - current)  
Mark Mauriello  
Jonathan Meade  
William Pikolycky  
Jessica Rittler Sanchez  
Ryck Signor (Jan. 28, 2025 - current)  
Doug Wallner

Susan R. Grogan, Executive Director

Pinelands Commission  
P.O. Box 359  
New Lisbon, NJ 08064  
Phone: (609) 894-7300  
Fax: (609) 894-7330  
Website: [www.nj.gov/pinelands](http://www.nj.gov/pinelands)





# Executive Director's Message

2025 ushered in a few changes and marked the successful culmination of years of hard work that will bolster the protection of the Pinelands.

The Commission welcomed two new Commissioners to the agency's 15-member board. The Commission also approved a package of amendments to the Pinelands Comprehensive Management Plan (CMP), including one that will greatly reduce permitted development intensity in the Black Run watershed in Evesham Township, Burlington County. The change to the Pinelands Land Capability Map redesignated approximately 2,440 acres in the Black Run watershed from a Rural

Development Area to a more protective Forest Area. The Commission studied the region for years, and the redesignation garnered widespread support from the public and was hailed as a success.

The Commission also made great strides to permanently preserve more land in the Pinelands. Fifty-two percent (or 488,000 acres) of the state Pinelands Area has been permanently protected, and that figure rose significantly in 2025, thanks largely to increased activity in the Pinelands Development Credit (PDC) program. A total of 126 PDCs were severed in 2025, permanently protecting a total of 4,033 acres in the Preservation Area District, Agricultural Production Area, and Special Agricultural Production Area. Meanwhile, in October, the Commission approved an award of \$3 million from its Pinelands Conservation Fund (PCF) to support the preservation of an approximately 835-acre parcel in the Medford-Evesham Priority Acquisition Area in Burlington County.

The Commission's staff also completed or advanced numerous projects related to planning, scientific research, technology, and information and outreach, while taking on a greater workload. Development application activity increased in 2025, with more new applications received than in 2024 and significantly more applications completed than in the prior 10 years. Staff also undertook new work to oversee the early design stages of a major project to rehabilitate one of the agency's principal office buildings, Fenwick Manor. Constructed in the early 1820s, the building needs stabilization work around its two front chimneys and several brick pier foundations, along with exterior updates, repairs and paint.

I am proud of our achievements in 2025, which will safeguard this region far into the future.



**Above:** Fifty-two percent (or 488,000 acres) of the state Pinelands Area has been permanently protected, including this property above. Photo/Paul Leakan

A handwritten signature in black ink that reads "Susan R. Grogan". The signature is written in a cursive, flowing style.

Susan R. Grogan  
Executive Director

## Commission Gains Two New Members in 2025

The Pinelands Commission gained two new members on its 15-member board in 2025, including new representatives appointed by Gloucester and Camden counties.

Ryck Signor took the oath of office during the Commission's meeting on March 14, 2025. He replaced Dan Christy, whose term on the Commission expired on January 28, 2025. Mr. Signor attended York College of Pennsylvania and is a 2007 graduate of the National Joint Apprenticeship and Training Committee (NJATC) electrical apprenticeship.

A resident of West Deptford Township, Mr. Signor has worked in various facets of the electrical construction industry, including commercial, industrial, and infrastructure, and in various roles ranging from apprentice through General Foreman. Mr. Signor has been a member of the International Brotherhood of Electrical Workers (IBEW) Local Union 351 since 2002 and has been a Local 351 Business Agent since 2018 and Recording Secretary since 2019. He has served as a member of the Gloucester County Planning Board as well as the Gloucester County Land Development Review Committee since 2020.

Gaetano "Guy" Matro took the oath of office during the Commission's meeting on September 12, 2025. He filled the seat that became vacant when John Holroyd, Jr., resigned from the Commission in May 2025. Mr. Matro's father in law, Peter J. Burke, Jr., served as one of the original members of the Pinelands Commission, having been appointed to the panel by then-Governor Brendan T. Byrne in 1979.

A resident of Elm in Winslow Township, Mr. Matro owns and operates 800 acres of farmland in Atlantic, Camden, Cumberland, Gloucester and Salem Counties. The farms produce blueberries, sweet potatoes and soybeans. His son and nephew are fifth generation farmers. Mr. Matro is the Chairman of the Camden County Agriculture Development Board, and he serves on the Camden County Open Space Advisory Committee and on the Board of Trustees for St. Joseph Academy in Hammonton. Mr. Matro holds a Bachelor of Science in agriculture from Penn State University.

The Commission's 15-member board consists of seven members who are appointed by the New Jersey Governor, one member appointed by each of the seven Pinelands counties, and one member appointed by the U.S. Secretary of the Interior. The gubernatorial appointees are subject to the review and consent of the New Jersey Senate. Commission members are unpaid volunteers who dedicate countless hours of their time and expertise while serving on the Commission.



**Commissioner Ryck Signor**



**Commissioner Gaetano  
"Guy" Matro**

# Planning Activities

## Amendments to the Pinelands Comprehensive Management Plan

On October 10, 2025, the Pinelands Commission voted to approve a package of amendments to the Pinelands Comprehensive Management Plan (CMP), including one that will greatly reduce permitted development intensity in the Black Run watershed in Evesham Township, Burlington County.

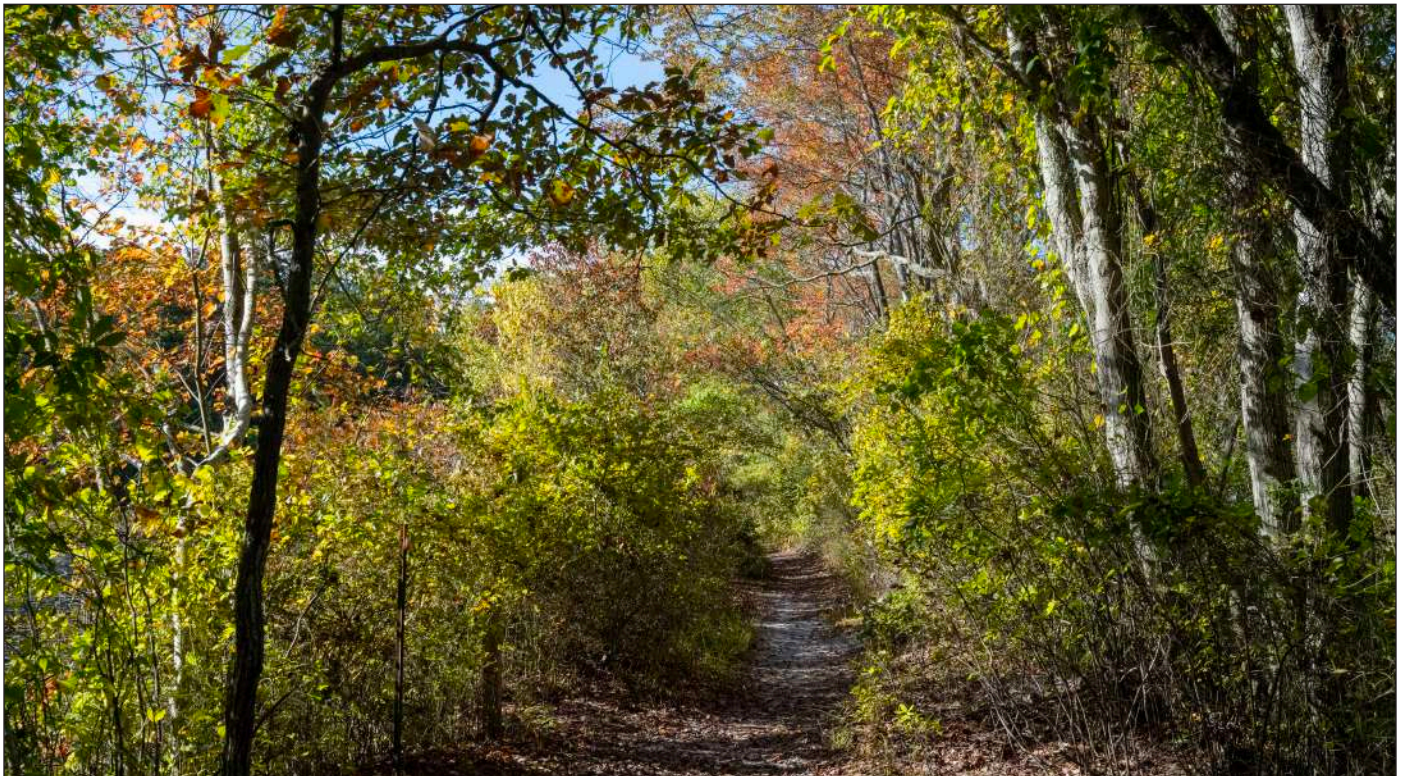
The change to the Pinelands Land Capability Map redesignated approximately 2,440 acres in the Black Run watershed from a Rural Development Area to a Forest Area, as shown on the map on page 6.

Over the past two decades, the Commission conducted extensive work to evaluate the Black Run watershed's ecological integrity and to identify appropriate measures to better protect its natural resources. The redesignation from Rural Development Area to Forest Area enhances resource protection by reducing development potential within the watershed.

Other parts of the adopted rules increase application fees for certain applications that require more staff time to evaluate and process, codify policy for the use and allocation of Pinelands Development Credits (PDC) and set expiration dates for completeness documents and decades-old waiver approvals issued by the Commission.

The Commission received nearly 500 public comments on the rule changes, with almost all of the commenters supporting redesignation of the Black Run Watershed and further protection of the Pinelands.

The new rules took effect on January 5, 2026. The official Adoption Notice can be accessed via the Commission's website by clicking [here](#).

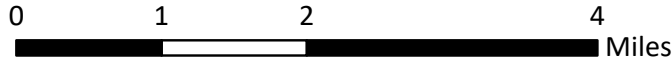


**Above:** In 2025, the Commission approved amendments to the Pinelands Comprehensive Management Plan, including one that will greatly reduce potential development intensity in the Black Run watershed in Evesham Township. Photo/Paul Leakan

# Adopted Black Run Watershed Redesignation

 Black Run Redesignation  
Rural Development Area to Forest Area

 Municipal Boundaries

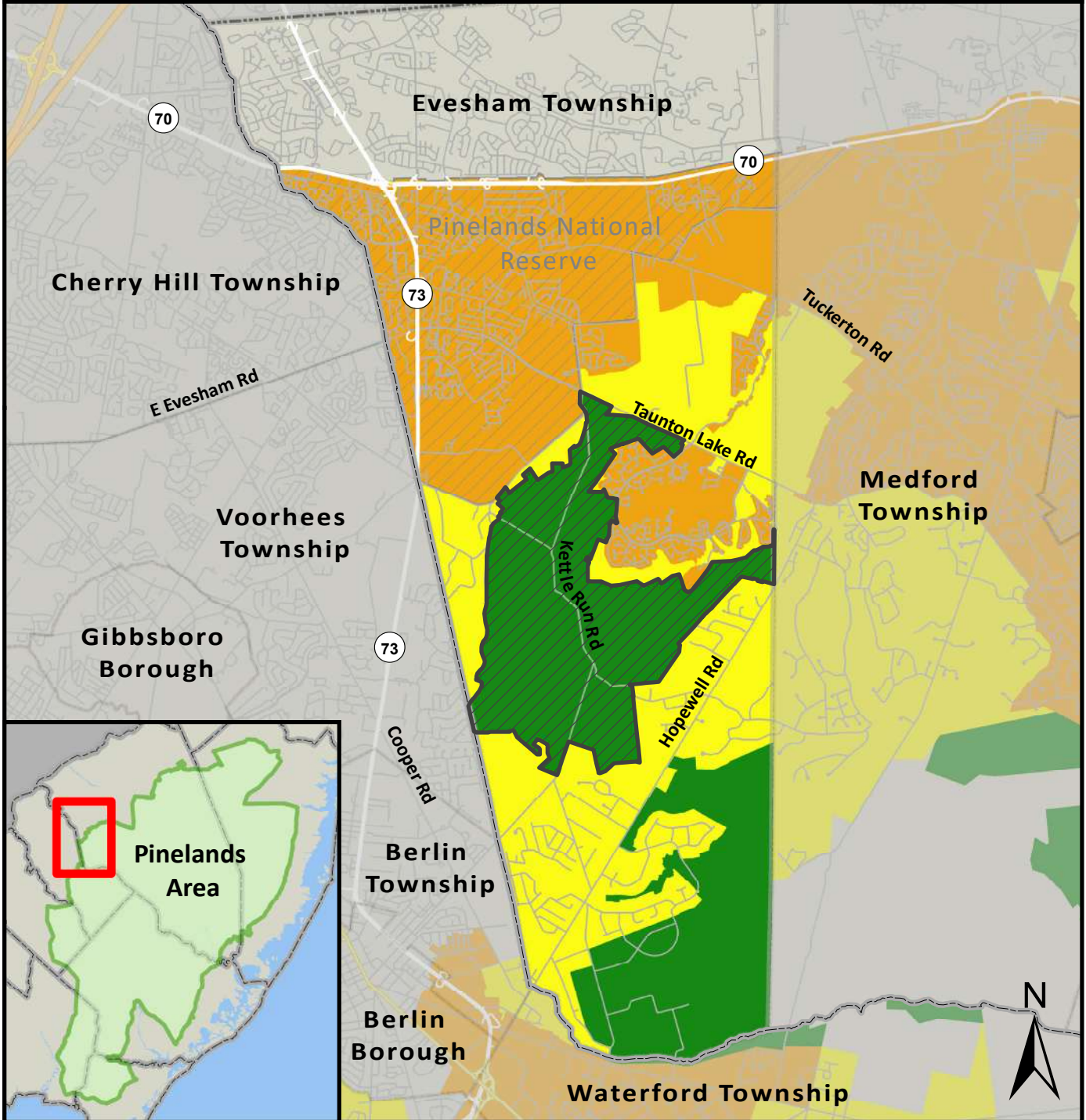


## Pinelands Management Areas

 Forest Area

 Rural Development Area

 Regional Growth Area



## Reviewing Municipal Ordinances

The master plans and land use ordinances of all 53 Pinelands municipalities and seven counties must align with the Pinelands Comprehensive Management Plan (CMP). This consistency is ensured through the conformance process, in which municipalities and counties submit any amendments to their master plans and ordinances to the Commission for review and certification.

In 2025, the Commission received and reviewed 137 municipal master plan and ordinance amendments. Much of this activity reflected municipal efforts to meet their fourth round affordable housing requirements, as evidenced by the Commission's review of 39 Housing Element and Fair Share Plans (please see pages 7-8 for more details). The Commission anticipates this trend will continue into 2026 as municipalities adopt zoning

amendments needed to implement those plans. The Commission also continued to review a significant number of zoning amendments related to the emerging adult-use cannabis market, including 14 such ordinances in 2025. Commission staff worked closely with municipalities to ensure that cannabis establishments, whether for cultivation, manufacturing, warehousing, distribution, delivery, or retail, are permitted in appropriate Pinelands management areas consistent with the CMP.

As with most years, the Commission reviews numerous routine planning matters such as master plan reexamination reports and ordinances that fine-tuned development application procedures and standards for things like accessory uses and structures, signs, and lot coverage.

## Interagency Council on Climate Resilience

Commission staff continued to participate in the State's Interagency Council on Climate Resilience (IAC), which held 11 meetings in 2025. Commission staff also participated in the IAC's Vulnerability Assessments Workgroup, which met 10 times during the year. Through this participation, staff contributed to interagency coordination on climate-related planning and resilience initiatives.

The Commission's ongoing work in support of climate resilience was highlighted in the IAC Flood Resilience Initiatives Report issued in 2025 and will also be highlighted in the IAC's 2025 Annual Report. In 2025, the IAC also organized an Extreme Heat Awareness Week and a Flood Safety Week, which the Commission supported by sharing information to the public through its social media channels.

## Fourth Round of Affordable Housing

In 2025, municipalities across New Jersey began the fourth round of affordable housing planning. This process applies to municipalities inside and outside the Pinelands Area and is intended to ensure that communities provide realistic opportunities for the development of their fair share of affordable housing.

Under the State's Fair Housing Act (FHA), municipalities must prepare and adopt a Housing Element and Fair Share Plan every ten years, which becomes part of their municipal master plan. Because these plans amend municipal master plans, those adopted by Pinelands Area municipalities must be reviewed and approved by the Pinelands Commission before taking effect. Each plan identifies a municipality's affordable housing obligation and describes how it will be met, including sites identified for future affordable housing and any necessary implementing ordinances. Municipal Planning Boards were required to adopt these plans by June 30, 2025.

The FHA recognizes the planning framework of the Pinelands CMP in its methodology for determining a

municipality’s obligation for new affordable housing units. A key component is land capacity, which is the availability of developable land for new residential development. Within the Pinelands Area, developable land is only counted toward a municipality’s land capacity if it is within a Regional Growth Area or Pinelands Town management area. This aligns with the CMP, as these are the areas permitted to have sewer and residential densities sufficient to support new affordable housing development. Most new affordable housing in the Pinelands Area is developed through inclusionary projects that combine market-rate and affordable units. They typically require densities exceeding five dwelling units per acre and sewer infrastructure. Municipalities without a designated Regional Growth Area or Pinelands Town are therefore not expected to target development of new affordable housing projects in the Pinelands Area; instead, they often have small or deferred obligations or identify sites outside the Pinelands Area.

In the second half of 2025, Commission staff reviewed all 39 housing plans adopted by Pinelands Area municipalities. Those that did not prepare a plan generally had very small obligations. Of the plans submitted, only ten municipalities identified sites within the Pinelands Area, with the large majority appropriately targeting sites in Regional Growth Areas or Pinelands Towns. In the year ahead, the Commission anticipates the submission of many implementing ordinances, including zoning amendments needed to effectuate proposed sites in the Pinelands Area. These will require careful analysis to ensure consistency with CMP standards, such as those related to the Pinelands Development Credit Program. Those ordinances must be adopted by March 15, 2026.

## Stockton University Facilities Master Plan

The Pinelands Commission acted on several matters in 2025 related to Stockton University, whose 1,600-acre main campus is located in Galloway Township. The campus spans both a Regional Growth Area and a Rural Development Area and includes significant areas of wetlands and threatened and endangered species habitat.

In 2010, the University permanently preserved more than 1,200 acres of environmentally sensitive lands on campus pursuant to an agreement with the Pinelands Commission that allowed for campus expansion. For several years, however, Commission action on the University’s master plan and development applications was on hold due to discrepancies in Stockton’s original deed of

conservation restriction, which inappropriately included lands with existing infrastructure and lands needed for future infrastructure improvements. The University presented corrected mapping to the Commission’s CMP Policy and Implementation Committee in late 2022 before submitting a request to amend the deed to the New Jersey Department of Environmental Protection (NJDEP). In December 2024, NJDEP approved an amended deed of conservation restriction with updated mapping that clarified preserved land boundaries, removed



**Above:** In 2025, the Commission approved the 2020 Facilities Master Plan and several related applications at Stockton University. Photo/Paul Leakan

previously developed areas and areas needed for infrastructure improvements, and added new preserved lands to offset those that were removed.

The amended deed was recorded in March 2025, allowing the Commission to resume its review of Stockton’s plans and development applications, including approval of the 2020 Facilities Master Plan and several related applications.

## Alternate Design Wastewater Treatment Systems Pilot Program

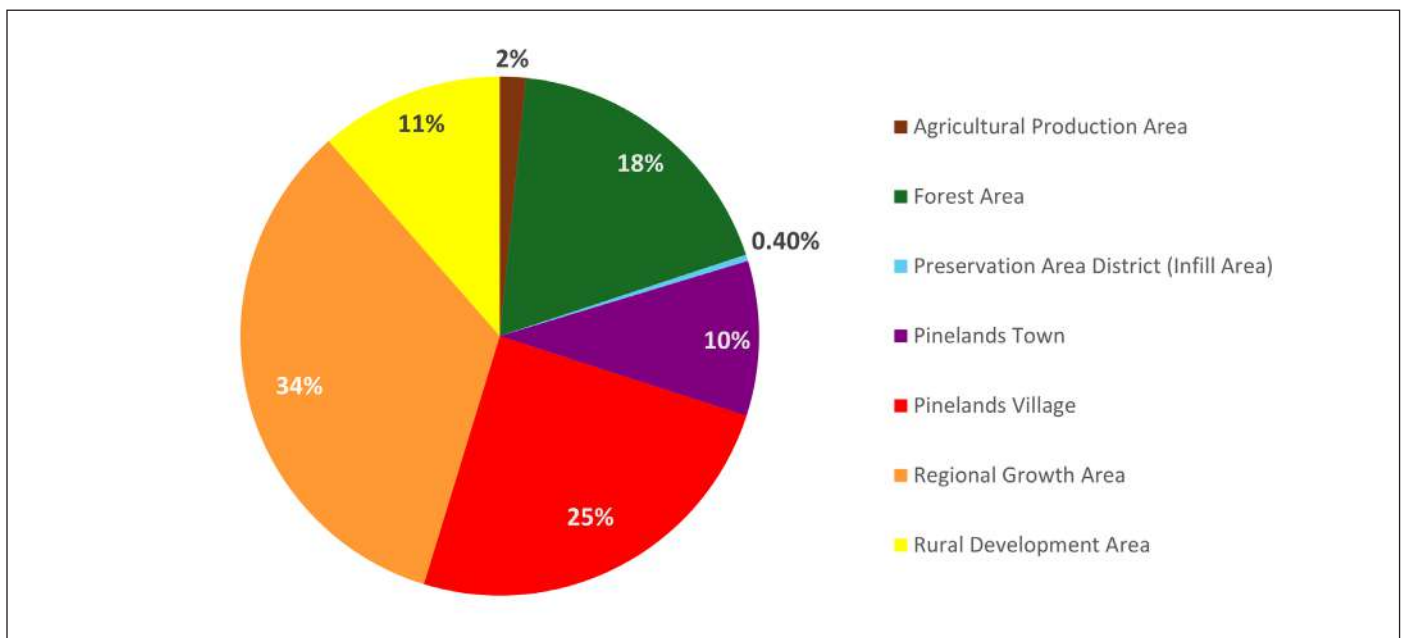
In November 2025, the Commission issued its [Alternate Design Wastewater Treatment Systems Pilot Program Implementation Report](#), which evaluates the advanced wastewater treatment systems that are currently being piloted for residential use in the Pinelands Area.

The Commission launched the Pilot Program in 2002 to test high-performance wastewater treatment systems that better protect the Pinelands environment by reducing the levels of nitrogen that enter groundwater. Through the program, the Commission has evaluated numerous septic systems technologies and identified several that successfully meet Pinelands water quality standards for residential development on lots as small as one acre. To date, nearly 500 Pilot Program systems have been installed to service single-family residential development in the Pinelands Area. The chart below shows the location of installed systems by Pinelands Management Area. As noted

in the 2025 Implementation Report, no changes in the currently enrolled technologies, including the Hoot ANR, the Fuji Clean CEN Series, the Waterloo Biofilter, Pugo Systems, and the Busse Model MF-B-400, were recommended.

During a presentation that was delivered on November 14, 2025, staff noted that the number of systems and data from the installed systems are too limited at this time to make any recommendations for graduation of a technology or for recommending a technology’s removal from the Pilot Program. Therefore, staff recommended that the systems should continue to be piloted and monitored for an additional two years, as permitted by the CMP. The Commission agreed to continue the pilot program for the five identified technologies. Another report, including data from installed systems, will be issued in 2027.

**Total Installations of Alternate Design Wastewater Treatment Systems by Pinelands Management Area**



## New Zoning System

The rebuild of the Commission’s internal Zoning System was completed in September 2025 and rolled out to Commission staff in early October 2025. The system tracks approximately 600 Commission-certified municipal zoning districts and redevelopment areas across 53 Pinelands Area municipalities, including data on permitted uses, minimum lot size requirements, and Pinelands Development Credit (PDC) requirements. Commission staff routinely use this information in the review of municipal master plans and land use ordinances, as well as individual development applications.

The new, modern, browser-based interface replaced a platform originally designed in the late 1990s and includes substantial updates to both the underlying data and the presentation of information unique to specific zoning districts, such as PDC requirements, municipal density transfer programs, and mandatory clustering provisions. Commission staff are continuing to develop a public-facing version of the system, with release anticipated in spring 2026.

Development of the new Zoning System was funded by the National Park Service.

## Historical Marker for the Brotherton Reservation

In commemoration of the 250th anniversary of the signing of the Declaration of Independence, the New Jersey Historical Commission reinstituted its State Historical Marker Program. The initiative will fund a total of 50 new or replacement markers throughout the state.

In 2025, the state Historical Commission accepted the Pinelands Commission’s application for a historical marker to be installed at the former location of the Brotherton Reservation in Shamong Township.

Located in the Pinelands Area, the Brotherton Reservation was the first and only Native American reservation in the state of New Jersey. It was established in 1758 by the provincial New Jersey government in exchange for the remaining land claims of the Lenape, or Delaware Indians, in southern New Jersey. The reservation was approximately 3,000 acres in size and was home to approximately 300 Lenape. The population reportedly dwindled throughout the second half of the 18th century. In the beginning of the 19th century, the remaining Lenape agreed to relocate to upstate New York to join their brethren, the Oneida Indians. In 1802, the reservation was subdivided and sold at auction. The funds were used to relocate the remaining residents, approximately 100 in number, to Stockbridge, New York.



**Above:** The Brotherton Reservation was established in Shamong Township in the Pinelands in 1758. Photo/Paul Leakan

Pinelands Commission staff will be working with the state Historical Commission and the Lenape/Delaware Nation to finalize the language to be depicted on the sign in 2026.

## Ground-penetrating radar surveys

The Pinelands Commission continued to conduct ground penetrating radar studies (GPR) in the Pinelands in 2025.

Ground penetrating radar is a non-invasive survey technique that uses electromagnetic pulses to produce images of the subsurface. In archaeological context, these anomalies could represent potential archaeological resources.

The Commission's staff archaeologist conducts the GPR studies, which are funded by the National Park Service.

The initial field work for a GPR survey at Whitesbog Historic Village was conducted by Commission staff in April 2025. The survey was performed at the request of Whitesbog Preservation Trust Executive Director Allison Pierson who contacted Marc Paalvast, Pinelands Commission archaeologist, regarding the potential for subsurface remnants of historic buildings in a portion of the property. Although the data is still being processed, from cursory review no obvious evidence of subsurface building remains was detected (i.e., masonry walls or cellars). If buildings were present, they may have been constructed on

above-ground brick or stone piers that would leave very little or no subsurface evidence detectable in GPR data.

In July 2025, the results of prior surveys at St. Mary's in the Pines Cemetery (Pleasant Mills) and the African Methodist Episcopal Church Cemetery (Tabernacle) was presented at the Pinelands Commission Policy and Implementation Committee meeting. The Commission's GPR survey report of the AME Cemetery was cited in a journal article that was published in the Journal of the Afro-American Historical and Genealogical Society, and the cemetery has been included on the New Jersey Black Heritage Trail.

The Commission archaeologist and science staff conducted a field test of the GPR unit's capability to locate eggs within snake dens. The test was a valuable learning experience and provided an understanding of the equipment's capabilities, including the need to calibrate the machine appropriately to the target subject.

In 2026, the GPR survey at Whitesbog Historic Village will be completed and a follow-up to the snake den GPR tests is planned.



**Above:** Marc Paalvast, Pinelands Commission archaeologist, conducted a GPR survey at Whitesbog Village in 2025.

Photo/Paul Leakan

## Pinelands Development Credit Program

The Pinelands Development Credit Program is a regional transfer of development rights program that preserves important agricultural and ecological land. Pinelands Development Credits (PDCs) are allocated by the Commission to landowners in the Preservation, Agricultural Production and Special Agricultural Production Areas, which are the sending areas. PDCs can be purchased by property owners and developers who are interested in developing land in Regional Growth Areas, which serve as the receiving areas. PDCs are most often used for residential development, either to increase permitted density, allow development on an undersized lot or as a required component of a residential subdivision or redevelopment project. Each PDC transfers the right to build four homes and can be bought and sold in ¼ credit increments.

Once PDCs are “severed” from a sending area property, the property is permanently protected by a conservation or agricultural deed restriction and the PDCs allocated to that property can be sold on the private market.

The PDC Program continued to be active during 2025. The Commission allocated 112.11 PDCs to 16 sending area properties. A total of 126 PDCs were severed, permanently protecting a total of 4,033 acres of land spanning the Preservation Area District, Agricultural Production Area, and Special Agricultural Production Area on properties located in

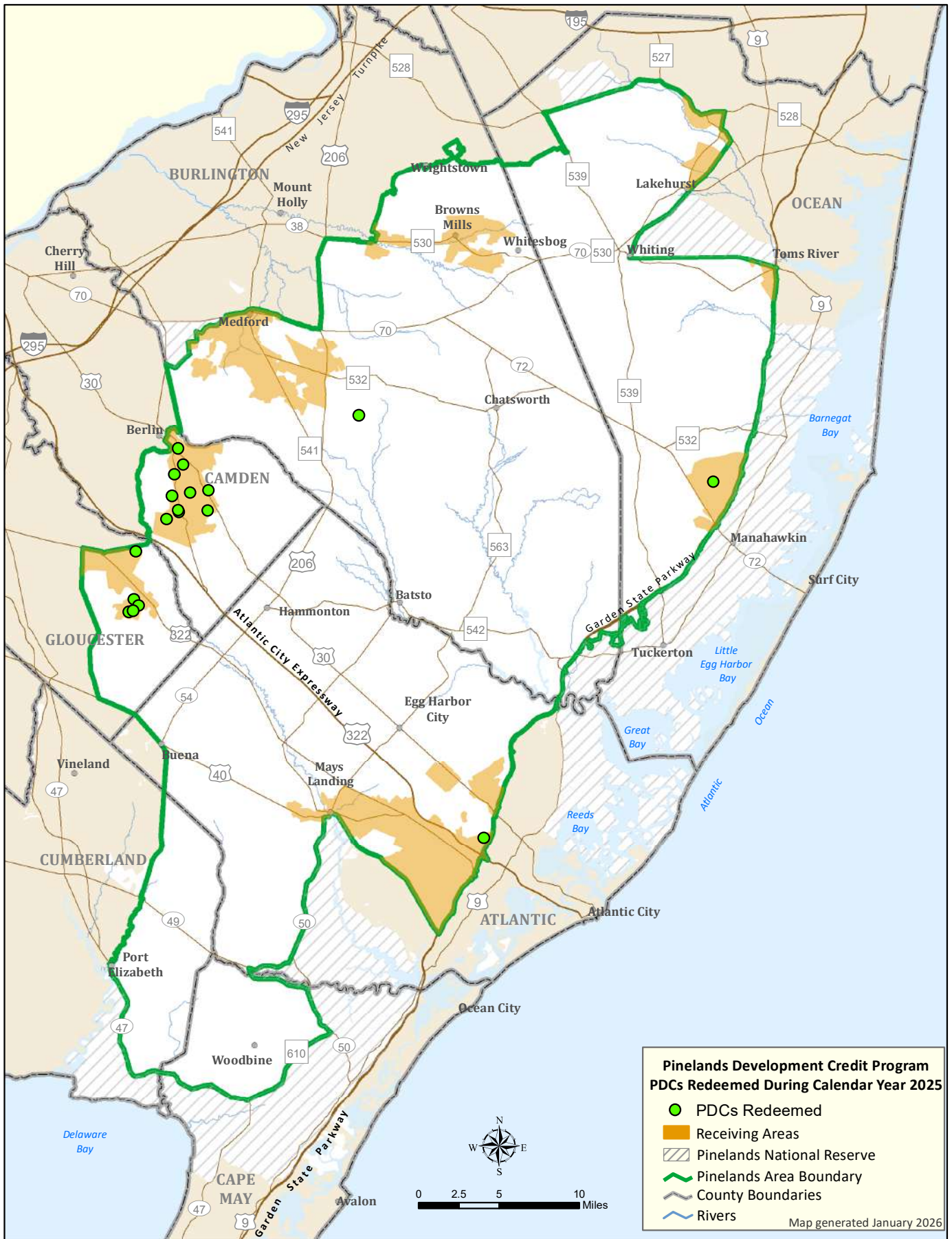


**Above:** The Pine Island Cranberry Company in Washington Township, Burlington County, permanently protected 3,980 acres of its farm by severing Pinelands Development Credits in 2025. Photo/Joel Mott

Franklin Township, Galloway Township, Hammonton Town, and Washington Township. Since 1982, a total of 62,384 acres in the Pinelands Area have been permanently preserved through the PDC Program. In 2025, a total of 41.25 PDCs were sold, with an average sales price of \$23,109 per PDC quarter-credit. A total of 40.75 PDCs were redeemed as part of 18 development projects. Fourteen of the projects were for residential development, including single-family homes and townhouses. Four of the projects were for non-residential development, including a warehouse and a solar energy facility. These projects are located in Barnegat Township, Chesilhurst Borough, Egg Harbor Township, Monroe Township, Tabernacle Township, Waterford Township, and Winslow Township.



**Above:** Ocean Club in Egg Harbor Township, Atlantic County, redeemed a total of 20.75 PDCs for the development of 657 dwellings. Photo/Paul Leakan



## 2025 PDC Severance Spotlight: Pine Island Cranberry Co.

Of the 4,033 acres preserved through PDC severance in 2025, 3,980 acres were located in Washington Township's SAPA and preserved through severances by the Pine Island Cranberry Company.

The Pine Island Cranberry Company was established in 1988 to manage the day-to-day operations of the Haines family farm, which was originally founded in 1890 by Martin L. Haines. The company remains family-owned and operated and currently owns approximately 14,000 acres of land. To date, it has preserved 4,384 acres through the PDC Program.

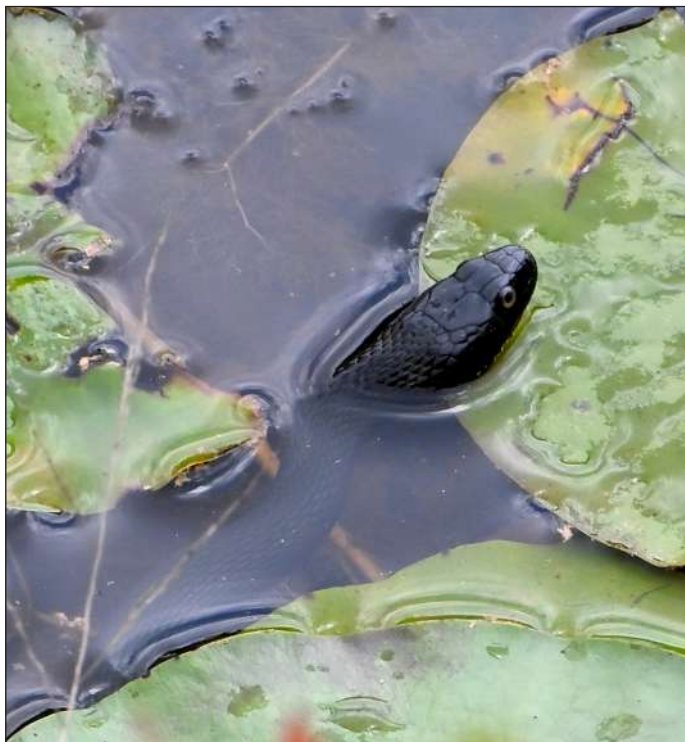


**Top:** Crimson berries float in flooded bogs during the fall harvest season at Pine Island Cranberry Company, as shown in a photo collage at the farm's office.

**Bottom left:** Native northern water snakes forage in a reservoir onsite, along with other wildlife such as great egrets, carpenter frogs and turtles.

**Bottom right:** Visitors to Pine Island can see a bread oven that was built and used by Italian immigrants from Philadelphia who harvested cranberries at the farm more than 100 years ago.

Photos/Paul Leakan



# Permanent Land Protection

## Pinelands Conservation Fund

**Land Acquisition Grants:** On October 31, 2025, the Commission’s Policy & Implementation Committee approved an award of \$3 million from the agency’s Pinelands Conservation Fund (PCF) to support the preservation of an approximately 835-acre parcel in the Medford-Evesham Priority Acquisition Area in Burlington County.

The funds were awarded to the New Jersey Conservation Foundation (NJCF), which has a one-year timeframe to complete the grant agreement.

Commission staff recommended the grant because the project scored very highly on the agency’s matrix of evaluation factors, including the property’s location in the acquisition target area, the large size of the parcel (over 800 acres), the contiguity with other preserved open space, and the number and extent of threatened or endangered species and their habitats that will be protected through permanent preservation.

The Commission allocated a total of \$9.42 million from the PCF during a series of funding rounds between 2007 and July 1, 2019. All 40 of the projects funded during that time period were successfully closed as of July 1, 2019, resulting in the permanent protection of 8,971 acres in the Pinelands Area.



**Above:** The Commission approved a \$3 million grant from its Pinelands Conservation toward the preservation of a 835-acre parcel in the Medford-Evesham Acquisition Priority Area. The parcel is contiguous with permanently preserved land such as the property above. Photo/Paul Leakan



**Above:** In December 2025, Commission staff joined with three staffers from Ocean County to tour two properties that were permanently preserved with support from the Pinelands Conservation Fund. Photo/Paul Leakan

**Permanent Land Protection Monitoring:** In 2025, Commission staff continued to conduct site visits at properties that have been permanently preserved through the PCF.

Since 2023, staff has visited 11 sites to monitor conditions at the properties and ensure compliance with the terms of conservation restrictions. The visits also enable staff to identify any potential issues, such as the removal of sand, gravel or rock; significant erosion or flooding; trash accumulation or dumping; construction of non-permitted structures; and evidence of damage caused by the illegal use of off-road vehicles. Staff reports any issues to the property owners discusses the site visits with the Commission’s Policy & Implementation Committee.

## Land Preservation Summit

More than 20 people attended the Pinelands Commission's third annual Permanent Land Protection Summit on April 3, 2025. The summit focused on accessible trails in the Pinelands.

Cecile Murphy and Mackenzie Piggott of the New Jersey Green Acres Program discussed funding and resources for creating accessible trails. Sean Kane-Holland, Nature and Disability Advocate for the Pinelands Preservation Alliance, discussed the "Pinelands is for Everyone" initiative, along with Scott Chesney, Communications Facilitator. Peter Dolan of the NY-NJ Trail Conference provided trail construction guidance.

Gina Berg, the Commission's Director of Land Use Planning, discussed the project criteria and schedule for the next round of permanent land preservation grants through the Commission's Pinelands Conservation Fund. Matthew R. von der Hayden, Stafford Township Administrator, discussed the township's Forecastle Basin Accessible Trail Project. Katie Elliott and Amber Mallm, Commission Planning Specialists, then facilitated a round table discussion about accessible trail standards.



**Above:** The Pinelands Commission facilitated a round table discussion about accessible trail standards during the agency's third annual Permanent Land Protection Summit on April 3, 2025. Photo/Paul Leakan

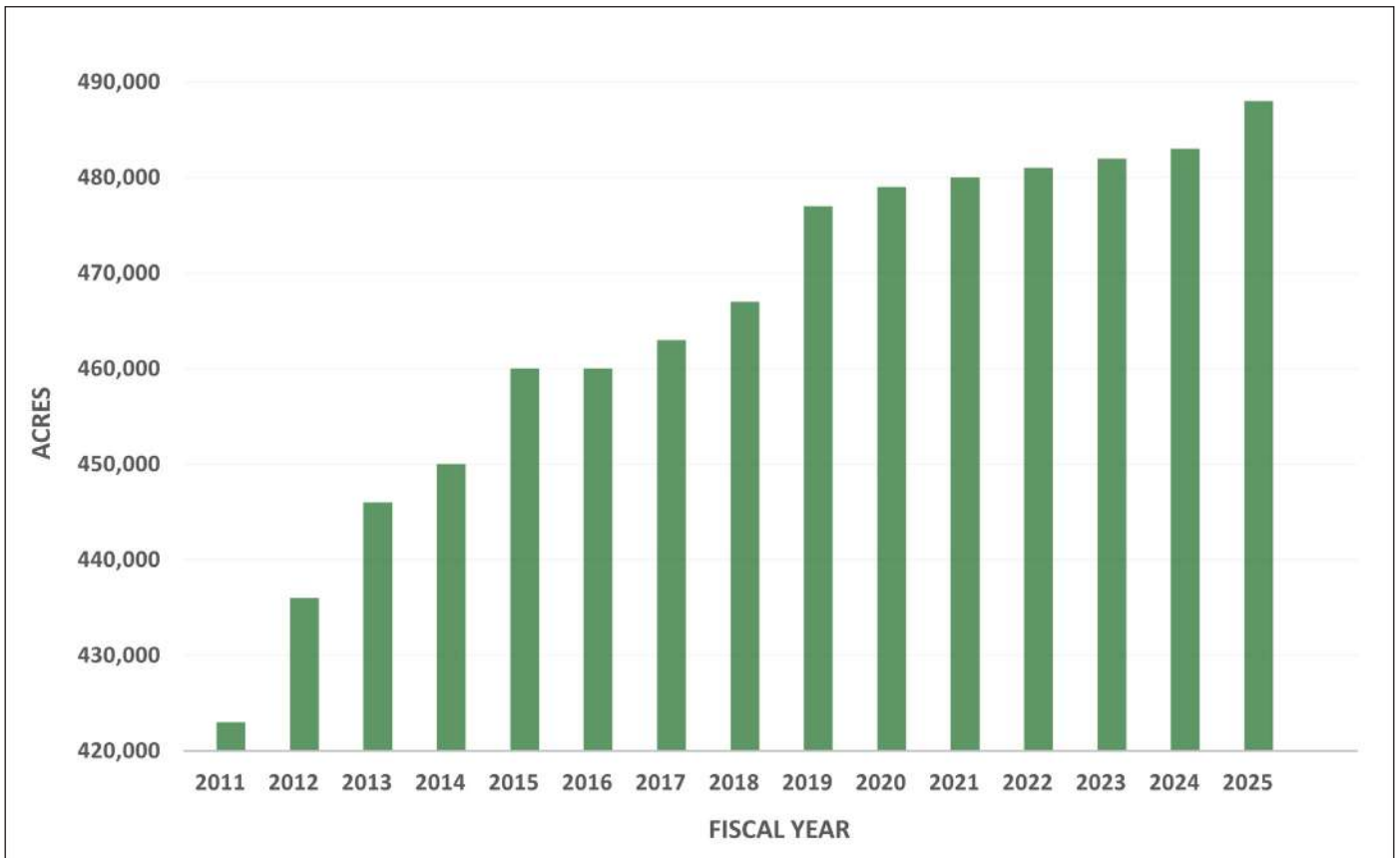
## Permanent Land Protection Update

More than 488,000 acres have been permanently preserved in the state Pinelands Area of New Jersey, including 5,367 acres that were protected in Fiscal Year (FY) 2025, according to an annual update that was provided during the Pinelands Commission's meeting on October 10, 2025.

A total of 4,301 acres were preserved through the Pinelands Development Credit Program in FY2025, along with 366 acres from state acquisitions, 269 acres by non-governmental organizations, 159 acres in farmland preservation, 147 acres through Pinelands programs, and 126 acres in county open space.

As of June 30, 2025, 52 percent of the Pinelands Area has been permanently protected. Importantly, 94% of the protected land is located within the Preservation Area District, Special Agricultural Production Area, Forest Area and Agricultural Production Area, the conservation areas of the Pinelands that the Commission is charged with preserving and enhancing. The majority of preserved land was protected through federal, state and local land protection initiatives, with a relatively small percentage (3% or 13,111 acres) protected by non-profit conservation organizations. Programs administered or funded by the Pinelands Commission have protected approximately 100,220 acres through June 2025, accounting for approximately 21% of the total.

## Acres Preserved in the Pinelands Area (Rounded to the nearest thousand)



**Above:** More than 52% of the state Pinelands Area has been permanently preserved, including this 700-acre property that was preserved through the Commission's Pinelands Conservation Fund in 2009.

Photo/Paul Leakan

# Regulatory Activities

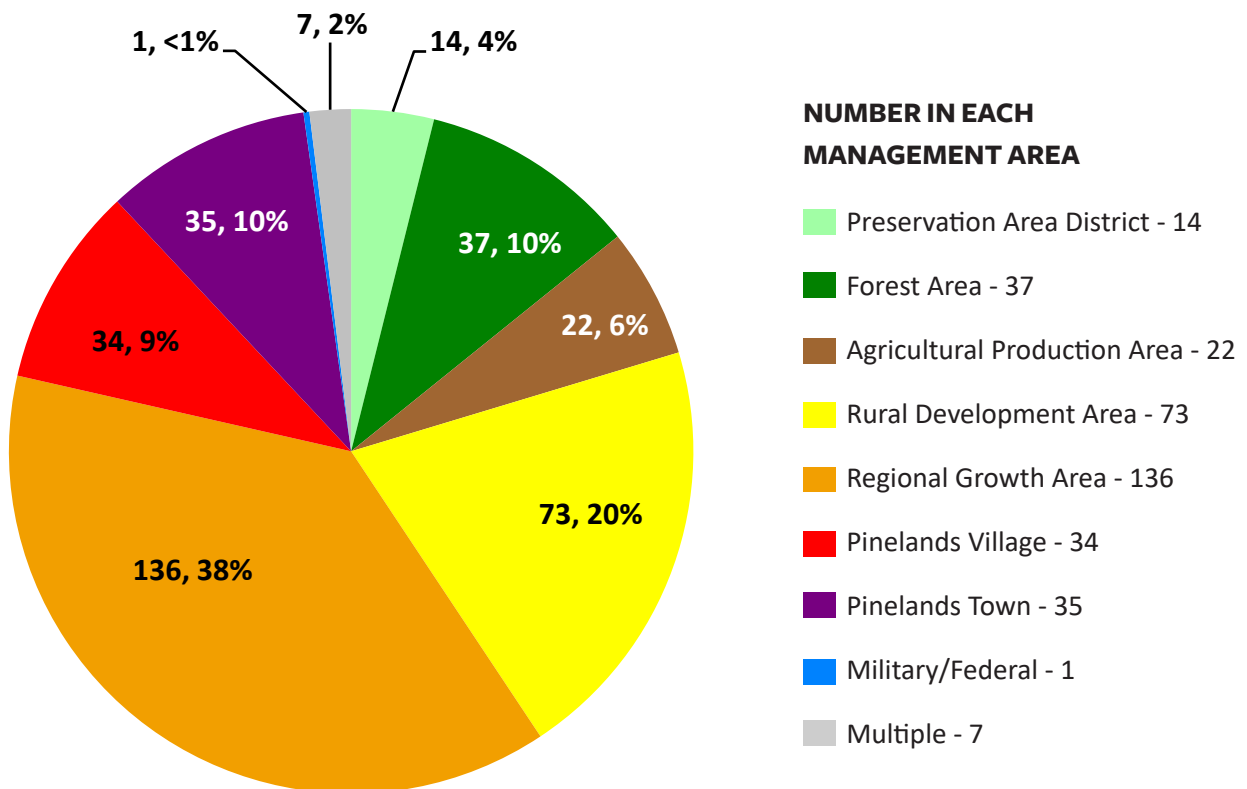
## Applications

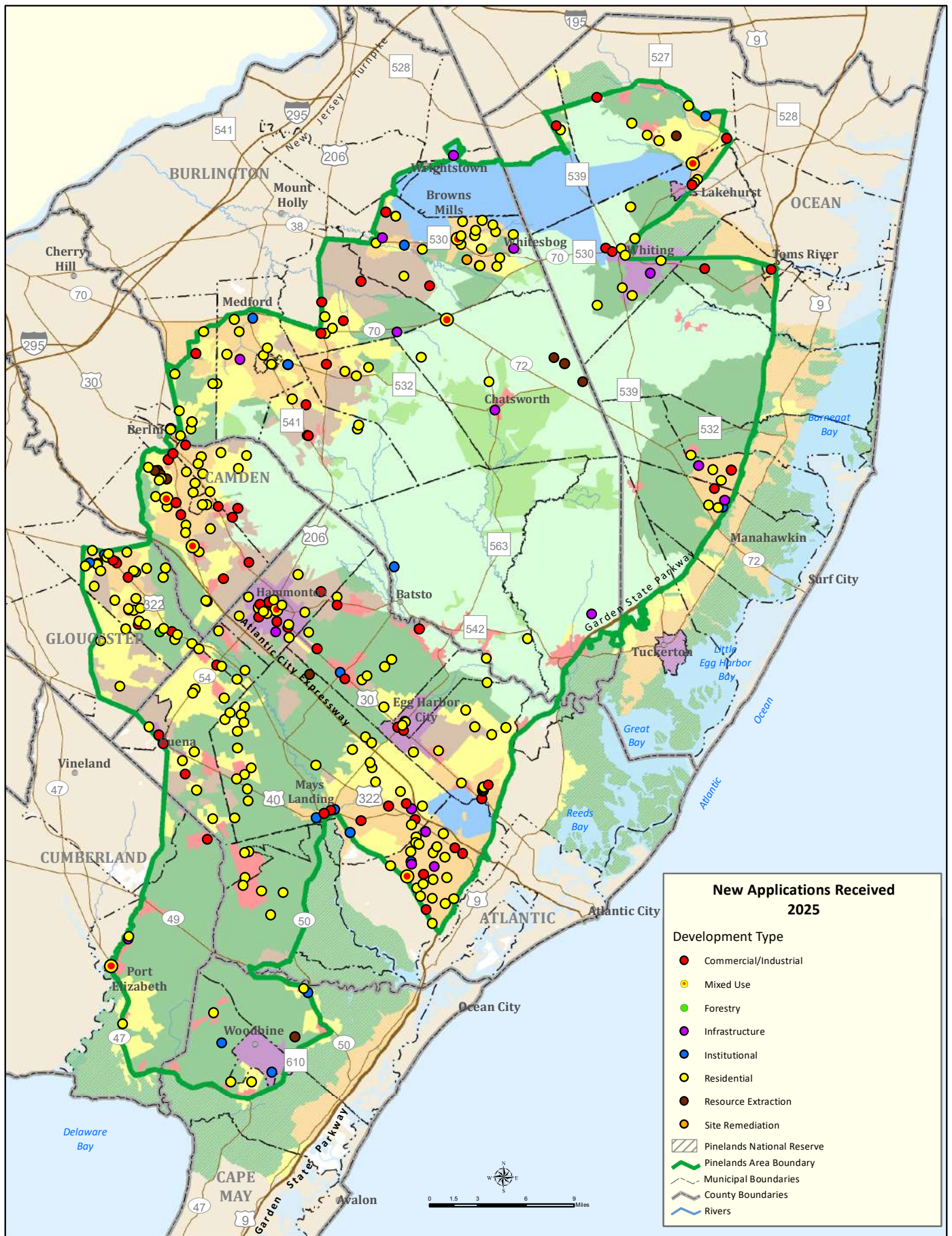
The Pinelands Commission reviews applications for development by evaluating proposals to ensure that they meet the regulations contained in the Pinelands Comprehensive Management Plan. Development proposals must meet a series of environmental standards, including those that protect water quality, wetlands, and threatened and endangered species.

The Commission’s development approval process varies, depending on whether the application is submitted by a public agency or a private landowner. The Commission’s staff reviews private development proposals, such as single-family dwellings, subdivisions, and commercial projects.

The Commission received a total of 359 new applications for development in 2025, with the highest percentage of the applications (38%) proposing new development in Pinelands Regional Growth Areas (or RGAs). There are 24 municipalities with RGAs in the 938,000-acre state Pinelands Area. RGAs make up 8% of the land in the Pinelands Area, and they are generally located on the fringes of the Pinelands boundary. The RGAs include areas of existing development and adjacent lands that have the infrastructure such as sewers, roads and other utilities needed to accommodate new development while protecting the essential character and environment of the Pinelands. The Pinelands CMP encourages future growth in the RGAs as a way to prevent scattered and piecemeal development in other more sensitive portions of the Pinelands Area. Applications for development in the other development-oriented Pinelands management areas (Pinelands Towns and Villages) account for an additional 19% of the total. The pie chart below illustrates the number and percentages of applications received by management area in 2025.

**Development Applications Received in 2025 by Management Area**





A full listing of applications received by development type in 2025 is shown to the right. A majority of the development applications received were for residential development (63%), followed by commercial/ industrial development (19%), infrastructure (7%), institutional uses (5%) and mixed use development (3%). Applications for resource extraction, forestry and site remediation made up the remaining 3% of new applications. Of the 226 residential applications received, 94% proposed four or fewer units, defined as “minor” development by the CMP. The remaining 13 residential applications proposed development ranging in size from 8 to 293 units. Applications received for commercial/industrial development proposed a multitude of uses, including new and expanded retail stores, offices, restaurants, storage yards and facilities, commercial animal adoption facilities, warehouses, and solar energy facilities. Notably, applications for commercial/industrial development in the Pinelands Agricultural Production Area primarily involved conversion of existing farm structures (barns, storage buildings) to seasonal agricultural employee housing and construction of agricultural processing facilities. Infrastructure applications involved roads, bridges, sanitary sewer mains and pump stations, sidewalks, parking lots, dams and wells. Applications for institutional uses included schools, churches, public parks, and government buildings. A small number of projects involving both residential and nonresidential components were also proposed and are categorized as mixed use development.

### Development Applications Received in 2025 by Development Type

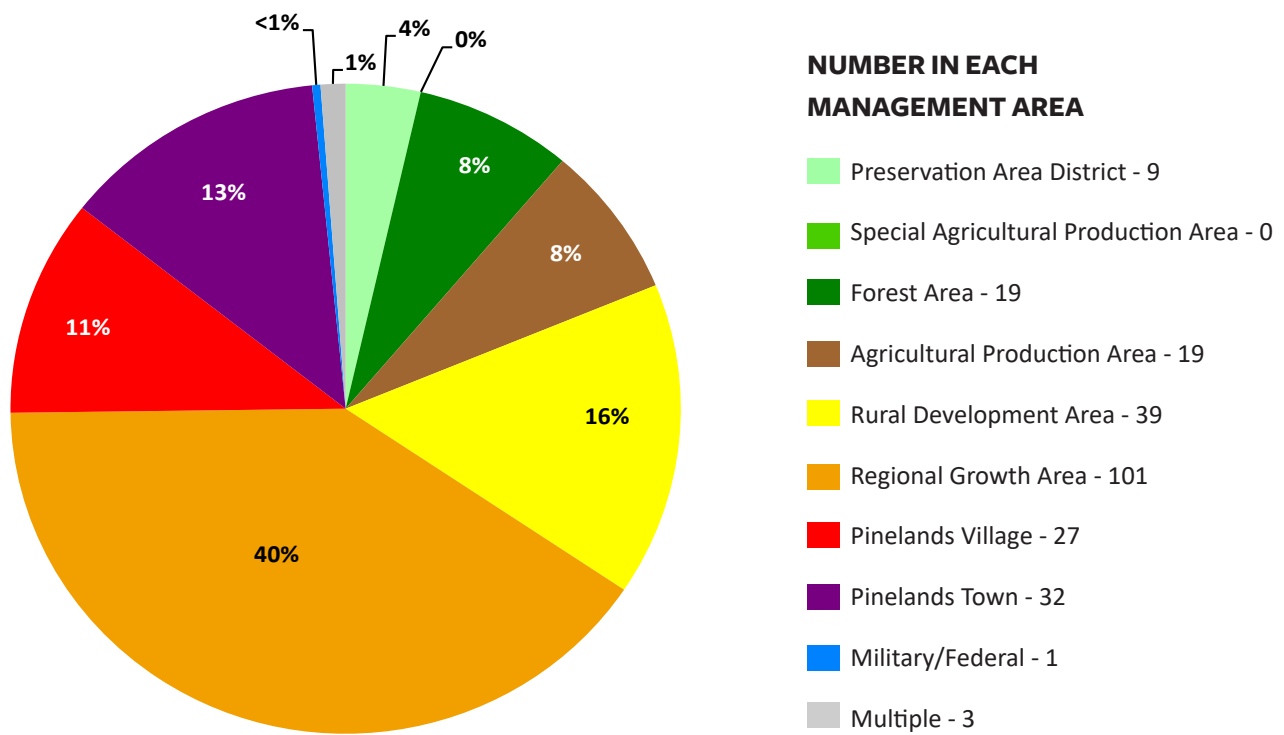
Development Type	Total
Residential	226
Commercial/Industrial	69
Institutional	18
Infrastructure	26
Forestry	1
Resource Extraction	8
Site Remediation	1
Mixed Use	10
<b>Total</b>	<b>359</b>



**Above:** Branwen Ellis, a Pinelands Commission Environmental Specialist, conducting soil borings in the field as part of the agency’s review of a development application in the Pinelands. Photo/Paul Leakan

After applicants provide all of the necessary information, the Commission issues a Certificate of Filing (or CF), signifying completion of an application and allowing an applicant to seek all municipal and county approvals for the proposed development. Other completeness documents include Preliminary Zoning Permits (PZPs) and Notices of Filing, which are issued under alternative permitting programs in accordance with the CMP. These completeness documents also include Notices of Enrollment issued by Regional Foresters in accordance with a streamlined forestry review procedure established by a 1997 Memorandum of Agreement with the New Jersey Department of Environmental Protection (NJDEP). All three of these documents certify completeness of development applications and are equivalent to CFs. A total of 250 Completeness Documents were issued in 2025. Most (101 or 40%) were for proposed development in RGAs, with another 24% in Pinelands Towns and Villages (as shown in the chart below).

### Completeness Documents Issued in 2025 by Management Area

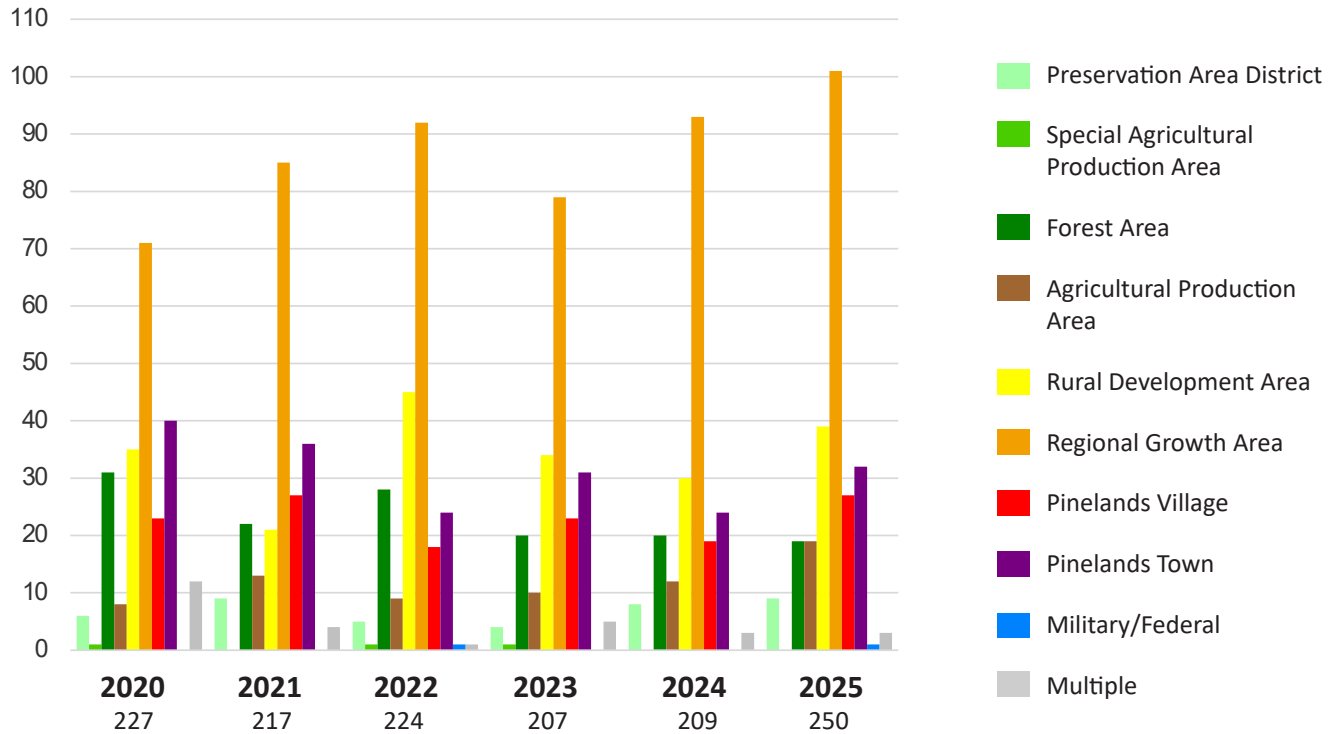


Of the 250 Completeness Documents that were issued in 2025, most involved proposals for residential development (158 or 63%). The majority of these residential projects were for development of only one single-family detached home; however, Completeness Documents were issued for 14 larger residential projects ranging in size from 6 to 198 units. These larger subdivisions, all located in RGAs, Towns or Villages, proposed a variety of housing types, including single family detached homes, townhomes, and apartments.

Applications for commercial or industrial development account for the next highest percentage of Completeness Documents issued in 2025 at 22% of the total. These 55 applications involve a wide variety of uses, including restaurants, offices, retail stores, parking lots, storage yards, warehouses, self-storage facilities, seasonal agricultural employee housing, agricultural processing facilities, cell towers, and solar energy facilities. Nearly 73% of the Completeness Documents were issued for projects in development-oriented management areas (RGAs, Towns and Villages).

As indicated on the bar graph on below, the number of Completeness Documents issued by the Commission was significantly higher in 2025 than in the previous five calendar years. On average, between 2020-2025, 222 Completeness Documents were issued each year, with the majority of application activity located in the RGA each year.

### Completeness Documents Issued by Management Area (2020 - 2025)



### Completeness Documents Issued in 2025 by Management Area and Type of Development

Management Areas	Commercial	Forestry	Infrastructure	Institutional	Residential	Resource Extraction	Mixed Use	Total
Preservation Area District	3	0	0	0	3	3	0	9
Special Agricultural Production Area	0	0	0	0	0	0	0	0
Forest Area	1	4	0	0	13	1	0	19
Agricultural Production Area	4	2	0	0	13	0	0	19
Rural Development Area	7	1	1	0	28	2	0	39
Regional Growth Area	25	0	1	3	68	0	4	101
Pinelands Village	5	0	2	1	18	0	1	27
Pinelands Town	10	0	2	1	15	0	4	32
Military/Federal Installation	0	0	1	0	0	0	0	1
Multiple	0	0	2	1	0	0	0	3
<b>Totals</b>	<b>55</b>	<b>7</b>	<b>9</b>	<b>6</b>	<b>158</b>	<b>6</b>	<b>9</b>	<b>250</b>

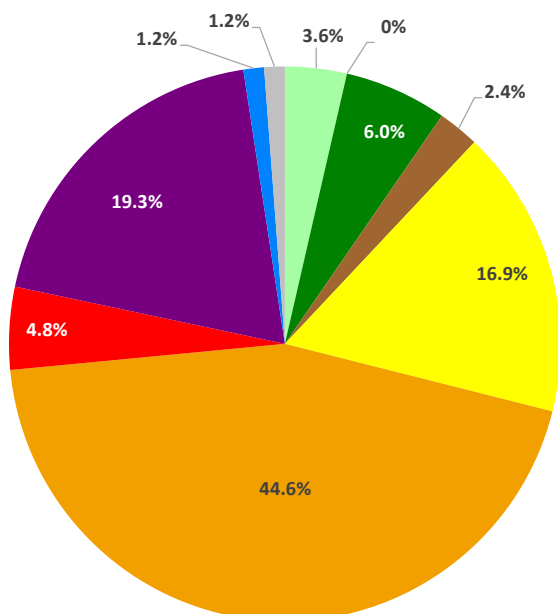
After an applicant receives any required municipal or county approvals for private development in the Pinelands Area, copies of those approvals must be sent to the Commission. The Commission staff then reviews the approved development and determines whether it meets all Pinelands standards. If it does, the Commission staff will send the applicant a letter confirming that the agency’s review is complete and the permit or approval can take effect.

The Commission staff issued such determinations for 83 development projects in 2025, allowing the associated final municipal site plan and subdivision approvals to take effect. Thirty-seven of these applications (or nearly 45%) were for residential development. In total, 266 residential units were approved, in projects ranging in size from 1 to 201 units. Most approved residential projects were for single-family detached dwellings; however, one large residential subdivision included a mixture of single-family detached dwellings and townhouses. The Commission staff reviewed and allowed final subdivision or site plan approvals to take effect for 38 commercial or industrial projects. These applications included retail commercial buildings, offices, restaurants, childcare facilities, hotels, cannabis retail and processing facilities, auto repair and storage facilities, car washes, gas stations, warehouses, storage yards, self-storage facilities, multi-building industrial parks and solar energy facilities. The final eight approved projects were for institutional uses (schools and churches) and mixed use development involving demolition of commercial buildings, subdivisions and conversion of an existing dwelling to a dwelling and a restaurant. The 83 approved applications are located in 24 Pinelands municipalities, as shown in the table to the right. The pie chart below shows the Pinelands Management Area in which the approved development will be located.

### Final Municipal Site Plan/ Subdivision Approvals Allowed To Take Effect in 2025

Municipality	Number of Applications
Barneget Township	7
Berkeley Township	1
Buena Vista Township	4
Chesilhurst Borough	2
Egg Harbor City	1
Egg Harbor Township	6
Estell Manor City	1
Franklin Township	2
Galloway Township	5
Hammonton Town	7
Hamilton Township	1
Jackson Township	1
Lakehurst Borough	3
Medford Township	1
Monroe Township	6
Mullica Township	2
Pemberton Township	2
Stafford Township	1
Tabernacle Township	2
Upper Township	1
Waterford Township	5
Winslow Township	17
Woodbine Borough	4
Woodland Township	1
<b>Total Applications</b>	<b>83</b>

### Final Municipal Site Plan/Subdivision Approvals Allowed to Take Effect in 2025 by Management Area



#### NUMBER IN EACH MANAGEMENT AREA

- Preservation Area District - 3
- Special Agricultural Production Area - 0
- Forest Area - 5
- Agricultural Production Area - 2
- Rural Development Area - 14
- Regional Growth Area - 37
- Pinelands Village - 4
- Pinelands Town - 16
- Military/Federal - 1
- Multiple - 1

The Commission staff reviewed other types of approvals for significantly more private development applications than the 83 discussed above during 2025. For example, 4 municipal permits for resource extraction (mining) and 41 municipal demolition permits, most involving demolition of existing homes at least 50 years old, were reviewed and allowed to take effect. Many county and municipal preliminary site plan and subdivision approvals were similarly reviewed and allowed to take effect, along with numerous municipal building permits, municipal zoning permits, municipal variances, county septic permits, and other types of approvals. Still other municipal and county approvals were reviewed but determined to be inconsistent with Pinelands standards. Such approvals cannot take effect until the inconsistencies have been addressed.

The Pinelands Commission is also responsible for reviewing and approving development applications that are submitted by public entities, such as a municipality, county or a State agency. The full, 15-member Commission votes on whether to approve these applications during its monthly meetings. A total of 31 applications for public development were approved in 2025, including: pedestrian walkways; road improvements; parking lots; sanitary sewer pump stations; maintenance, restroom and public works buildings; recreational improvements; a local communications (cellular) tower, a vehicle storage area; elevated potable water storage tanks; and athletic fields. Of note were the Commission's approval of two public development applications proposing closure of municipal landfills through the installation of permeable soil caps. Finally, the Commission approved Ocean County's plan for forestry and the creation of forest fuel/firebreaks on 2,200 acres in the Forked River Mountains Wilderness Area in Lacey and Ocean townships.

## **Streamlined Coordination with Public Agencies**

The CMP allows the Commission to enter into Memoranda of Agreement (MOAs) with Federal, State, county or municipal public agencies to establish streamlined application review procedures to carry out specific development, eliminating the need to complete individual development applications with the Commission. The Commission has entered into a variety of these streamlining MOAs with public agencies. Typically, the MOAs either establish streamlined permitting procedures where Commission and other public agency regulations overlap or, they establish simplified application review procedures for specified minor development proposed by public agencies. Any development subject of these MOAs must be consistent with the standards of the CMP. Examples of these streamlining agreements include an MOA with NJDEP, Bureau of Pesticide Control, for the review of aquatic herbiciding applications in the Pinelands Area, and an MOA with Ocean County for the review of specified County projects, such as bridge replacements, traffic safety improvements (guardrails, traffic lights, equipment boxes) and road intersection realignments and minor improvements.

Each MOA establishes a procedure and timeframe for Commission staff review of development proposals. Upon completion of its review, the staff issues a document indicating whether the proposed development is consistent with the CMP, and if applicable, any other requirements specified in the MOA. In 2025, the Commission issued 26 such documents. The majority (92%) were issued in accordance with the above referenced streamlining MOA with NJDEP, Bureau of Pesticide Control, for NJDEP aquatic pesticide permit applications in the Pinelands Area.

## **Recreation Permits**

In 2025, the Commission issued 10 Recreation Permits for organized, off-road vehicle events in the Pinelands Area. In order to receive a Recreation Permit, groups must submit a completed "Off-Road Vehicle Event Application" for each proposed event. In addition to the application form, the group must submit the course route in electronic format, an application review fee, proof of insurance, property owner permission and proof that the township and New Jersey State Police have been notified. Commission staff reviews the course route to determine if there are any issues with wetlands, threatened and endangered species, deed-restricted land and private and public ownership. Any portions of the route that have potential issues are site inspected by a

member of the Commission’s staff. If any route changes are necessary, a revised route is required and must again be submitted for review.

## Letters of Interpretation

Applicants may request the Commission’s interpretation of any standard in the Pinelands Comprehensive Management Plan through issuance of a formal Letter of Interpretation (LOI). LOIs are most commonly issued in response to an applicant’s request for an allocation of PDCs or a determination involving wetlands on a particular parcel. Wetlands LOIs include applications submitted for wetlands presence/absence determinations and verification of wetlands boundaries and required wetland transition areas (buffers). Once issued, LOIs are valid for five years.

In 2025, 22 new applications for LOIs were submitted to the Commission. The majority of these applications (20 or 91%) were for PDC allocations. The two remaining applications were for determinations involving the extent of wetlands and/or required wetlands buffers. The Commission issued a total of 18 LOIs in 2025, 16 allocating PDCs, one verifying the extent of wetlands and one verifying both the extent of wetlands and the required wetlands transition areas.

## Waivers

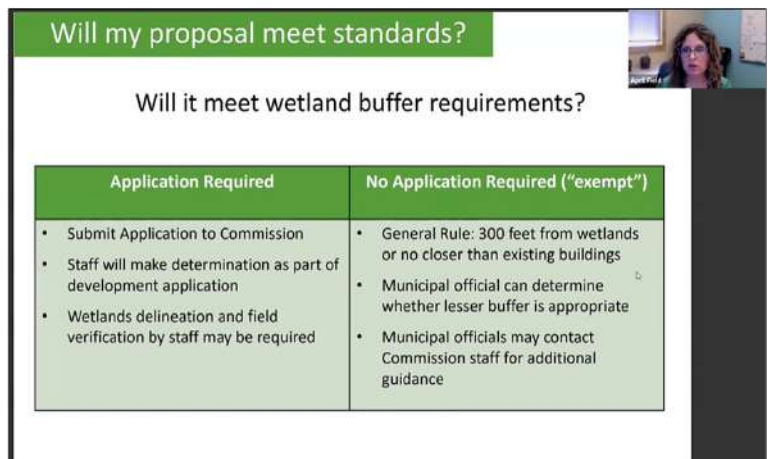
Some applications may not be able to meet all of the Commission’s land use or environmental standards. In these instances, applicants may elect to apply for a “Waiver of Strict Compliance” based on a demonstration of extraordinary hardship. If granted, a waiver typically allows for development of one single-family home. Four such waivers were approved by the Commission in 2025, two in Monroe Township and one each in Shamong and Hamilton townships.

## Online Enhancements to Further Assist Applicants

In 2023, the Commission launched a portal that enables applicants to pay application fees online. Previously, applicants could only submit their application fees by paying via check or money order. Of the total 446 application fee payments that the Commission received in 2025, approximately 61.50% were paid online.

## Training Session for Municipal Officials

More than 60 municipal officials attended an in-depth training session that was led by Commission staff on June 11, 2025. During the session, Commission staff showed how to use the agency’s Interactive Pinelands Property Map to answer frequently asked questions about the land development process in the Pinelands. The session was conducted virtually, and each attendee received a certificate that enables them to receive three technical hours toward the renewal of their Planning/Zoning Board Secretary, Zoning Official, and Land Use Administrator certificate(s) from Rutgers University.



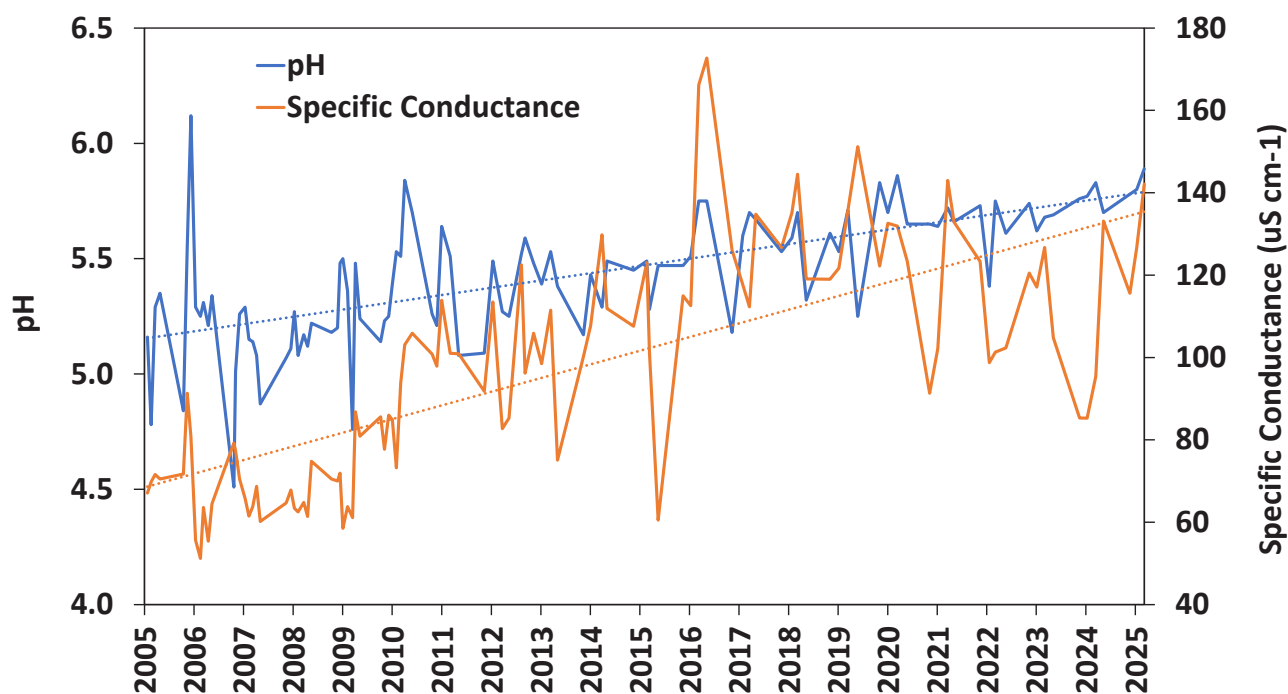
**Above:** More than 60 people attended a virtual, in-depth training session that was led by Pinelands Commission staff on June 11, 2025.

# Science & Research Activities

## Long-term Environmental Monitoring Program

**Pinelands-wide Water-quality Monitoring:** In 2005, a network of 47 benchmark stations was selected from the pool of known sites for monitoring long-term trends in pH and specific conductance throughout the Pinelands. Specific conductance and pH are inexpensive, reliable, and easily measured field parameters that are correlated with other more expensive and episodic water-quality variables. Values for pH (a measure of water acidity or alkalinity) and specific conductance (which reflects the concentration of dissolved substances in water) are relatively low in Pinelands streams that drain forested watersheds. Both parameters are elevated in streams that drain watersheds with significant development and upland agriculture. The 47 benchmark sites are distributed throughout the Pinelands, represent a range of pH and specific conductance values, and are sampled four times each year.

In 2025, the 47 stream sites were sampled again for pH and specific conductance in April, June, August, and October. Long-term data indicate that pH and specific conductance have been increasing at several stream sites sampled as part of the monitoring program. One example of this increasing trend, Four Mile Branch at Lighthouse Road, is shown here.



**Above:** Median pH and specific conductance values from 2005 - 2025 at Four Mile Branch at Lighthouse Road, one of 47 stream sites where water quality is monitored. Increasing trends for both parameters reflect the high percentage of developed land in the Four Mile Branch watershed.

**Water-level Monitoring:** Commission scientists measure water levels manually each month at 33 forest plots and 30 ponds and maintain continuous water-level recording devices installed in one forest plot and seven other ponds. Long-term pond and forest plot water-level data can be used to determine if groundwater levels in wetland forests or surface water levels in ponds are changing over time.

In 2025, Commission staff completed routine monthly water-level measurements in the 43 forest plots and 30

ponds and periodically downloaded the continuous water-level data from the single forest plot and seven other ponds. Commission staff also installed solar powered weather stations at three of the ponds with continuous recorders. The weather stations collect data on water level, water and air temperature, relative humidity, barometric pressure, and precipitation, and the data can be viewed remotely in real time. The Commission hopes to make these data available to the public on the Commission website in 2026.



**Above:** An example of variables measured from the weather station installed at Colliers Pond located in Colliers Mills Wildlife Management Area.

**Rare Snake Monitoring:** As part of ongoing snake studies that were initiated in late 2016, Commission scientists have been establishing a network of natural snake hibernacula, shed areas, and nest sites to monitor long-term changes in two species of rare snakes: corn snakes and northern pine snakes. Corn snakes are listed as endangered in New Jersey and pine snakes are listed as threatened in the state. Since 2018, corrals were built around most hibernacula to capture snakes as they emerge from hibernation in the spring.

Hibernacula that are unable to be corralled are monitored using artificial cover placed near the hibernacula to attract snakes. The corrals and artificial cover offer an effective non-invasive method to census corn snakes



**Above:** Corral fence installed with metal posts and zip ties that surrounds a snake hibernaculum. Photo/John Bunnell

and pine snakes, as well as other co-occurring snake species, each spring without physically disturbing the hibernacula or hibernating snakes.

From 2016 to 2025, a total of 2,668 snakes representing 14 species have been captured and processed. These include 1,344 corn snakes, 728 northern pine snakes, 202 eastern king snakes, 223 northern black racers, 95 eastern hognose snakes, and 76 snakes of several other species. All snakes were weighed, measured, and tagged with Passive Integrated Transponder tags (PIT tags). A PIT tag is a tiny, glass-coated microchip commonly used in wildlife research that allows for the permanent identification of an animal through the use of a special scanner that reads the unique tag number.



**Above:** Eastern king snake that emerged from its hibernaculum, was trapped inside a hibernaculum corral, and was captured for processing. Photo/John Bunnell

A total of 490 of these processed and tagged snakes were recaptured at least once. Captured snakes that are unaffiliated with a known hibernacula are typically outfitted with surgically implanted transmitters for radio tracking to find new hibernacula, as well as shed sites and nest sites. In 2025, scientists radio tracked 31 corn snakes, 35 pine snakes, and one milk snake. These transmitter-outfitted snakes led to the discovery of several new snake hibernacula late in the year.



**Above left:** Commission scientists measuring a female northern pine snake. Photo/Kim Laidig



**Above right:** Recaptured corn snake that was microchipped with a passive integrated transponder tag (PIT tag) for permanent identification. The scanner is waved over the snake to read the PIT tag number. Photo/John Bunnell

## Snake Disease Monitoring:

Snake Fungal Disease: In 2018, Commission scientists began collaborating with Dr. Joanna Burger of Rutgers University and Robert Zappalorti of Herpetological Associates, Inc., to conduct research on snake fungal disease in the Pinelands. Snake fungal disease is an emerging disease found in populations of captive and wild snakes that is caused by the fungus *Ophidiomyces ophidiicola* and can be detrimental and even deadly to snake populations. Although snakes can show signs of fungal disease just after spring emergence from hibernation, it was previously unknown if *O. ophidiicola* was present inside the hibernacula.



**Above:** Northern pine snake with snake fungal disease. Photo/Chris Jeitner

Dr. Burger and Mr. Zappalorti have been excavating a group of northern pine snake hibernacula annually for almost 40 years. Their long-term study provides a unique opportunity to sample inside snake hibernacula to determine if the fungus is present in the soil or on the hibernating snakes. Initial sampling in 2018 indicated that *O. ophidiicola* was present on snakes and in the soil inside the hibernacula, therefore all hibernating snakes were swabbed for snake fungal disease annually beginning in 2019.

In 2025, all hibernating snakes were sampled again for fungal infections. Results assessing variations in *O. ophidiicola* by year, snake sex, and location on the snake were described in a paper published in 2025. This paper and other publications describing the fungal disease results obtained from the artificial hibernacula excavations are listed below.

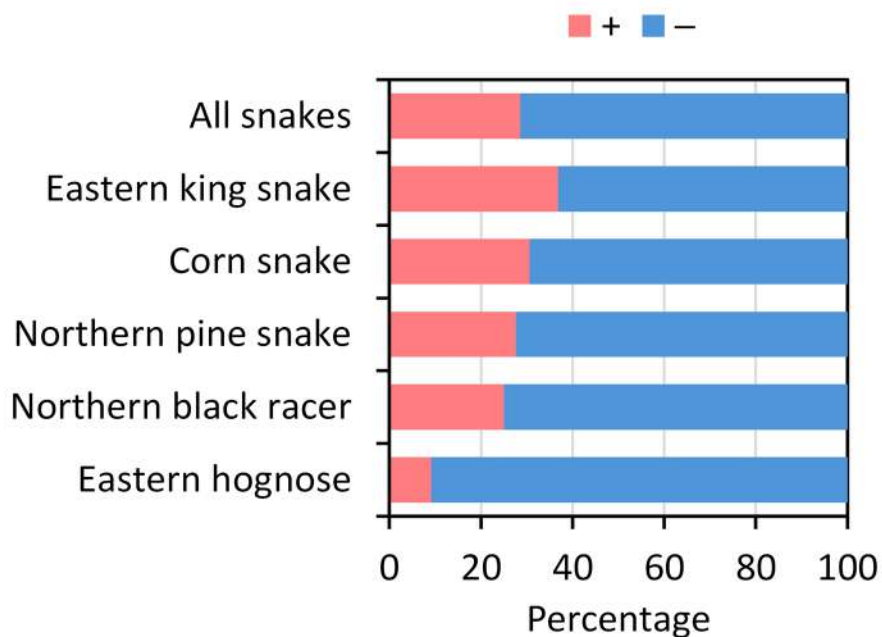
Campbell, L.J., J. Burger, R.T. Zappalorti, J.F. Bunnell, M.E. Winzeler, D.R. Taylor, J.M. Lorch. 2021. Soil reservoir dynamics of *Ophidiomyces ophidiicola*, the causative agent of snake fungal disease. *Journal of Fungi* 2021, 7, 461. <https://doi.org/10.3390/jof7060461>

Burger, J., M. Gochfeld, R. Zappalorti, J. Bunnell, C. Jeitner, D. Schneider, K. Ng, E. DeVito, and J.M. Lorch. 2023. Prevalence of *Ophidiomyces ophidiicola* and epizootiology of snake fungal disease in free-ranging Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey. *Environmental Monitoring and Assessment*, 2023, 195, 662. <https://doi.org/10.1007/s10661-023-11259-w>

Burger, J., C. Jeitner, R. Zappalorti, J. Bunnell, K. Ng, E. DeVito, D. Schneider, and M. Gochfeld. 2024. Snake fungal disease in free-ranging Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey: Lesions, severity of sores and investigator's perceptions. *Journal of Fungi* 2024, 10, 125. <https://doi.org/10.3390/jof10020125>

Burger, J., C. Jeitner, R.T. Zappalorti, J. Bunnell, K. Ng, E. DeVito, D. Schneider, M. Gochfeld. 2025. Snake fungal disease (Ophidiomycosis) in Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey: Variations by year, sex, and morphological sampling site. *Journal of Fungi* 2025, 11, 206. <https://doi.org/10.3390/jof11030206>

Building on the fungal disease results obtained from the artificial hibernacula excavations, in 2023, Commission scientists began collaborating with researchers at Virginia Tech to swab for *O. ophidiicola* from snakes that were collected from the natural hibernacula, nest sites, and shed sites included in the Rare Snake Monitoring component. Science staff swab the body of each snake and, if sores or lesions are present, they measure the size of the sores and swab the sores. In 2023 - 2024, swab samples from 483 snakes were sent to Virginia Tech for analysis. Results indicated that 29% of the 483 snakes tested positive for *O. ophidiicola*, the organism associated with snake fungal disease. For the five species that comprised 96% of the snakes sampled, the percentage of individuals that tested positive ranged from 9% for the eastern hognose to 37% for the eastern king snake.



**Above:** Percentage of all 12 species of snakes and the five most abundant snake species that tested positive and negative for *Ophidiomyces ophidiicola*, which is the organism that causes snake fungal disease.

In 2025, staff continued to collect samples for snake fungal disease analysis by swabbing 321 snakes representing nine species. In 2024, Commission scientists also began snake fungal disease sampling of egg clutches that were incubated in the lab. In 2025, swab samples were collected from eggs, hatchlings, and nesting materials associated with nine clutches of pine snake eggs, eight clutches of corn snake eggs and one clutch of king snake eggs.

Adenovirus Monitoring: As part of a collaboration with Dr. Anthony Geneva of Rutgers University, Commission scientists swabbed Pinelands snakes to test for the presence of adenovirus. Adenoviruses affect the gastrointestinal tract and liver of some reptile species, including snakes. In 2023 - 2024, swab samples from 492 snakes were sent to Rutgers University for analysis. An additional 310 snakes, representing ten species, were swabbed for adenovirus analysis in 2025.

Long-term environmental monitoring research is being funded by the National Park Service.

### Eastern King Snake Study

The eastern kingsnake is listed as a species of special concern in New Jersey because it is vulnerable to multiple threats, is potentially declining, and its distribution and population status are not known. Commission scientists collaborated with Mr. Robert Zappalorti of Herpetological Associates, Inc., and Dr. Howard Reinert of The

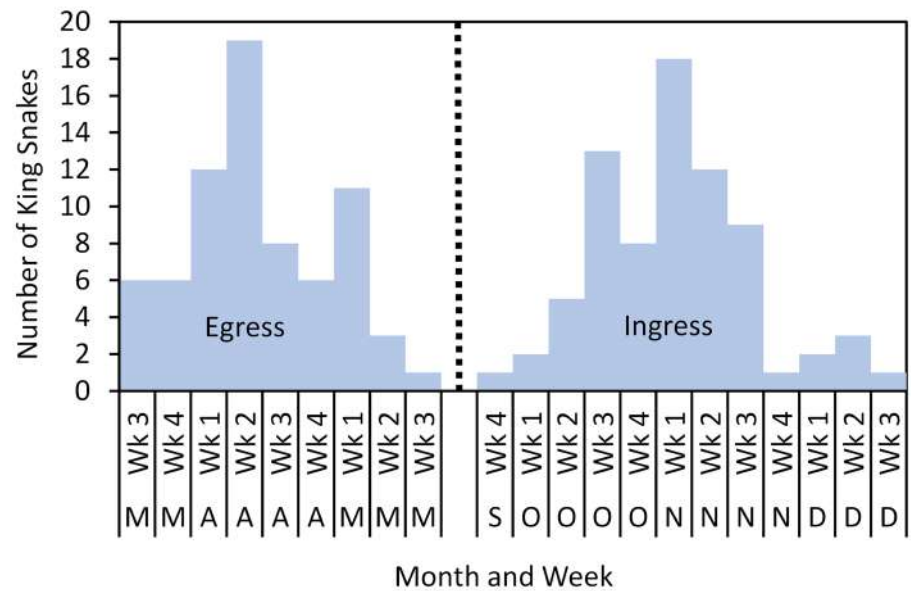
College of New Jersey and used radio telemetry to study the ecology of this snake species.

From 2019 to 2022, researchers radio-tracked 46 king snakes, including 24 males and 22 females. Male snakes were generally larger and weighed more than female snakes. Commission staff compared the number of days snakes were active, number of days snakes were overwintering in hibernacula, home-range size, total distance moved, mean distance moved per day, mean distance per move, and distance moved from spring hibernaculum between male and female king snakes. There were no differences in any of these variables between sexes.

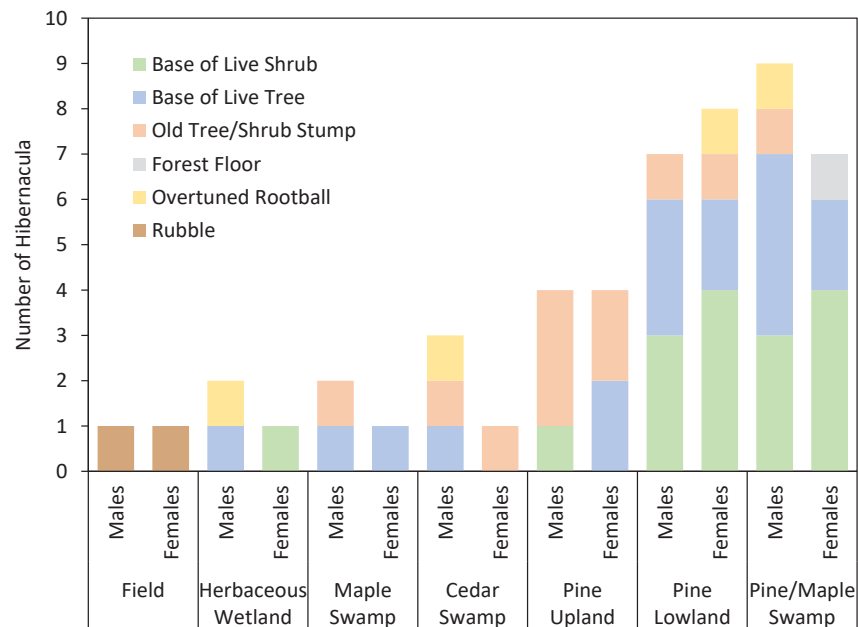
King snakes were generally secretive and hidden from view. During relocations in the active season, 19% of the time snakes were fully visible and 81% of the time snakes were partially concealed (15%) or totally concealed (66%). King snakes emerged from their overwintering hibernacula in the spring from mid-March through late May and entered their hibernacula to overwinter from late September through late December.

The Commission identified 51 different hibernacula that snakes used to overwinter. Of these, 47 hibernacula contained a single tracked king snake and four hibernacula contained more than one tracked snake. King snakes generally did not overwinter with other king snakes. Hibernacula were found in seven different habitat types with most hibernacula in pine/maple swamps, pine lowlands, and pine uplands. These habitat types are typically underlain by sandy mineral soils rather than organic muck soils. Most king snakes used live or dead shrub or tree stumps to access underground hibernacula.

At the end of the four-year study, 24 of the 46 radio tracked king snakes were captured, their radio transmitters were removed,



**Above:** Egress (exiting hibernacula) and ingress (entering hibernacula) timing for eastern king snakes. Months were divided into four roughly equal parts (= weeks).



**Above:** Habitat types with hibernacula and features that king snakes used to access hibernacula.

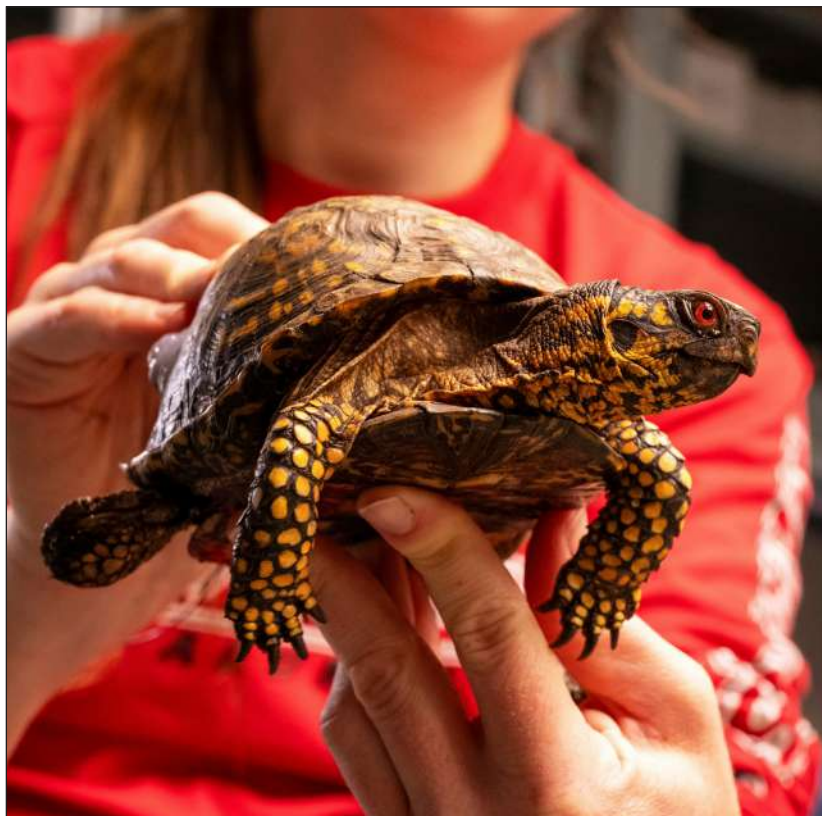
and they were released. For the remaining 22 snakes, 12 were likely killed by mammals, 4 were likely killed by raptors, 5 died of various other causes, and 1 went missing. Commission scientists are currently working on a final report to be submitted to the U.S. Environmental Protection Agency as a grant deliverable.

## Eastern Box Turtle Study

The eastern box turtle is listed by the NJDEP as a species of special concern because it is vulnerable to multiple threats, its distribution and population status in the state are not well understood, and it is potentially declining throughout its range. In 2021, Commission scientists started to radio-track eastern box turtles to learn how they move about the landscape, determine when they are active and which habitats they use, identify their hibernacula, and better understand their relationship with fire. To track individual turtles, scientists glued radio transmitters to the back part of their shell.

From 2021 – 2025, a total of 143 eastern box turtles were captured, weighed, and measured. Using a NJDEP ENSP numbering protocol, the shell of each turtle was notched with a file for permanent identification. Of the 143 turtles, 19 were released after processing, 3 turtles were retired after tracking them for a year or two, 6 turtles lost their radio transmitters, 3 turtles died of unknown causes, 2 turtles were killed by vehicles, and 9 turtles went missing. The remaining 101 turtles were tracked in 2025.

In 2023, Commission scientists attached iButtons to the shells of the turtles. An iButton is a small electronic device that can be programmed to automatically collect temperature data. Scientists also installed iButtons at each turtle hibernacula so we could identify when the turtles emerged from overwintering by determining when

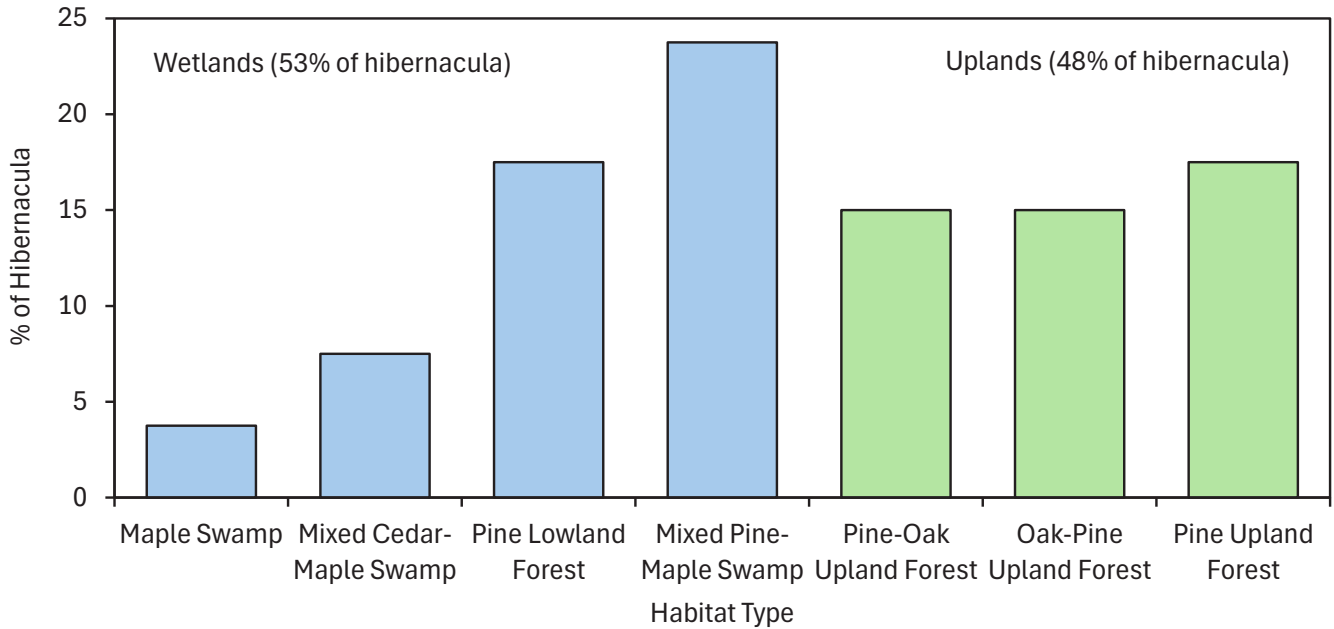


**Above left:** Box turtle with attached radio transmitter on the right and iButton to collect temperature data on the left. Photo/John Bunnell

**Above right:** A box turtle that received a replacement radio transmitter and iButton at the Commission’s Science lab in September 2025. Photo/Paul Leakan

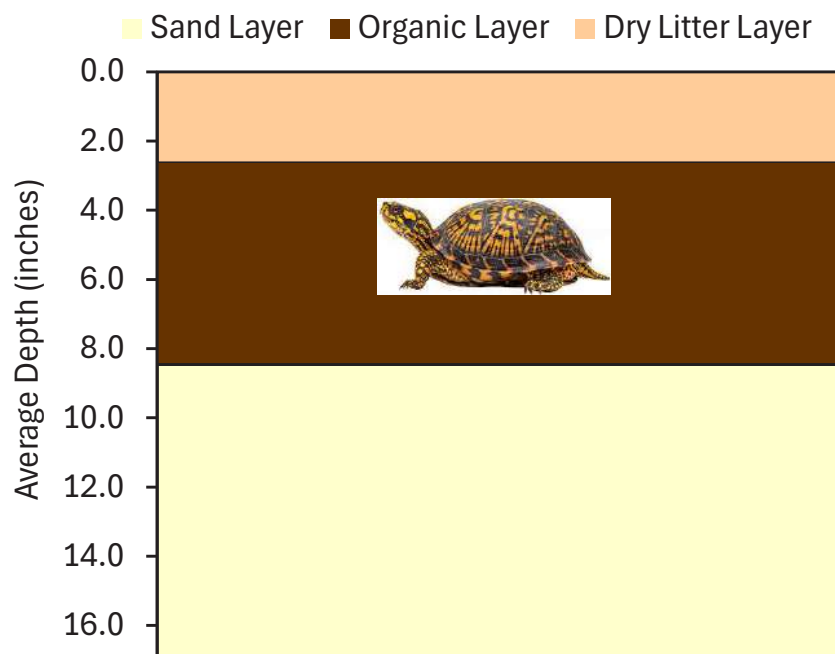
the shell temperature matched the air temperature. Emergence timing is important in relation to the window permitted for prescribed burning, vegetation management, and forestry activities.

Based on 80 of the radio tracked box turtles, hibernacula were located in seven different habitat types. Slightly more turtles overwintered in wetland habitats versus upland habitats.



**Above:** Percentage of 80 box turtle hibernacula in various wetland and upland habitat types.

In late winter of 2023, 2024, and 2025, Pinelands Commission scientists characterized the hibernacula of each turtle by measuring the thickness of the dry leaf litter and partially decomposed organic layer and the depth to the hibernating turtle and the underlying sand. Based on the data, the average depth of the top of a turtle shell was 3.9 inches below the surface of the leaf litter, demonstrating that box turtles in the Pinelands overwinter close to the surface.



**Above:** Schematic showing the average depth of dry leaf and needle litter, moist partially decomposed organic layer, underlying sand, and location of an overwintering eastern box turtle.

# Public Information, Education & Outreach

## Raising Awareness, Fostering Stewardship

The Commission continued to raise awareness and appreciation of the Pinelands in 2025, educating thousands about the region's resources.

The Commission co-sponsored and carried out the 36th annual Pinelands Short Course at Stockton University's main campus in Galloway Township on March 8, 2025. More than 430 people attended the event, which offered 37 educational presentations, including 24 new programs.

More than 110 people attended the 9th annual Pinelands Summer Short Course on July 18, 2025. The daylong, educational event was held at Stockton University's Kramer Hall in downtown Hammonton. The event featured 11 classroom sessions at Kramer Hall and four field trips. (Please see the photos on page 35.)



**Above:** The Commission's Instagram site has more than 5,500 followers.

Staff educated 150 students from Hammonton Middle School and Pinelands Regional Junior High School during the annual, Pinelands-themed World Water Monitoring Challenge at Batsto Lake on October 24, 202. Students wore waders and used nets to catch fish from Batsto Lake while learning about the Pinelands. The event was co-organized and staffed by the Commission, NJDEP, New Jersey Division of Parks & Forestry, and Americorps Ambassadors. (Please see the photo on page 35).

The Commission also organized and hosted three educational presentations at its headquarters in 2025. Forty-five people attended the first program on August 2025. It focused on the NJDEP's Connecting Habitat Across New Jersey project, which is an effort to make the state's fragmented landscape easier for wildlife to move through by protecting important habitats, restoring movement corridors, and making roads safer to cross. More than 40 people attended the second Speaker Series program, which focused on Lenape culture, in September.

## By the Numbers:

In 2025, the Commission's staff:

- Responded to 749 public inquiries about recreation, general information about the Pinelands and the Commission, and other non-development application questions;
- Organized and carried out the 36th annual Pinelands Short Course, the 9th Pinelands Summer Short Course, the annual, Pinelands-themed World Water Monitoring Challenge, and three Pinelands Speaker Series presentations. The events educated a total of nearly 800 people;
- Educated more than 2,600 people while delivering 67 programs, including presentations at schools and other venues, field trips and guided hikes;
- Took and shared 2,848 photos and 68 videos on the agency's Instagram site, shared 1,102 posts on X (formerly known as Twitter) and 637 posts on the agency's newly created Bluesky site;
- Uploaded/archived 37 videos on the Commission's YouTube Channel. The videos garnered 22,169 views and 2,200 hours of watch time. The Commission also gained 158 new subscribers;
- Planted more than 50 native plants at the agency's headquarters, along with installing new interpretive signage; and
- Maintained and oversaw the Commission's online store, which netted \$2,986 in sales for the year. Please see pages 38-39 for more information about the project.

More than 10 artists participated in an outdoor paint along session during the final presentation in October.

Commission staff also educated hundreds of students during dozens of presentations in schools, libraries, and other venues in 2025.

Meanwhile, Commission staff sought to heighten appreciation of the Pinelands and the Commission's work by posting daily on its social media sites. Staff shared 68 videos, 2,848 photographs, links to meetings and the agency's monthly management reports, press releases, public notices, job postings, and interactive Pinelands trivia contests on its Instagram account, which now has nearly 5,600 followers. Staff also shared 1,102 posts on its X account and 637 posts on the agency's newly created Bluesky account. Staff also uploaded nearly 40 videos and moderated virtual meetings and public hearings on the agency's YouTube channel, which now has over 1,500 subscribers.

Lastly, the Commission continued to educate the public by promoting visitation of the Candace McKee



**Above:** One-hundred and fifty students learned about water quality and environmental protection at the Commission's annual World Water Monitoring Challenge at Batsto Lake on October 24, 2025. Photo/Paul Leakan

Ashmun Education Exhibits and the native gardens at its office in Pemberton Township. This includes planting more than 50 new plants and installing new 12-inch by 9-inch interpretive signs that were designed by the NJDEP, which gave the Commission permission to print and display the signs. The signs will raise awareness of native plants while helping to promote their use in the Pinelands.



**On the left:**

Scenes from the 9th annual Pinelands Summer Short Course in Hammonton.

Photos/Paul Leakan

## Pinelands National Reserve Calendar

The Pinelands Commission issued its 10th edition of the Pinelands National Reserve wall calendar in early December 2025.

The calendar features a water theme, while highlighting the vital importance of abundant, clean water supplies in the Pinelands. The Commission worked with Rowan College at Burlington County to design and print the calendar. All of 38 photos were taken by members of the Commission's staff.

In addition to the photos of wetlands, lakes, rivers, flora and fauna, the calendar includes State holidays, dates of Pinelands Commission meetings, important dates in Pinelands history.

A total of 1,200 copies of the calendar were printed and distributed free of charge at Bass River State Forest, Batsto Village, Belleplain State Forest, Brendan T. Byrne State Forest, Cloverdale Farm County Park, Estell Manor Park, Jakes Branch



**Above:** The front cover of the 2026 Pinelands National Reserve wall calendar shows a photo of an Atlantic White Cedar swamp, which can provide habitat for rare species and sequester a significant amount of carbon. Photo/John Bunnell

County Park, the Richard J. Sullivan Center, Wells Mills County Park, and Whitesbog Village.

The project was funded by the National Park Service.

## Touring the Pinelands Biosphere Reserve

The Pinelands Commission led a tour of the Pinelands for representatives from the United Nations Educational, Scientific and Cultural Organization (UNESCO) on January 10, 2025, including a delegation from Paris and New York and renowned Swiss chef and plant-based food advocate Daniel Humm.

UNESCO designated the 1.1-million-acre Pinelands as a Biosphere in the 1980s. The Pinelands Commission oversees the protection of resources in the Pinelands and manages the Pinelands biosphere.

The group went on a guided bus tour at Pine Barrens Native Fruits cranberry farm and at historic Whitesbog Village. They also toured the Pinelands Preservation Alliance's Rancocas Creek Farm, which grows chemical-free produce at its 72-acre site in Southampton, NJ. The group learned about and discussed the special qualities of the Pinelands biosphere and its environment, and how the region



**Above:** The Commission led a tour of the Pinelands for representatives from UNESCO in 2025. Shown from left to right are Commissioner Jerry Irick, Commission Chair Laura E. Matos, Chef Daniel Humm, Commission Executive Director Susan R. Grogan, and Meriem Bouamrane, Chief, Bureau of Strategic Planning UNESCO (Paris). Photo/Paul Leakan

supports and sustains agriculture, such as the production of blueberries and cranberries.

# Finances & Facilities

## Fiscal & Budget

The Commission's Operating Budget for Fiscal Year 2025 totaled \$7,127,603. Of this, \$6,276,408, or 88% percent, was budgeted for personnel expenses, including salary, wages, health insurance and other fringe benefits.

Budgeted revenue sources included \$390,500 in federal grants, a \$3,749,000 State appropriation, \$814,500 in State grants and other State funding, \$750,000 in application fees and \$1,423,603 from the Commission's fund balance and reserves. The budget for the Pinelands Conservation Fund was \$3,858,954.

During 2025, the State Auditor continued to work on the Commission's audit for Fiscal Year 2022.

## Pinelands Application Fees

Since April 2004, the Pinelands Commission has received application fees to partially underwrite the direct costs associated with reviewing development applications in the Pinelands Area. During Fiscal Year 2025, unaudited application fee revenue actually collected totaled \$984,850.75, \$100,261.37 less than Fiscal Year 2024. In Fiscal Year 2025, application fee revenue covered 62.72% of the cost of staff review of development applications, including salaries and full fringe benefits.

## Fenwick Manor Farmhouse Renovations

The Commission is in the process of rehabilitating one of its principal office buildings, Fenwick Manor. Constructed in the early 1820s, the building needs stabilization work around its two front chimneys and several brick pier foundations. Additionally, the exterior of the building requires updates, repairs and a fresh coat of paint. The Commission previously completed an architectural survey of the building and received a Preservation Plan report detailing the stabilization and repair efforts necessary to ensure the long-term preservation of the building. To complete the work described in the Preservation Plan, the Commission received a grant from the New Jersey Historic Trust's Preserve New Jersey Historic Preservation Fund. The grant provides 50 percent of the funding, and the other 50 percent is provided by the Commission's Historic Fenwick Manor Renovation Fund. This Fund includes a special state appropriation to the Commission in 2023 and additional state funding for capital improvements provided in 2025.



**Above:** In 2025, the Commission took significant strides toward rehabilitating one of its principal office buildings, Fenwick Manor.

Photo/Paul Leakan

In February 2025, the Commission issued a public request for proposals to hire a historic architectural firm to assist with the rehabilitation of Fenwick Manor. The Commission selected and hired Connolly and Hickey Historical Architects to complete the work. Connolly and Hickey has completed the design and architectural

plans and specifications for the rehabilitation and are awaiting final approval from the Historic Trust. As required by the Historic Trust Grant, the Commission has also completed a pre-qualification process for general contractors that will be eligible to bid on the construction aspects of the project. Since the work is being conducted on a significant historic architectural resource, the contractors were required to provide documentation of their qualifications to complete such work. A total of four contractors were pre-qualified through this process and will receive the bid documents as soon as they are approved by the Trust. The completion of an archaeological survey was also a requirement of the grant funding. The survey was conducted by Commission staff and was limited to the areas of potential disturbance around the building where a proposed underground roof drainage system is proposed. The drainage system will prevent water seepage into the building's basement and crawl spaces. There were no potentially significant archaeological resources discovered during the survey. A report is being prepared that will be submitted to the Historic Trust for their review and approval.

The construction work is expected to begin in the spring and continue through summer and into the fall. Several employees whose workspaces are in Fenwick Manor will be temporarily moved to other locations within the Commission's office complex while construction work is taking place.

### Pinelands Merchandise & Online Store

The Commission netted \$2,986.40 in sales of Pinelands merchandise in 2025, while processing a total of 80 transactions.

The agency started selling Pinelands merchandise after launching its online store in 2023, with all proceeds from sales benefiting a fund that supports native plantings and raises awareness of native vegetation. The [online store is accessible via the Commission's website](#).

In late 2025, the Commission designed and began selling Pinelands-themed playing cards and refrigerator magnets. The playing cards (shown to the top 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 to the bottom right) 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.

The Commission also sells Pinelands-themed mugs, Jersey Devil tote bags, and Pinelands note cards. All proceeds from sales go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a NJ Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of



**Above:** In 2025, the Commission designed and started to sell Pinelands-themed playing cards to raise funds for native plants projects. Photo/Paul Leakan



**Above:** The Commission started selling Pinelands-themed refrigerator magnets to support a fund for native plants in 2025. Photo/Paul Leakan

native Pinelands plants and projects that raise awareness about native Pinelands plants.

Over the years, thousands of dollars have been dedicated to the fund's mission. To date, three arboretums were funded at area schools and over 35 scholarships were awarded to a senior majoring in the environmental field from each high school in the Pinelands. It also funded the creation of a rain garden that serves as a model for rain gardens in the Pinelands.

Proceeds from sales and donations to the fund will support future rounds of grant funding for projects that focus on native plants in the Pinelands.

## **Certification**

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls. I hereby certify to the best of my knowledge that, during the 2025 calendar year, all of the Commission's standards, procedures, and internal controls were followed.



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Susan R. Grogan  
Executive Director

# Scenes around the Pinelands in 2025



**Above:** This uncommon western cattle-egret dazzled bird enthusiasts and photographers alike in the Pinelands National Reserve in 2025. This species eats insects and a wide variety of animals.



**Above:** Cottony clouds reflected on a pond at the historic, 3,000-acre Whitesbog Village in the Pinelands when this photo was captured in November 2025.



**Above:** Spatulate-leaved sundews are native, insect-eating plants that grow in nutrient-poor, consistently moist soils in the Pinelands. This photo was taken in a pond in the Pinelands in September 2025.



**Above:** Amber Mallm, a Pinelands Commission Planning Specialist, led an outdoor paint along program as part of the Pinelands Speaker Series at the agency's headquarters on October 2, 2025.

**Photos by Paul Leakan  
NJ Pinelands Commission**



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

**NO. PC4-26-\_\_\_\_\_**

**TITLE:** **Approving With Conditions Applications for Public Development** (Application Numbers 1989-0466.016, 1990-1174.012, 2001-0236.004 & 2006-0265.003)

**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:

**1989-0466.016**

**Applicant:** NJDEP, Office of Resource Development  
**Municipality:** Dennis Township  
**Management Area:** Pinelands Forest Area  
**Date of Report:** March 17, 2026  
**Proposed Development:** Demolition of a restroom building, 50 years old or older, and the construction of a restroom building;

**1990-1174.012**

**Applicant:** Monroe Township  
**Municipality:** Monroe Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** March 16, 2026  
**Proposed Development:** Expansion of a street hockey rink within an existing Township park;

**2001-0236.004**

**Applicant:** Township of Monroe  
**Municipality:** Monroe Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** March 16, 2026  
**Proposed Development:** Construction of amphitheater and a 148 space paved parking lot within an existing Township park; and

**2006-0265.003**

**Applicant:** Stafford Township  
**Municipality:** Stafford Township  
**Management Area:** Pinelands Regional Growth Area  
**Date of Report:** March 16, 2026  
**Proposed Development:** Construction of a 49 space paved parking lot within an existing Township park.

**WHEREAS**, no request for a hearing before the New Jersey 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 developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 of the Pinelands Comprehensive Management Plan 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 1989-0466.016, 1990-1174.012, 2001-0236.004 & 2006-0265.003 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: \_\_\_\_\_

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Susan R. Grogan  
Executive Director

---

Laura E. Matos  
Chair



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

March 17, 2026

John Cecil, Assistant Commissioner (via email)  
New Jersey Department of Environmental Protection, Office of Resource Development  
501 East State Street  
Trenton NJ 08625-0420

Re: Application # 1989-0466.016  
Block 48, Lot 1  
Dennis Township

Dear Mr. Cecil:

The Commission staff has completed its review of this application for the demolition of a restroom building, 50 years old or older, and the construction of a restroom building. 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 April 10, 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, Dennis Township Planning Board (via email)  
Dennis Township Construction Code Official (via email)  
Secretary, Cape May County Planning Board (via email)  
Cape May County Health Department (via email)  
Bahram Farzaneh, PE, PP (via email)



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

March 17, 2026

John Cecil, Assistant Commissioner (via email)  
New Jersey Department of Environmental Protection, Office of Resource Development  
501 East State Street  
Trenton NJ 08625-0420

Application No.: 1989-0466.016  
Block 48, Lot 1  
Dennis Township

This application proposes the demolition of a 612 square foot restroom building, 50 years old or older, and the construction of a 1,010 square foot restroom building located on the above referenced 170.64 acre parcel in Dennis Township.

The existing restroom building was constructed in the early 1970s. The restroom building services the Civilian Conservation Corps Campground located within Belleplain State Forest. The Belleplain State Forest is comprised of approximately 23,000 acres. The applicant indicates that the existing restroom building requires replacement to provide Americans with Disabilities Act (ADA) accessibility. The application also proposes the installation of a concrete pad over an existing gravel drive to create one concrete ADA parking stall. The proposed restroom building will be located in the same approximate location as the existing restroom building proposed for demolition.

### **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)**

The proposed development is located in a Pinelands Forest Area. The proposed development is an accessory use to the existing campground. Campgrounds are a permitted land use in a Pinelands Forest Area.

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

There are wetlands located on the parcel. The proposed development is located greater than 300 feet from wetlands. The proposed development is consistent with the CMP wetlands protection standards.

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

The proposed development will be located primarily in the footprint of the existing restroom building that is proposed for demolition in this application. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

### **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 February 20, 2026. The Commission’s public comment period closed on March 13, 2026. 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 French & Parrello Associates, dated June 25, 2025 and revised to January 26, 2026.
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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Application Specific Information: [AppInfo@pinelands.nj.gov](mailto: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 April 6, 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

March 16, 2026

James DeHart, Business Administrator (via email)  
Monroe Township  
125 Virginia Avenue  
Williamstown NJ 08094

Re: Application # 1990-1174.012  
Block 13001, Lots 28 & 29  
Monroe Township

Dear Mr. DeHart:

The Commission staff has completed its review of this application for expansion of a street hockey rink within an existing Township park. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 10, 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, Monroe Township Planning Board (via email)  
Monroe Township Construction Code Official (via email)  
Secretary, Gloucester County Planning Board (via email)  
Theodore Wilkinson, PE (via email)



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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

March 16, 2026

James DeHart, Business Administrator (via email)  
Monroe Township  
125 Virginia Avenue  
Williamstown NJ 08094

Application No.: 1990-1174.012  
Block 13001, Lots 28 & 29  
Monroe Township

This application proposes expansion of a street hockey rink within an existing Township park located on the above referenced 16.21 acre parcel in Monroe Township. The existing Township park, known as Owen's Park, contains walking paths, a basketball court, baseball fields and a street hockey rink.

The existing street hockey rink is approximately 150 feet by 75 feet in size. The new rink will be approximately 180 feet by 80 feet in size. The proposed expansion will result in an increase of 2,300 square feet of impervious surface.

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

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

The proposed development will be located within an existing maintained grass area. The proposed 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 a seed mixture which meets that recommendation.

## **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 February 13, 2026. The Commission’s public comment period closed on March 13, 2026. 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 11 sheets, prepared by Bryson & Yates Consulting Engineers, LLC, all sheets dated February 12, 2026.
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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Application Specific Information: [AppInfo@pinelands.nj.gov](mailto: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 April 3, 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

March 16, 2026

Jim DeHart (via email)  
Monroe Township  
125 Virginia Avenue  
Monroe Township NJ 08094

Re: Application # 2001-0236.004  
Block 13001, Lot 16  
Monroe Township

Dear Mr. DeHart:

The Commission staff has completed its review of this application for construction of an amphitheater and a 148 space paved parking lot within an existing Township park. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 10, 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, Monroe Township Planning Board (via email)  
Monroe Township Construction Code Official (via email)  
Secretary, Gloucester County Planning Board (via email)  
Jessica Hauber (via email)  
Joseph Genova (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

March 16, 2026

Jim DeHart (via email)  
Monroe Township  
125 Virginia Avenue  
Monroe Township NJ 08094

Application No.: 2001-0236.004  
Block 13001, Lot 16  
Monroe Township

This application proposes the construction of an amphitheater and a 148 space paved parking lot within an existing Township park located on the above referenced 34.85 acre parcel in Monroe Township. The existing Township park, known as Owen's Park, contains a dog park.

The proposed amphitheater includes a 3,267 square foot stage and an approximately 60,600 square foot grassed seating area. The application also proposes 2,440 linear feet of sidewalk ranging from five feet to ten feet in width.

### **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 proposed development 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. The proposed development will be located greater than 300 feet from wetlands. Therefore, the proposed development is consistent with the CMP 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 maintained grassed area. The proposed 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 a seed mixture which meets that recommendation.

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing three stormwater infiltration basins.

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 applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 2, 2026. Newspaper public notice was completed on February 6, 2026. The application was designated as complete on the Commission's website on February 27, 2026. The Commission's public comment period closed on March 13, 2026. One public comment was submitted to the Commission regarding this application.

Commenter: Joseph Genova inquired as to the location of the ingress and egress for the proposed development.

Staff Response: The Commission staff provided the commenter with a copy of the plan for the proposed development.

**CONDITIONS**

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 17 sheets, prepared by Remington & Vernick Engineers, all sheets dated August 22, 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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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 April 3, 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

March 16, 2026

Matthew von der Hayden (via email)  
Stafford Township  
260 East Bay Ave.  
Manahawkin NJ 08050

Re: Application # 2006-0265.003  
Block 44.33, Lot 24.01  
Stafford Township

Dear Mr. von der Hayden:

The Commission staff has completed its review of this application for construction of a 49 space paved parking lot within an existing Township park. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its April 10, 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, Stafford Township Planning Board (via email)  
Stafford Township Construction Code Official (via email)  
Stafford Township Environmental Commission (via email)  
Secretary, Ocean County Planning Board (via email)  
Frank J. Little, Jr., PE (via email)



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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

### **PUBLIC DEVELOPMENT APPLICATION REPORT**

March 16, 2026

Matthew von der Hayden (via email)  
Stafford Township  
260 East Bay Ave.  
Manahawkin NJ 08050

Application No.: 2006-0265.003  
Block 44.33, Lot 24.01  
Stafford Township

This application proposes construction of a 49 space paved parking lot within an existing Township park on the above referenced 20.15 acre parcel. The existing Township park, known as Lighthouse Park, contains active recreational facilities including baseball fields, basketball courts and pickle ball courts.

### **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 land use in a Pinelands Regional Growth Area.

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

The proposed development will be located within a maintained grass area and a wooded area. The proposed development will disturb approximately 25,000 square feet (0.57 acres) of wooded lands. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct three stormwater infiltration basins.

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

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

**PUBLIC COMMENT**

The applicant has provided the requisite public notices. Newspaper public notice was completed on January 7, 2026. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 20, 2026. The application was designated as complete on the Commission's website on February 20, 2026. The Commission's public comment period closed on March 13, 2026. 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 12 sheets, prepared by Owen, Little & Associates Inc. and dated as follows:  
  
Sheets 1, 5, 8 & 11 - May 7, 2025; last revised December 1, 2025  
Sheets 2-4, 6, 7, 9, 10 & 12 - May 7, 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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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 April 3, 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.



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

**NO. PC4-26-\_\_\_\_\_**

**TITLE:** **Approving** With Conditions an Application for **Public Development** (Application Number 1985-0202.008)

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

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

**1985-0202.008**

<b>Applicant:</b>	<b>Hamilton Township Board of Education</b>
Municipality:	Hamilton Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	March 16, 2026
Proposed Development:	Construction of an 8,263 square foot school addition and a 3,217 square foot playground at the Shaner School.

**WHEREAS**, a 3,217 square foot playground and a 1,020 square foot expansion of an existing play area were previously developed on the parcel prior to the completion of an application with the Commission; and

**WHEREAS**, an irrigation well was also installed on the parcel prior to the completion of an application with the Commission; and

**WHEREAS**, this development constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP); and

**WHEREAS**, the applicant proposes to address these violations by including the 3,217 square foot playground in this application, proposing to remove the 1,020 square foot play area expansion from the parcel; and the Township Board of Education has submitted an application to the Commission for the irrigation well (App. No. 1985-0202.006); and

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

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

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

**WHEREAS**, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE BE IT RESOLVED** that Application Number 1985-0202.008 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

**Record of Commission Votes**

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta					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  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



MIKIE SHERRILL  
Governor  
DR. DALE G. CALDWELL  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

March 16, 2026

Christopher Veneziani (via email)  
Hamilton Township Board of Education  
5801 3rd Street  
Mays Landing NJ 08330

Re: Application # 1985-0202.008  
Block 809, Lots 17 & 18  
Hamilton Township

Dear Mr. Veneziani:

The Commission staff has completed its review of this application for the construction of an 8,263 square foot school addition and a 3,217 square foot playground at the Shaner School on the above referenced 8.8 acre parcel. 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 April 10, 2026 meeting.

**A 3,217 square foot playground and a 1,020 square foot expansion of an existing play area were previously developed on the parcel prior to the completion of an application with the Commission. This development constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP). To address these violations, this application includes the 3,217 square foot playground and proposes to remove the 1,020 square foot play area expansion.**

**An irrigation well was installed on the parcel prior to the completion of an application with the Commission. The installation of the irrigation well constitutes a violation of the application requirements of the CMP. The Township Board of Education has submitted an application to the Commission for the irrigation well (App. No. 1985-0202.006). By email dated January 15, 2026, the Commission staff requested information to complete the application.**

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,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

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



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
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

March 16, 2026

Christopher Veneziani (via email)  
Hamilton Township Board of Education  
5801 3rd Street  
Mays Landing NJ 08330

Application No.: 1985-0202.008  
Block 809, Lots 17 & 18  
Hamilton Township

This application proposes the construction of an 8,263 square foot addition to the Joseph Shaner School, a 3,217 square foot playground and approximately 2,250 linear feet of sidewalk on the above referenced 8.8 acre parcel in Hamilton Township.

**A 3,217 square foot playground and a 1,020 square foot expansion of an existing play area were previously developed on the parcel prior to the completion of an application with the Commission. This development constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan (CMP). To address these violations, this application includes the 3,217 square foot playground and proposes to remove the 1,020 square foot play area expansion.**

**An irrigation well was installed on the parcel prior to the completion of an application with the Commission. The installation of the irrigation well constitutes a violation of the application requirements of the CMP. The Township Board of Education has submitted an application to the Commission for the irrigation well (App. No. 1985-0202.006). By email dated January 15, 2026, the Commission staff requested information to complete the application.**

### STANDARDS

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

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

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

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

There are wetlands located on and adjacent to the parcel. Existing development, including multiple playground areas, is located approximately 29 feet from wetlands. That development was constructed prior to the 1981 effective date of the Commission's regulations. The proposed school addition will be located approximately 265 feet from wetlands. The proposed 3,217 square foot playground will be located approximately 54 feet from wetlands. The proposed development will be no closer to wetlands than existing development. The proposed development is consistent with the CMP wetlands protection standards.

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

The proposed development will be located in an existing developed and maintained grassed area. The proposed 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. The applicant proposes to utilize a seed mixture which meets that recommendation.

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

The existing school is serviced by public sanitary sewer. The proposed building addition will be serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing an underground stormwater infiltration system.

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 applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the parcel was completed on November 18, 2025. Newspaper public notice was completed on November 20, 2025. The application was designated as complete on the Commission's website on February 25, 2026. The Commission's public comment period closed on March 13, 2026. 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 seven sheets, prepared by Schaeffer, Nassar, Scheidegg,

Consulting Engineers, LLC, dated August 27, 2025 and last revised January 6, 2026.

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. 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.
6. The 1,020 square foot playground expansion that occurred on the parcel prior to the completion of an application with the Commission shall be removed and revegetated with grasses by December 31, 2026. The concerned playground expansion is identified on the above referenced plan by a note indicating "Proposed 1,020 s.f. playground area to be removed & replaced with topsoil and grass."
7. By October 1, 2026, the applicant shall either have received a Commission public development approval for the irrigation well that was installed on the parcel without completion of an application with the Commission or the irrigation well shall be decommissioned.

### **CONCLUSION**

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



## State of New Jersey

THE PINELANDS COMMISSION

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DR. DALE G. CALDWELL  
Lt. Governor

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto: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 April 3, 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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 DR. DALE G. CALDWELL  
 Lt. Governor

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

LAURA E. MATOS  
 Chair  
 SUSAN R. GROGAN  
 Executive Director

## MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*  
 Planning Specialist

Date: March 31, 2026

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed 15 ordinances and five housing element and fair share plans that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

**Buena Vista Township Ordinance 172-2026** – amends Chapter 115, Development Regulations, of the Code of Buena Vista Township and serves as the implementing ordinance for the Township’s 2025 Housing Element and Fair Share Plan. The ordinance repeals and replaces section 115-15, Development Fees, by revising standards for the collection, maintenance, and expenditure of affordable housing development fees. The ordinance also repeals and replaces section 115-15.1, Affordable Housing, to include provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. Lastly, the ordinance establishes section 115-110.3, Mandatory Affordable Housing Set-Aside, establishing a mandatory 20% affordable housing set-aside for any project proposing a residential development of five or more units.

**Egg Harbor Township Ordinance 6-2026** – amends Chapter 57, Affordable Housing, of the Code of Egg Harbor Township to include provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures.

**Egg Harbor Township Ordinance 7-2026** – amends Chapter 225, Zoning, of the Code of Egg Harbor Township by revising standards for the collection, maintenance, and expenditure of affordable housing development fees.

**Lacey Township Ordinance 2026-02** – amends Chapter 335, Zoning, of the Code of Lacey Township. The ordinance revises the standards of the Multi Family Inclusionary Zone (MFIZ-I) District Overlay and the Multi Family Inclusionary Zone (MFIZ-II) District Overlay, both of which are located outside the Pinelands Area. It also establishes the Multi Family Overlay Zone IV (MFIZ-IV), along with associated district standards, which is also located outside the Pinelands Area. The ordinance further

amends Section 335-68.3, Inclusionary Zoning Provisions, to require that residential developments providing five or more new units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, to include an affordable housing set-aside of 20%.

**Lacey Township Ordinance 2026-04** – amends Chapter 211, Land Development Fees, Escrow Deposits, and Inspection Fees, of the Code of Lacey Township. The ordinance repeals and replaces Chapter 211-12 Mandatory Development Fees, to revise standards governing the collection, maintenance, and expenditure of affordable housing development fees.

**Maurice River Township Ordinance 764-2026** – amends Chapter 35, Land Development Regulations, of the Code of Maurice River Township and serves as the implementing ordinance for the Township’s 2025 Housing Element and Fair Share Plan. The ordinance establishes a new Article 17, Affordable Housing, which includes provisions addressing affordability controls, construction standards, mandatory set-aside requirements, affirmative marketing, and administrative procedures. It requires that any development providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent. The ordinance also revises standards governing the collection, maintenance, and expenditure of affordable housing development fees.

**Pemberton Township Ordinance 29-2025** – amends Chapter 62, Affordable Housing, of the Code of Pemberton Township and serves as the implementing ordinance for the Township’s 2025 Housing Element and Fair Share Plan. The ordinance establishes a new mandatory affordable housing set-aside applicable to certain residential developments created through use variances, rezonings, or redevelopment actions. It also updates provisions governing rehabilitation program administration, affordability controls, and affirmative marketing.

**Pemberton Township Ordinance 32-2025** – amends the Spruce Boulevard/Junction Road Redevelopment Plan, which was certified by the Commission on August 11, 2023, to remove a 6.1-acre lot (Block 586, Lot 1) from the redevelopment area. Upon removal, the lot will revert to its prior R-80 zoning designation. This lot is located in a Pinelands Regional Growth Area.

**Plumsted Township Ordinance 2025-24** – amends Chapter 15, Zoning, of the Code of Plumsted Township and serves as the implementing ordinance for the Township’s 2025 Housing Element and Fair Share Plan. The ordinance establishes a new section 15-17, Affordable Housing, which includes provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It also establishes a mandatory 20% affordable housing set-aside for any project proposing a multifamily dwelling of 5 or more units.

**Southampton Township Ordinance 2025-07** – amends Chapter 12, Land Development, of the Code of Southampton Township to include dog training and enrichment/kennel facilities as a permitted use in the Highway Commercial (HC) District. The HC District is located in a Pinelands Rural Development Area.

**Southampton Township Ordinance 2026-01** – amends Chapter 12, Land Development, of the Code of Southampton Township by repealing and replacing Section 12-4.12, Fair share plan and affordable housing, with a new section entitled “Affordable Housing.” The revised section includes updated provisions addressing affordability controls, construction standards, affirmative marketing, and

administrative procedures. The ordinance also includes revised standards for the collection, maintenance, and expenditure of affordable housing development fees.

**Springfield Township Ordinance 2026-03** – amends Chapter 35, Affordable Housing, of the Code of Springfield Township and serves as the implementing ordinance for the Township’s 2025 Housing Element and Fair Share Plan. The ordinance repeals and replaces Chapter 35 to include provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It also revises standards governing the collection, maintenance, and expenditure of affordable housing development fees.

**Upper Township Ordinance 005-2026** – amends Chapter 20, Zoning, of the Code of Upper Township by repealing Sections 20-14 through 20-14.5 and replacing them with new Sections 20-14 through 20-14.21 pertaining to affordable housing. These new provisions address affordability controls, mandatory set-aside requirements, construction standards, affirmative marketing, and administrative procedures. The ordinance also repeals and replaces Sections 20-15.1 through 20-15.10 with updated standards governing the collection, maintenance, and expenditure of affordable housing development fees. In addition, the ordinance amends Section 20-4.19, Affordable Accessory Apartments, to update applicable standards.

**Vineland City Ordinance 2026-10** – amends Chapter 425, Land Use, of the Code of Vineland City by repealing and replacing Article VIII, Affordable Housing, with updated affordable housing regulations. The revised article includes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance also includes revised standards for the collection, maintenance, and expenditure of affordable housing development fees.

**Waterford Township Ordinance 2026-4** – amends Chapter 176, Land Use, Development and Zoning, of the Code of Waterford Township. The ordinance amends Section 176-104O, Home Occupations, by adding “cottage food businesses” as a type of home occupation. The ordinance requires such businesses to comply with the provisions of N.J.A.C. 8:24-11 and to provide the Township Clerk with a Cottage Food Operator Permit issued by the New Jersey Department of Health. Existing conditional use standards applicable to home occupations would also apply to cottage food businesses. Home occupations are conditionally permitted in various residential zoning districts within the Township.

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

*Buena Vista Township* – identifies a present need of 22 units and a fourth-round prospective need of 33 units. This obligation is addressed through existing affordable housing sites as well as a proposed ordinance requiring a mandatory affordable housing set-aside for any new residential developments of five or more units within the Township. The Plan also includes a draft affordable housing ordinance that, among other things, establishes a mandatory 20% affordable housing set-aside for any project proposing residential development of five or more units.

*Maurice River Township* – identifies a present need of 22 units and a fourth-round prospective need of 33 units. This obligation is addressed through existing affordable housing sites as well as a proposed ordinance requiring a mandatory affordable housing set-aside for new residential developments of five or more units within the Township.

*Pemberton Township* – identifies a present need of 79 units and a fourth-round prospective need of 79 units. This obligation is addressed through a combination of existing and proposed affordable housing sites. No new affordable housing sites are proposed within the Pinelands Area portion of the Township. The Plan also proposes an ordinance requiring a mandatory affordable housing set-aside for any new residential development involving a use or density variance, rezoning, or the adoption or amendment of a redevelopment plan.

*Plumsted Township* – identifies a present need of 22 units and a fourth-round prospective need of 33 units. It incorporates a vacant land adjustment resulting in a realistic development potential (RDP) of 7 units and an unmet need of 26 units for the fourth round. No new affordable housing sites are proposed within the Pinelands Area portion of the Township. The Plan also includes a draft affordable housing ordinance that, among other things, establishes a mandatory 20% affordable housing set-aside for any project proposing a multifamily dwelling of 5 or more units.

*Springfield Township* – identifies a present need of two units and a fourth-round prospective need of 40 units. No affordable housing sites are proposed within the Pinelands Area portion of the Township.



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

**NO. PC4-26-**\_\_\_\_\_

**TITLE:** To Accept the Fiscal Year 2022 Audit Report

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

**WHEREAS**, the Pinelands Protection Act (N.J.S.A. 13:18A-18) directs the New Jersey State Auditor to conduct an annual audit of the Pinelands Commission’s activities; and

**WHEREAS**, the New Jersey State Auditor commenced the required audit for FY2022 in March 2024; and

**WHEREAS**, the New Jersey State Auditor completed the audit of the Pinelands Commission’s Fiscal Year 2022 Financial Statements, Notes to the Financial Statements and Schedules of Federal and State Assistance and provided a confidential draft report to the Commission on February 3, 2026; and

**WHEREAS**, the Fiscal Year 2022 Audit Report contains two findings, the first dealing with internal controls over Financial Reporting and the second related to a lack of formal written policies and segregation of duties with regard to the Edmunds Accounting System; and

**WHEREAS**, on February 20 and 25, 2026, the Commission staff responded to the two findings by outlining the corrective actions it had taken and would be taking in the near future; and

**WHEREAS**, such corrective actions include retention of a new outside accounting firm to address the Financial Reporting internal controls, hiring a new business assistant to perform day-to-day bookkeeping responsibilities, segregation of duties in the Edmunds Accounting System and preparation of a formal written Risk Assessment and Security Plan for the Edmunds Accounting Software as required by the 2024 New Jersey Statewide Information Security Manual; and

**WHEREAS**, the State Auditor provided a copy of the final FY2022 Audit Report to the Commission on March 3, 2026; and

**WHEREAS**, the Commission’s Audit Committee met on March 20, 2026 to discuss the FY2022 Audit Report, the findings and proposed corrective actions; and

**WHEREAS**, the Commission has reviewed the FY2022 Audit Report and determined that the proposed corrective actions are appropriate; and

**WHEREAS**, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE BE IT RESOLVED** that:

1. The Pinelands Commission hereby directs the Executive Director to complete the corrective actions described above prior to State Auditor’s commencement of the Commission’s FY2023 Audit.

2. The Pinelands Commission accepts the Audit Report for Fiscal Year 2022 and directs that it be included as a publication available through the Pinelands Commission’s website.

**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

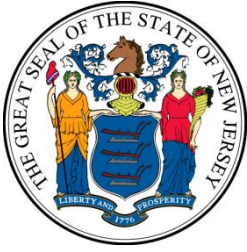
Date: \_\_\_\_\_

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Susan R. Grogan  
Executive Director

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Laura E. Matos  
Chair

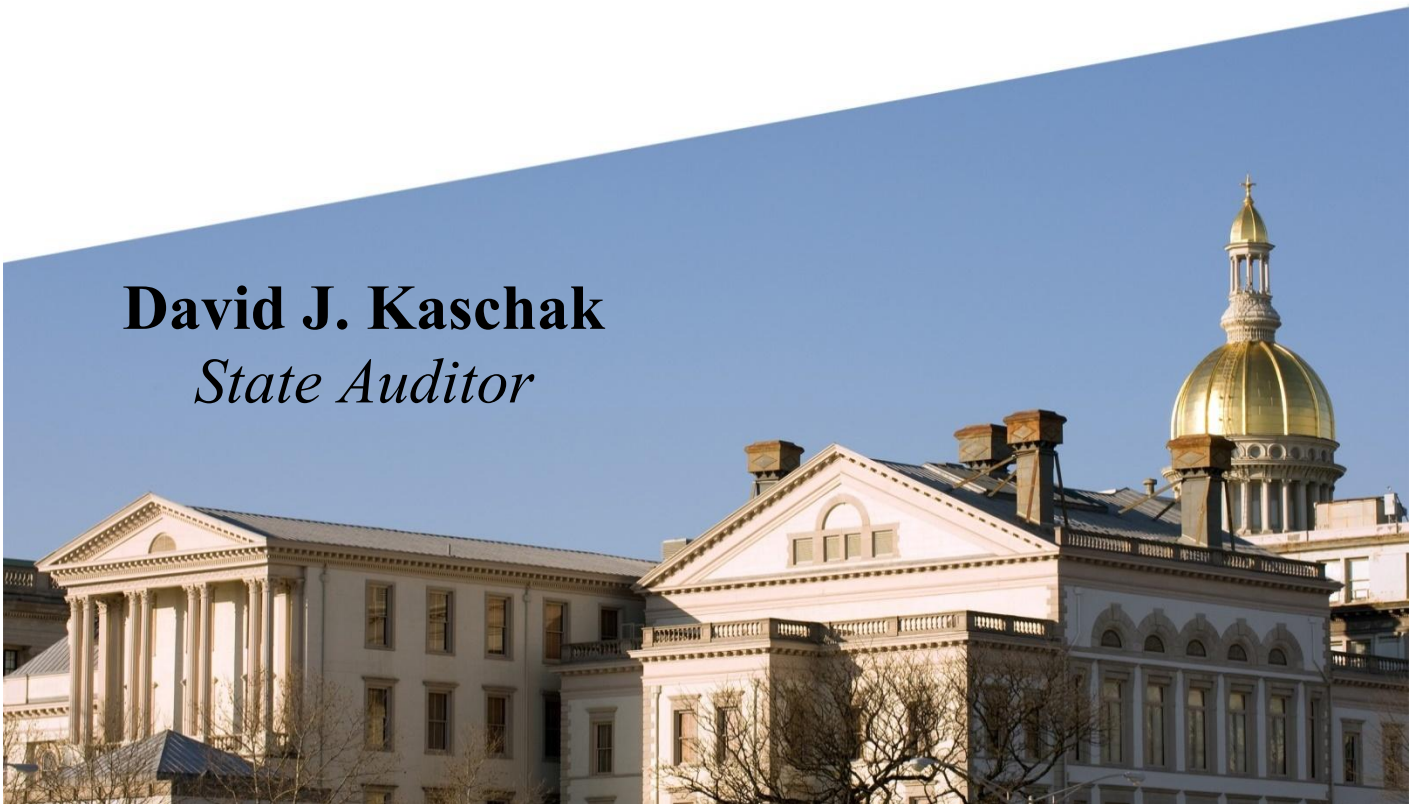


**NEW JERSEY LEGISLATURE**  
**OFFICE OF LEGISLATIVE SERVICES**  
**OFFICE OF THE STATE AUDITOR**

Pinelands Commission

Fiscal Year 2022

**David J. Kaschak**  
*State Auditor*



2024-2025  
LEGISLATIVE SERVICES COMMISSION

**SENATE**

Anthony M. Bucco  
Kristin M. Corrado  
Linda R. Greenstein  
Joseph Pennacchio  
M. Teresa Ruiz  
Nicholas P. Scutari  
Robert W. Singer  
Shirley K. Turner

**GENERAL ASSEMBLY**

Craig J. Coughlin  
Christopher P. DePhillips  
John DiMaio  
Louis D. Greenwald  
Antwan L. McClellan  
Nancy F. Muñoz  
Verlina Reynolds-Jackson  
Shanique Speight



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[www.njleg.gov](http://www.njleg.gov)

OFFICE OF THE STATE AUDITOR  
609-847-3470

**David J. Kaschak**  
*State Auditor*

**Brian M. Klingele**  
*Assistant State Auditor*

**Robert F. Gatti**  
*Assistant State Auditor*

The Honorable Mikie Sherrill  
Governor of New Jersey

The Honorable Nicholas P. Scutari  
President of the Senate

The Honorable Craig J. Coughlin  
Speaker of the General Assembly

Ms. Maureen McMahan  
Executive Director  
Office of Legislative Services

Enclosed is our report on the audit of the Pinelands Commission for the fiscal year ended June 30, 2022. If you would like a personal briefing, please call me at (609) 847-3470.

David J. Kaschak  
State Auditor  
March 3, 2026

**PINELANDS COMMISSION  
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**SENATE**

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State Auditor

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Assistant State Auditor

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Assistant State Auditor

**NEW JERSEY LEGISLATURE**  
**OFFICE OF LEGISLATIVE SERVICES**

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Shanique Speight

125 SOUTH WARREN STREET • P.O. BOX 067 • TRENTON, NJ 08625-0067  
[www.njleg.gov](http://www.njleg.gov)

INDEPENDENT AUDITOR'S REPORT

The Honorable Mikie Sherrill  
Governor of New Jersey

The Honorable Nicholas P. Scutari  
President of the Senate

The Honorable Craig J. Coughlin  
Speaker of the General Assembly

Ms. Maureen McMahon  
Executive Director  
Office of Legislative Services

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the modified accrual basis financial statements of the Pinelands Commission as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Pinelands Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified accrual basis financial position of the governmental activities and each major fund of the Pinelands Commission as of June 30, 2022, and the respective changes in financial position, and budgetary comparisons for the General Fund and the Special Revenue Funds for the year then ended in accordance with the modified accrual basis of accounting described in Note 1.

### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the Pinelands Commission, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Emphasis of Matters***

#### ***Basis of Accounting***

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified accrual basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion was not modified with respect to this matter.

#### ***Adoption of New Accounting Pronouncements***

As discussed in Note 1, the Commission adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, GASB Statement No. 91 *Conduit Debt Obligations*, GASB Statement No. 92 *Omnibus 2020*, GASB Statement No. 93 *Replacement of Interbank Offered Rates*, GASB Statement No. 97, *Certain Component Unit Criteria*, and *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. Our opinion was not modified with respect to these matters.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified accrual basis of accounting described in Note 1; this includes determining that the modified accrual basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Pinelands Commission's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Pinelands Commission's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Pinelands Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the schedules listed under Required Supplementary Information in the accompanying table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who

considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information is comprised of the Schedule of Expenditures of State Financial Assistance and the related notes but does not include the basic financial statements and our auditor's report thereon.

Our audit was conducted for the purpose of forming an opinion on the Pinelands Commission's financial statements. The Schedule of Expenditures of State Financial Assistance is presented for the purpose of additional analysis as required by New Jersey Department of the Treasury Circular No. 15-08-OMB and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the Schedule of Expenditures of State Financial Assistance is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2026 on our consideration of the Pinelands Commission management's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Pinelands Commission's internal control over financial reporting or on compliance. That report is an integral part of an audit

performed in accordance with *Government Auditing Standards* in considering the Pinelands Commission's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "David J. Kaschak".

David J. Kaschak  
State Auditor  
March 3, 2026

PINELANDS COMMISSION  
COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
JUNE 30, 2022

	GOVERNMENTAL FUND TYPES		FIDUCIARY FUND TYPES	ACCOUNT GROUPS		TOTAL (Memorandum Only)
	GENERAL FUND	SPECIAL REVENUE FUNDS	PRIVATE PURPOSE TRUST FUNDS	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	
<b>ASSETS</b>						
Cash & Cash Equivalents	\$ 3,319,765	\$ 8,469,655	\$ -	\$ -	\$ -	\$ 11,789,420
Receivables:						
Federal	177,613	-	-	-	-	177,613
General Fixed Assets:						
Furniture & Equipment	-	-	-	1,107,675	-	1,107,675
Vehicles	-	-	-	90,371	-	90,371
Amount to be Provided for	-	-	-	-	-	-
Retirement of Long-Term Liabilities	-	-	-	-	611,443	611,443
Due from Other Funds	960,871	21,918	-	-	-	982,789
Restricted Cash & Cash Equivalents	29,760	-	49,037	-	-	78,797
<b>Total Assets</b>	<b>\$ 4,488,009</b>	<b>\$ 8,491,573</b>	<b>\$ 49,037</b>	<b>\$ 1,198,046</b>	<b>\$ 611,443</b>	<b>\$ 14,838,108</b>
<b>LIABILITIES &amp; FUND EQUITY</b>						
<b>Liabilities:</b>						
Accounts Payable	\$ 976,082	\$ 10,200	\$ 1,594	\$ -	\$ -	\$ 987,876
Salaries Payable	123,344	-	-	-	-	123,344
Payroll Deductions Payable	154,337	-	-	-	-	154,337
Compensated Absences	46,368	-	-	-	611,443	657,811
Deferred Revenue	29,600	1,759,200	-	-	-	1,788,800
Due to State of New Jersey	255	-	-	-	-	255
Due to Other Funds	-	950,846	31,943	-	-	982,789
<b>Total Liabilities</b>	<b>\$ 1,329,986</b>	<b>\$ 2,720,246</b>	<b>\$ 33,537</b>	<b>\$ -</b>	<b>\$ 611,443</b>	<b>\$ 4,695,212</b>
<b>Fund Equity:</b>						
<b>Restricted For:</b>						
Unemployment Compensation	\$ -	\$ -	\$ 3,655	\$ -	\$ -	\$ 3,655
Katie Fund	-	-	(3,155)	-	-	(3,155)
Timber Rattlesnake Study	6,690	-	-	-	-	6,690
Rattlesnake Fencing	21,796	-	-	-	-	21,796
<b>Committed To:</b>						
Pinelands Conservation	-	4,808,281	-	-	-	4,808,281
Kirkwood Cohansey Study	-	62,691	-	-	-	62,691
Encumbrances	143,389	2,500	-	-	-	145,889
Retiree's Health Benefits	799,155	-	-	-	-	799,155
Microfilming Project	-	-	-	-	-	-
Building Improvements	-	-	-	-	-	-
Vehicle Replacements	-	-	-	-	-	-
Computer Replacements	-	-	-	-	-	-
Other	-	-	-	-	-	-
Investment in General Fixed Assets	-	-	-	1,198,046	-	1,198,046
<b>Assigned To:</b>						
Subsequent Years Expenditures	688,078	814,397	15,000	-	-	1,517,475
Other	-	83,458	-	-	-	83,458
<b>Unassigned Fund Balance:</b>	<b>1,498,915</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,498,915</b>
<b>Total Fund Equity</b>	<b>\$ 3,158,023</b>	<b>\$ 5,771,327</b>	<b>\$ 15,500</b>	<b>\$ 1,198,046</b>	<b>\$ -</b>	<b>\$ 10,142,896</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 4,488,009</b>	<b>\$ 8,491,573</b>	<b>\$ 49,037</b>	<b>\$ 1,198,046</b>	<b>\$ 611,443</b>	<b>\$ 14,838,108</b>

The accompanying Notes to the Financial Statements are an integral part of this Statement.

**PINELANDS COMMISSION**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**ALL GOVERNMENTAL AND FIDUCIARY FUND TYPES**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	GOVERNMENTAL FUND TYPES		FIDUCIARY FUND TYPES	TOTAL (Memorandum Only)
	GENERAL FUND	SPECIAL REVENUE FUNDS	PRIVATE PURPOSE TRUST FUNDS	
<b>REVENUES</b>				
State of New Jersey Appropriations	\$ 3,249,000	\$ -	\$ -	\$ 3,249,000
Fringe Benefits Paid by the State	687,000	-	-	687,000
State of New Jersey Supplemental Appropriations	-	-	-	-
Federal Grants	412,081	-	-	412,081
State Grants	-	500,000	-	500,000
Other Grants	-	-	-	-
Interest Income	25,928	17,594	95	43,617
Unemployment Deductions	-	-	-	-
Application Fees	1,113,182	-	-	1,113,182
Other	6,930	-	80	7,010
<b>Total Revenues</b>	<u>\$ 5,494,121</u>	<u>\$ 517,594</u>	<u>\$ 175</u>	<u>\$ 6,011,890</u>
<b>EXPENDITURES</b>				
<b>Current:</b>				
Personnel	\$ 4,358,982	\$ 620,243	\$ -	\$ 4,979,225
Supplies	112,737	11,489	11,638	135,864
Services	595,031	113,682	-	708,713
Maintenance & Rent	54,873	-	-	54,873
Capital Outlay	52,420	-	-	52,420
State Aid & Grants	-	-	-	-
Land Acquisition	-	-	-	-
<b>Total Expenditures</b>	<u>\$ 5,174,043</u>	<u>\$ 745,414</u>	<u>\$ 11,638</u>	<u>\$ 5,931,095</u>
<b>Excess/(Deficiency) of Revenues Over Expenditures</b>	<u>\$ 320,078</u>	<u>\$ (227,820)</u>	<u>\$ (11,463)</u>	<u>\$ 80,795</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Uncollectible Receivables	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	-	(60,000)	-	(60,000)
Operating Transfer In	60,000	-	-	60,000
<b>Total Other Financing Sources (Uses)</b>	<u>\$ 60,000</u>	<u>\$ (60,000)</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Excess/(Deficiency) of Revenues Over Expenditures &amp; Other Financing Sources (Uses)</b>	<u>\$ 380,078</u>	<u>\$ (287,820)</u>	<u>\$ (11,463)</u>	<u>\$ 80,795</u>
<b>Fund Balance - Beginning of the Year</b>	<u>2,777,945</u>	<u>6,025,642</u>	<u>26,963</u>	<u>8,830,550</u>
<b>Fund Balance - End of the Year</b>	<u>\$ 3,158,023</u>	<u>\$ 5,737,822</u>	<u>\$ 15,500</u>	<u>\$ 8,911,345</u>

The accompanying Notes to the Financial Statements are an integral part of this Statement.

PINELANDS COMMISSION  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 GENERAL AND SPECIAL REVENUE FUND TYPES  
 BUDGET AND ACTUAL - BUDGETARY BASIS  
 FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	GENERAL FUND			VARIANCE FAVORABLE/ (UNFAVORABLE)	SPECIAL REVENUE FUNDS			VARIANCE FAVORABLE/ (UNFAVORABLE)
	ADOPTED BUDGET	FINAL BUDGET	ACTUAL		ADOPTED BUDGET	FINAL BUDGET	ACTUAL	
<b>REVENUES</b>								
State of New Jersey Appropriations	\$ 3,249,000	\$ 3,249,000	\$ 3,249,000	\$ -	\$ -	\$ -	\$ -	\$ -
State Supplemental Appropriations	-	-	-	-	-	-	-	-
Fringe Benefits Paid by the State	687,000	687,000	687,000	-	-	-	-	-
Federal Grants	618,000	618,000	412,081	(205,919)	-	-	-	-
State Grants	-	-	-	-	500,000	500,000	500,000	-
Other Grants	-	-	-	-	-	-	-	-
Interest Income	4,000	4,000	25,928	21,928	4,850	4,850	17,594	12,744
Application Fees	500,000	500,000	1,112,120	612,120	-	-	-	-
Anticipated from Reserves	142,070	142,070	-	(142,070)	-	-	-	-
Fund Balance Anticipated	705,132	705,132	705,132	-	-	-	-	-
Pinelands Conservation Activities Reserve	-	-	-	-	538,782	538,782	-	(538,782)
Other	1,000	1,000	6,930	5,930	-	-	-	-
<b>Total Revenues</b>	<u>\$ 5,906,202</u>	<u>\$ 5,906,202</u>	<u>\$ 6,198,191</u>	<u>\$ 291,989</u>	<u>\$ 1,043,632</u>	<u>\$ 1,043,632</u>	<u>\$ 517,594</u>	<u>\$ (526,038)</u>
<b>EXPENDITURES</b>								
<b>Current:</b>								
Personnel	\$ 4,932,889	\$ 4,932,889	\$ 4,358,982	\$ 573,907	\$ 856,512	\$ 856,512	\$ 620,243	\$ 236,269
Supplies	131,712	131,712	114,523	17,189	17,200	17,200	11,489	5,711
Services	722,351	722,351	540,639	181,712	105,620	105,620	116,182	(10,562)
Maintenance & Rent	132,620	132,620	54,873	77,747	-	-	-	-
Capital Outlay	46,630	46,630	44,177	2,453	4,300	4,300	-	4,300
State Aid and Grants	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<u>\$ 5,966,202</u>	<u>\$ 5,966,202</u>	<u>\$ 5,113,194</u>	<u>\$ 853,008</u>	<u>\$ 983,632</u>	<u>\$ 983,632</u>	<u>\$ 747,914</u>	<u>\$ 235,718</u>
<b>OTHER FINANCING SOURCES (USES)</b>								
Uncollectible Receivables	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	-	-	-	-	(60,000)	(60,000)	(60,000)	-
Operating Transfer In	60,000	60,000	60,000	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>\$ 60,000</u>	<u>\$ 60,000</u>	<u>\$ 60,000</u>	<u>\$ -</u>	<u>\$ (60,000)</u>	<u>\$ (60,000)</u>	<u>\$ (60,000)</u>	<u>\$ -</u>
<b>Net Increase/(Decrease) in Fund Balances</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,144,997</u>	<u>\$ 1,144,997</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (290,320)</u>	<u>\$ (290,320)</u>

The accompanying Notes to the Financial Statements are an integral part of this Statement.

**PINELANDS COMMISSION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

**Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Description of the Reporting Entity** – The Pinelands Commission (Commission) was formed in 1979 by the Pinelands Protection Act. The Commission is charged with the development and implementation of the Comprehensive Management Plan for the Pinelands. It plays significant roles in monitoring the level and types of development that occur within the Pinelands including, but not limited to, acquisition of land, planning, zoning, permitting, research, and education. The Commission consists of 15 members. Seven are appointed by the Governor of New Jersey. Another seven are appointed by each of the counties within the Pinelands, i.e. Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean. One member is appointed by the U.S. Secretary of the Interior. The Commission works closely with all levels of government, organizations, and interested citizens to help them understand and implement the Pinelands Comprehensive Management Plan.

The primary criterion for including activities within the Commission's reporting entity, as set forth in Section 2100 of the GASB Codification of Governmental Accounting and Financial Reporting Standards, is the degree of oversight responsibility maintained by the Commission. Oversight responsibility includes financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations, and accountability for fiscal matters. The combined financial statements include all funds and account groups of the Commission over which the board exercises operating control. There were no additional entities required to be included in the reporting entity under the criteria as described above, in the current fiscal year.

**Basis of Presentation** – The financial statements are prepared on the modified accrual basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. The more significant of the Commission's accounting policies are described in this note.

The accounts of the Commission are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. An account group, on the other hand, is a financial reporting device designed to provide accountability for certain assets and liabilities that are not recorded in the funds because they do

not directly affect net expendable available financial resources.

The various funds and accounts are grouped into three fund types within two broad fund categories and two account groups as follows:

## GOVERNMENTAL FUNDS

**General Fund** – The General Fund is the general operating fund of the Commission. It is used to account for all financial resources except those required to be accounted for in another fund.

**Special Revenue Funds** – The Special Revenue Funds are used to account for the proceeds of specific revenues, other than trusts, that are legally restricted to expenditures for specified purposes. The Commission utilizes the following three special revenue funds:

**Pinelands Development Credit Fund** – This fund is used to account for appropriations from the State of New Jersey that are restricted for purchasing Pinelands Development Credits through the Pinelands Development Credit Bank.

**Kirkwood-Cohansey Study Fund** – This fund is used to account for monies transferred to the Commission from the “Water Supply Fund” by the State of New Jersey to fund the completion of a report on the assessment on how the future and current water supply needs within the Pinelands area may be met while protecting the Kirkwood-Cohansey aquifer system.

**Pinelands Conservation Fund** – The Commission has reserved a portion of this fund to be used for preservation of land and designated other portions to be used for conservation planning/research and for community planning/design.

## FIDUCIARY FUNDS

**Private Purpose Trust Funds** – The Private Purpose Trust Funds are used to account for assets held by the Commission in a trustee capacity or as an agent on behalf of others. These include two Private Purpose Trust Funds, the Unemployment Compensation Insurance Fund, and the “Katie” Fund. Private Purpose Trust Funds are accounted for in essentially the same manner as governmental funds. Private Purpose Trust Funds account for assets of which both the principal and interest may be spent.

## ACCOUNT GROUPS

**General Fixed Assets Account Group** – Fixed assets used in governmental fund type operations are accounted for in the General Fixed Assets Account Group, rather than in governmental funds.

**General Long-Term Debt Account Group** – Long-term liabilities expected to be financed from governmental funds are accounted for in the General Long-Term Debt Account Group, not in the governmental funds. This includes the non-current portion of the liability for compensated absences.

Because of their spending measurement focus, expenditure recognition for governmental fund types is limited to exclude amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities. They are instead reported as liabilities in the General Long-Term Debt Account Group.

**Basis of Accounting and Measurement Focus** – The modified accrual basis of accounting is used for measuring financial position and operating results of all governmental and fiduciary fund types. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available. Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which are recorded when due.

**Budgets/Budgetary Control** – An annual appropriated budget is approved by the Commission each year for the General Fund and Special Revenue Funds. The budgets are prepared using the budgetary basis of accounting. Formal budgetary integration into the accounting system is employed as a management control device during the year. Encumbrance accounting is also employed as an extension of formal budgetary integration in the governmental fund types.

The accounting records of the General Fund and Special Revenue Funds are maintained on the budgetary basis. The budgetary basis differs from modified accrual basis in that the budgetary basis recognizes encumbrances as expenditures and also recognizes increases/decreases in internal designations of fund balance, whereas the modified accrual basis does not. Sufficient supplemental records are maintained to allow for the presentation of modified basis financial reports.

The budget, as detailed on the Combined Statement of Revenues, Expenditures, and Changes in Fund Balances – General and Special Revenue Fund Types – Budget and Actual – Budgetary Basis, include all amendments to the adopted budget.

The following presents a reconciliation of the General Fund from the budgetary basis of accounting as presented in the Combined Statement of Revenues, Expenditures, and Changes in Fund Balances – General and Special Revenue Fund Types – Budget and Actual – Budgetary Basis to the modified accrual basis of accounting as presented in the Combined Statement of Revenues, Expenditures, and Changes in Fund Balances – All Governmental and Fiduciary Fund Types.

Net increase (decrease) in fund balances for the year (budgetary basis)	
adjustments:	\$ 1,144,997
Less: net decrease in revenue recognized in previous years	(705,132)
Less: prior year encumbrances recognized as current year expenditures	(203,176)
Add: current year encumbrances	<u>143,389</u>
Excess (deficiency) of revenues and other financing sources over	
expenditures and other financing uses (modified accrual basis)	<u>\$ 380,078</u>

The following presents a reconciliation of the Special Revenue Funds from the budgetary basis of accounting as presented in the Combined Statement of Revenues, Expenditures, and Changes in Fund Balances – General and Special Revenue Fund Types – Budget and Actual – Budgetary Basis to the modified accrual basis of accounting as presented in the Combined Statement of Revenues, Expenditures, and Changes in Fund Balances – All Governmental and Fiduciary Fund Types.

Net decrease in fund balances for the year (budgetary basis)	
adjustments:	\$ (290,320)
Less: net decreases in revenue recognized in previous years	-
Add: prior year encumbrances recognized as current year expenditures	-
Add: current year encumbrances	<u>2,500</u>
Excess (deficiency) of revenues and other financing sources	
over expenditures and other financing uses (modified accrual basis)	<u>\$ 287,820</u>

**Encumbrances** – Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve a portion of the applicable appropriation. Open encumbrances are reported as reservations of fund balances at fiscal year-end as they do not constitute expenditures or liabilities but rather commitments related to unperformed contracts for goods and services.

**Cash and Cash Equivalents** – Cash and cash equivalents include petty cash, change funds, cash in banks, and all highly liquid investments with a maturity of three months or less at the time of purchase and are stated at cost which approximates fair value. The Commission also participates in the State of New Jersey Cash Management Fund administered by the New Jersey Department of the Treasury, Division of Investment, wherein amounts contributed by the state as well as other local government units are combined into a large-scale investment program.

**Fixed Assets** – General fixed assets are reflected as expenditures in the applicable governmental funds, and the related assets are reported in the General Fixed Assets Account Group. Fixed assets are defined by the Commission as assets which have a cost in excess of \$250 at the date of acquisition and a useful life of one year or more.

**Compensated Absences** – Compensated absences are those absences for which employees will be paid, such as vacation, sick, administration, and paid leave bank. A liability for compensated absences attributable to services already rendered, and not contingent on a specific event that is outside the control of the Commission and its employees, is accrued as the employees earn the rights to the benefits. Compensated absences that relate to future services, or that are contingent on a specific event that is outside the control of the Commission and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

In governmental funds, compensated absences that are expected to be liquidated with expendable available financial resources are reported as expenditure and fund liability in the fund that will pay for the compensated absences. The remainder of the compensated absences liability is reported in the General Long-Term Debt Account Group.

**Due from/to Other Funds** – Amounts due from/to other funds represent monies owed from or to other funds. The General Fund disburses all the funds for expenditures incurred by all other funds, and the monies are transferred between funds.

**Deferred Revenue** – Deferred revenue in the General and Special Revenue funds represents cash that has been received but not yet earned.

**Fund Balance** – Refer to Note 11 for full description.

**Total Columns on Combined Statements** – Total columns are captioned "Memorandum Only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations, or changes in financial position in conformity with accounting principles generally accepted in the United States of America, nor is such data comparable to a consolidation.

**Management Estimates** – The preparation of financial statements in conformity with accounting principles generally accepted in the United States required management to make estimates and assumptions that affect the reported amounts of revenue and expenditures/expenses during the reporting period. Actual results can differ from those estimates.

## CHANGES IN ACCOUNTING POLICY

### Recently Issued Accounting Principles

In Fiscal Year 2022, the Commission adopted six new Governmental Accounting Standards Board (GASB) standards as follows:

GASB Statement No. 87, *Leases* was issued to establish standards of accounting and financial reporting for leases by lessees and lessors.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. The requirements of this Statement will improve financial reporting by providing users of financial statements with more relevant information about capital assets and the cost of borrowing for a reporting period. The resulting information also will enhance the comparability of information about capital assets and the cost of borrowing for a reporting period for both governmental activities and business-type activities.

GASB Statement No. 91, *Conduit Debt Obligations* will improve financial reporting by providing a single method of reporting conduit debt obligations for government issuers and eliminate diversity in practice. The Statement achieves these objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

GASB Statement No. 92, *Omnibus 2020* was issued in January 2020 to improve the consistency in authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. Paragraphs 4, 5, 11, and 13 of this Statement were effective upon issuance, through paragraphs 4 and 5 were later delayed by GASB Statement No. 95.

GASB Statement No. 93 *Replacement of Interbank Offered Rates* applies to governments who enter into agreements that were subject to the Interbank Offered Rate (IBOR).

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans* was issued to increase consistency and comparability related to the reporting of fiduciary component units, mitigate costs associated with the reporting of certain defined contribution benefit plans and enhance the relevance, consistency and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans.

Accounting standards not yet adopted that the Commission is currently reviewing for applicability and potential impact include:

GASB Statement No. 94, *Public-Private and Public-Public Partnerships (PPPs) and Availability Payment Arrangements (APAs)* was issued as guidance stating that a PPP

is an arrangement in which a government contracts with an operator to provide public services by conveying control of the right to operate of use a nonfinancial asset, such as infrastructure or other capital asset, for a period of time in an exchange or exchange-like transaction. The Statement also provides guidance for APAs, which are arrangements in which a government compensates an operator for services that may include designing, construction, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. This standard will be effective for fiscal years beginning after June 15, 2022.

GASB No.96, *Subscription-Based Information Technology Arrangements* provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. This statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset and a corresponding liability; (3) provides the capitalization criteria for outlays other than subscription payments; and (4) requires note disclosures regarding a SBITA. This standard will be effective for fiscal years beginning after June 15, 2022.

Management has not yet determined the impact of these Statements on the financial statements.

**Note 2: CASH AND CASH EQUIVALENTS**

The Pinelands Commission is governed by the deposit limitations of New Jersey state law. The deposits held at June 30, 2022, and reported at fair value are as follows:

<b>Deposits:</b>	<b>Amount</b>
Demand deposits	\$ 11,867,588
Cash on hand	629
<b>Total Deposits</b>	<u><u>\$ 11,868,217</u></u>

<b>Reconciliation of Statement Comparative Balance Sheets:</b>	
General Fund	\$ 3,349,525
Special Revenue Funds	8,469,655
Private Purpose Trust Funds	49,037
<b>Total Reconciliation of Comparative Balance Sheets</b>	<u><u>\$ 11,868,217</u></u>

GASB Statement No. 40, *Deposit and Investment Risk Disclosure* requires that the Pinelands Commission disclose bank deposits that are subject to custodial credit risk. The custodial credit risk for deposits is the risk that, in the event of a failure of a depository financial institution, the Commission will not be able to recover deposits or will not be able to recover collateral securities that may be in the possession of an outside party. As of June 30, 2022, the Commission's confirmed

bank balances amounted to \$230,154.38, and \$0 was exposed to custodial credit risk as uninsured and uncollateralized.

The balance of the Commission’s cash and cash equivalents are deposited in the New Jersey Cash Management Fund (CMF). The CMF is governed by regulations of the State Investment Council, which prescribe standards designed to ensure the quality of investments in order to minimize risk to the CMF’s participants. An amount totaling \$11,702,611 is deposited with the CMF as of June 30, 2022; the Commission had \$164,977 in the operating account and \$629 in petty cash. The State of New Jersey, Department of the Treasury, Division of Investment, issues publicly available financial reports that include the financial statements of the CMF. The financial reports may be obtained by writing to:

State of New Jersey  
 Department of the Treasury  
 Division of Investment  
 P.O. Box 290  
 Trenton, New Jersey 08625-0290

**Note 3: FIXED ASSETS**

The following schedule is a summarization of general fixed assets by source as of June 30, 2022:

	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b><u>June 30, 2021</u></b>	<b><u>Additions</u></b>	<b><u>Deletions</u></b>	<b><u>June 30, 2022</u></b>
Furniture/Equipment	\$ 1,129,821	\$ 52,408	\$ 74,554	\$ 1,107,675
Vehicles	<u>110,720</u>	<u>-</u>	<u>20,349</u>	<u>90,371</u>
Total	<u>\$ 1,240,541</u>	<u>\$ 52,408</u>	<u>\$ 94,903</u>	<u>\$ 1,198,046</u>

**Note 4: LEASES**

**Lease Obligations** – At June 30, 2022, the Commission had two operating lease agreements in effect. The Commission is paying monthly rental charges for a copy machine and scanner under separate agreements. Payments under the month-to-month rentals for the fiscal year ended June 30, 2022 were \$4,488.

**Note 5: RETIREMENT SYSTEM**

All required employees of the Commission are covered by the Public Employees' Retirement System (PERS), which has been established by state statute and is administered by the New Jersey Division of Pensions and Benefits (division). According to the State of New Jersey Administrative Code, all obligations of the systems will be assumed by the State of New Jersey should the system terminate. The division issues a publicly available financial report that includes financial

statements and required supplementary information. That report may be obtained by writing to:

State of New Jersey Division of Pensions and Benefits  
P.O. Box 295  
Trenton, New Jersey 08625-0295

<http://www.nj.gov/treasury/pensions/gasb-notices.shtml>

## **General Information about the Pension Plan**

### **Description of Retirement Plan**

**PERS** – PERS is a cost-sharing multiple-employer defined benefit pension plan which was established as of January 1, 1955, under the provisions of N.J.S.A. 43:15A. The designated purpose of the PERS is to provide retirement, death, disability, and medical benefits to certain qualified members. Membership in the PERS is mandatory for substantially all full-time employees of the State of New Jersey or any county, municipality, school district, or public agency, provided the employee is not required to be a member of another state-administered retirement system or other state pension fund or local jurisdiction's pension fund.

### **Vesting and Benefit Provisions**

**PERS** – The vesting and benefit provisions are set by N.J.S.A. 43:15A and 43:3B. The PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits, which vest after 25 years of service or under the disability provisions of the PERS.

The following represents the membership tiers for PERS:

<b>Tier</b>	<b>Definition</b>
1	Members who were enrolled prior to July 1, 2007
2	Members who were eligible to enroll on or after July 1, 2007 and prior to November 2, 2008
3	Members who were eligible to enroll on or after November 2, 2008 and prior to May 22, 2010
4	Members who were eligible to enroll on or after May 22, 2010 and prior to June 28, 2011
5	Members who were eligible to enroll on or after June 28, 2011

Service retirement benefits of 1/55th of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65. Early retirement benefits

are available to tiers 1 and 2 members before reaching age 60, tiers 3 and 4 before age 62 with 25 or more years of service credit and tier 5 with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the age at which a member can receive full early retirement benefits in accordance with their respective tier. Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for the respective tier.

### **Contributions**

**PERS** – The contribution policy is set by N.J.S.A. 43:15A and requires contributions by active members and contributing employers. Members contribute at a uniform rate. Pursuant to the provisions of Chapter 78, P.L. 2011, the active member contribution rate increased from 5.5% of annual compensation to 6.5% plus an additional 1% phased-in over seven years beginning in July 2012.

The member contribution rate was 7.50% in state fiscal year 2021. The phase-in of the additional incremental member contribution rate takes place in July of each subsequent state fiscal year. The rate for members who are eligible for the Prosecutors Part of PERS (Chapter 366, P.L. 2001) was 10%. Employers' contribution amounts are based on an actuarially determined rate. The Commission's contribution amounts are based on an actuarially determined amount, which includes the normal cost and unfunded accrued liability.

The Commission's contractually required contribution rate for the fiscal year ended June 30, 2022 was 17.23% of the Commission's covered payroll. This amount was actuarially determined as the amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year, including an additional amount to finance any unfunded accrued liability.

Based on the most recent PERS measurement date of June 30, 2021, the Commission's contractually required contribution to the pension plan for the fiscal year ended June 30, 2022 was \$555,312, and was paid on April 5, 2023. The Commission's contractually required contribution to the pension plan for the fiscal year ended June 30, 2021 was \$486,504 and was paid by April 7, 2022. Commission employee contributions to the pension plan during the fiscal year ended June 30, 2022 were \$266,381.

### **Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

**PERS** – At June 30, 2022, the Commission's proportionate share of the net pension liability was \$4,921,262. The net pension liability was measured as of June

30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2021. The Commission's proportion of the net pension liability was based on a projection of the Commission's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. For the June 30, 2021 measurement date, the Commission's proportion was .0415419059%, which was a decrease of .0043558226% from its proportion measured as of June 30, 2020.

For the fiscal year ended June 30, 2022, the Commission proportionate share of the pension benefit was \$556,083. This pension benefit was based on the pension plan's June 30, 2021 measurement date. This benefit is not recognized by the Commission because of the basis of accounting as described in Note 1; however, as previously mentioned for the fiscal year ended June 30, 2022 the Commission's contribution to PERS was \$486,504 and was paid by April 7, 2022.

At June 30, 2021, the Commission reported deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 77,615	\$ 35,230
Changes of assumptions	22,630	1,752,001
Net difference between projected and actual earnings on pension plan investments	-	1,296,390
Changes in proportion	804,249	776,162
Commission contributions subsequent to the measurement date	555,312	
	<u>\$ 1,459,806</u>	<u>\$ 3,859,783</u>

The amount of \$555,312, included in deferred outflows of resources, will be included as a reduction of the net pension liability in the fiscal year ending June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Fiscal Year</b>	
<b>Ending June 30</b>	<b>Amount</b>
2023	\$ (1,049,696)
2024	(719,880)
2025	(573,106)
2026	(585,742)
2027	<u>(23,865)</u>
	<u>\$ (2,952,289)</u>

The amortization of the above other deferred outflows of resources and deferred inflows of resources related to pensions will be over the following number of years:

	<b>Deferred Outflows of Resources (in years)</b>	<b>Deferred Inflows of Resources (in years)</b>
Differences between expected and actual experience		
Year of pension plan deferral:		
June 30, 2015	5.72	-
June 30, 2016	5.57	-
June 30, 2017	5.48	-
June 30, 2018	-	5.63
June 30, 2019	5.21	-
June 30, 2020	5.16	-
June 30, 2021	-	5.13
Changes of assumptions		
Year of pension plan deferral:		
June 30, 2015	5.72	-
June 30, 2016	5.57	-
June 30, 2017	-	5.48
June 30, 2018	-	5.63
June 30, 2019	-	5.21
June 30, 2020	-	5.16
June 30, 2021	5.13	-
Net difference between projected and actual earnings on pension plan investments		
Year of pension plan deferral:		
June 30, 2015	5.00	-
June 30, 2016	5.00	-
June 30, 2017	-	5.00
June 30, 2018	-	5.00
June 30, 2019	5.00	-
June 30, 2020	5.00	-
June 30, 2021	-	5.00
Changes in proportion		
Year of pension plan deferral:		
June 30, 2015	5.72	5.72
June 30, 2016	5.57	5.57
June 30, 2017	5.48	5.48
June 30, 2018	5.63	5.63
June 30, 2019	5.21	5.21
June 30, 2020	5.16	5.16
June 30, 2021	5.13	5.13

## Actuarial Assumptions

The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2021. This actuarial valuation used the following actuarial assumptions, applied to all periods included in the measurement:

	<u>PERS</u>
Inflation - Price	2.75%
Inflation - Wage	3.25%
Salary increases	
FY 2017 to 2026	2.00% - 6.00% Based on Years of Service
FY 2026 and thereafter	3.00% - 7.00% Based on Years of Service
Investment rate of return	7.00%
Mortality rate table	Pub-2010
Period of actuarial experience	
study upon which actuarial	
assumptions were based	July 1, 2014 - June 30, 2018

For PERS, pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

In accordance with state statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2021) is determined by the State Treasurer, after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries.

The long-term expected rate of return was determined using a building block

method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS’s target asset allocation as of June 30, 2021, are summarized in the following table:

<u>Asset Class</u>	<u>PERS</u>	
	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Absolute Return/Risk Mitigation	3.00%	3.35%
Cash Equivalents	4.00%	0.50%
U.S. Treasuries	5.00%	0.95%
Investment Grade Credit	8.00%	1.68%
Public High Yield	2.00%	3.75%
Private Credit	8.00%	7.60%
Real Assets	3.00%	7.40%
Real Estate	8.00%	9.15%
U.S. Equity	27.00%	8.09%
Non-U.S. Developed Markets Equity	13.50%	8.71%
Emerging Market Equity	5.50%	10.96%
Private Equity	<u>13.00%</u>	11.30%
	<u>100.00%</u>	

**Discount Rate** – The discount rates used to measure the total pension liability at June 30, 2021 was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the non-employer contributing entity will be based on 100% of the actuarially determined contributions for the state employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments to determine the total pension liability.

**Sensitivity of Commission’s Proportionate Share of Net Pension Liability to Changes in the Discount Rate**

**PERS** – The following presents the Commission’s proportionate share of the net pension liability at June 30, 2021, the plans measurement date, calculated using a discount rate of 7.00%, as well as what the Commission’s proportionate share of the net pension liability would be if it were calculated using a discount rate

that is 1% lower or 1% higher than the current rates used:

	<b>PERS</b>		
	<b>1%</b>	<b>Current</b>	<b>1%</b>
	<b>Decrease</b>	<b>Discount Rate</b>	<b>Increase</b>
	<b>(6.00%)</b>	<b>(7.00%)</b>	<b>(8.00%)</b>
Commission's proportionate share of the net pension liability	\$ 6,773,201	\$ 4,973,722	\$ 3,446,609

**Pension Plan Fiduciary Net Position**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the respective fiduciary net position of the PERS and additions to/deductions from PERS’s fiduciary net position have been determined on the same basis as they are reported by PERS. Accordingly, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For additional information about PERS, please refer to the plan’s Annual Comprehensive Financial Report (ACFR) which can be found at: <https://www.nj.gov/treasury/pensions/financial-reports.shtml>.

**Note 6: HEALTH CARE BENEFITS**

The Commission provides health care benefits, through the New Jersey State Health Benefits Program, to all continuing employees who are scheduled to work 25 or more hours per week, along with their spouses and eligible dependents. Expenditures for health care benefits are recognized on a pay-as-you-go basis.

In accordance with P. L. 2011, Chapter 78, employees enrolled in the New Jersey State Health Benefits Program are required to contribute a portion of their bi-weekly salary. The balance of the monthly health care benefits premium is paid by the Commission, which receives a credit from the state. Employees covered by other health insurance can elect to waive coverage and receive \$1,000 annually.

The Commission’s health care benefits premiums, including employees’ contributions, are as follows:

<b>Health Care Costs</b>				
<b>Fiscal Year</b>	<b>Premium</b>	<b>Costs to Commission</b>	<b>Employee Contributions</b>	<b>Credit from State</b>
2022	\$ 772,733	\$ (92,019)	\$ 177,753	\$ 687,000
2021	725,594	(14,786)	174,373	566,007
2020	789,947	37,872	168,970	583,105
2019	817,394	105,692	174,699	537,003
2018	806,293	135,627	154,447	516,219
2017	798,708	152,158	134,323	512,227
2016	797,988	152,839	134,285	510,864

**Note 7: POSTEMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS (OPEB)**

**General Information about the OPEB Plan**

**Plan Description and Benefits Provided** – The Commission contributes to the State Health Benefits Local Government Retired Employees Plan (plan), which is a cost-sharing multiple-employer defined benefit other postemployment benefit plan. It covers employees of local government employers that have adopted a resolution to participate in the plan. The plan meets the definition of an equivalent arrangement as defined in GASB Statement No. 75, *Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions*; therefore, assets are accumulated to pay associated benefits. For additional information about the plan, please refer to the State of New Jersey, Division of Pensions and Benefits’ Annual Comprehensive Financial Report, which can be found at:

<https://www.state.nj.us/treasury/pensions/financial-reports.shtml>.

The plan provides medical and prescription drug benefits to retirees and their covered dependents of the employers. Under the provisions of P.L. 1974, c.88 and Chapter 48, P.L. 1999, local government employers electing to provide post-retirement medical coverage to their employees must file a resolution with the division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer-paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of post-retirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a state or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a state or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid

obligations for retiree coverage may be determined by means of a collective negotiations agreement.

Pursuant to Chapter 78, P.L. 2011, future retirees eligible for post-retirement medical coverage who have less than 20 years of creditable service on June 28, 2011 will be required to pay a percentage of the cost of their pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

**Contributions** – The funding policy for the OPEB plan is pay-as-you-go; therefore, there is no prefunding of the liability. However, due to premium rates being set prior to each calendar year, there is a minimal amount of net position available to cover benefits in future years. Contributions to pay for the health benefit premiums of participating employees in the OPEB plan are collected from participating local employers and retired members.

The Commission was billed monthly by the plan and has expended \$181,838 for the fiscal year ended June 30, 2022, representing 5.64% of the Commission's covered payroll. The Commission has recognized revenue in the amount of \$136,690 for a credit from the State of New Jersey to cover retiree health benefits; however, this credit has no effect on the calculations in the plan. At June 30, 2022, there were no retirees required to pay a percentage of the cost of their health care coverage.

#### **OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources**

**OPEB Liability** – At June 30, 2022, the Commission's proportionate share of the net OPEB liability was \$9,549,964. The net OPEB liability was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2020, which was rolled forward to June 30, 2021.

The Commission's proportion of the net OPEB liability was based on the ratio of the plan members of an individual employer to the total members of the plan's nonspecial funding situation during the measurement period July 1, 2020 through June 30, 2021. For the June 30, 2021 measurement date, the Commission's proportion was .053056%, which was a decrease of .000687% from its proportion measured as of the June 30, 2020 measurement date.

**OPEB Expense** – At June 30, 2022, the Commission's proportionate share of the OPEB expense, calculated by the plan as of June 30, 2021 measurement date, is \$28,202. This expense is not recognized by the Commission because of the basis of the accounting as described in Note 1; however, as previously mentioned, for the fiscal year ended June 30, 2022, the Commission made contributions to the plan totaling \$181,838.

**Deferred Outflows of Resources and Deferred Inflows of Resources** – At June 30, 2022, the Commission had deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 214,290	\$ 1,997,993
Changes of assumptions	1,373,791	1,688,068
Net difference between projected and actual earnings on OPEB plan investments	4,566	-
Changes in proportion	163,811	473,048
Commission contributions subsequent to the measurement date	181,838	-
	<u>\$ 1,938,296</u>	<u>\$ 4,159,109</u>

The amount of \$181,838, included in deferred outflows of resources, resulting from the Commission's contributions subsequent to the measurement date, will be included as a reduction of the Commission's net OPEB liability in the fiscal year ending June 30, 2023.

The Commission will amortize the other deferred outflows of resources and deferred inflows of resources related to the OPEB liability over the following number of years:

	<b>Deferred Outflows of Resources (in years)</b>	<b>Deferred Inflows of Resources (in years)</b>
Changes of assumptions		
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	7.82	-
Net difference between projected and actual earnings on OPEB plan investments		
June 30, 2018	5.00	-
June 30, 2019	5.00	-
June 30, 2020	5.00	-
June 30, 2021	5.00	-
Net difference between expected and actual experience		
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	-	7.82
Changes in proportion		
June 30, 2018	8.14	8.14
June 30, 2019	8.05	8.05
June 30, 2020	7.87	7.87
June 30, 2021	7.82	7.82

Other amounts included as deferred outflows of resources and deferred inflows of resources related to the OPEB liability will be recognized in future periods as follows:

<b>Fiscal Year</b>	<b>Amount</b>
<u>Ending June 30,</u>	<u>Amount</u>
2023	\$ (615,564)
2024	(616,314)
2025	(617,000)
2026	(453,565)
2027	(113,968)
Thereafter	<u>13,760</u>
Total	<u>\$ (2,402,651)</u>

### **Actuarial Assumptions**

The actuarial assumptions vary for each plan member depending on the pension plan in which the member is enrolled. The total OPEB liability as of June 30, 2022 was determined by an actuarial valuation as of July 1, 2021, which was rolled forward to June 30, 2022.

The actuarial valuation at June 30, 2021 used the following actuarial assumptions, applied to all periods in the measurement:

	<b><u>Actuarial Assumptions</u></b>
Inflation	2.50%
*Salary increases:	
Through 2026	2.00% - 6.00%
Thereafter	<u>3.00% - 7.00%</u>

\*Salary increases are based on the years of service within the respective plan.

Pre-retirement mortality rates were based on the Pub-2010 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2021 scale. Post-retirement mortality rates were based on the Pub-2010 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2021 scale. Disability mortality was based on the Pub-2010 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2021 scale.

Certain actuarial assumptions used in the July 1, 2021 valuation were based on the results of the pension plan’s experience study for which the members are eligible for coverage under this plan, the Public Employees’ Retirement System (PERS). The PERS experience study was prepared for the period July 1, 2018 to June 30, 2021.

**Discount Rate** – The discount rate used to measure the OPEB Liability at June 30, 2021 was 2.16%. This represents the municipal bond return rate as chosen by the state. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

**Health Care Trend Assumptions** – The trend rate for pre-Medicare medical benefits is initially 5.65 percent and decreases to a 4.50 percent long-term trend rate after seven years. For post-65 medical benefits, the actual fully-insured Medicare Advantage trend rates for fiscal year 2022 and 2023 are reflected. Future years preferred provider organization (PPO) and health maintenance organization (HMO) medical benefits trend rates differ for each retirement plan. The preferred provider organization (PPO) trend is initially 7.56% in fiscal year 2024, increasing to 14.43% in fiscal year 2025 and decreasing to 4.50% after 11 years. The HMO trend is initially 7.79% in fiscal year 2024, increasing to 15.23% in fiscal year 2025 and decreasing to 4.50% after 11 years. For prescription drug benefits, the initial trend rate is 6.75% and decreases to 4.50% long-term after 7 years.

**Sensitivity of the Net OPEB Liability to Changes in the Discount Rate** – The Commission’s net OPEB liability as of the plan’s June 30, 2021 measurement date calculated using a discount rate of 2.16%, as well as using a discount rate that is 1% lower or 1% higher than the current rates used, is as follows:

	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
Commission's proportionate share of Net OPEB liability	\$ 11,238,476	\$ 9,549,964	\$ 8,211,782

**Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates** – The Commission’s proportionate share of the net OPEB Liability as of June 30, 2021, using a healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rate used is as follows:

	1% Decrease	Healthcare Cost Trend Rate	1% Increase
Commission's proportionate share of the net OPEB liability	\$ 7,967,886	\$ 9,549,964	\$ 11,614,379

**OPEB Plan Fiduciary Net Position**

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the respective fiduciary net position of the State Health Benefits Local Government Retired Employees' Plan and additions to / deductions from the plan's respective fiduciary net position have been determined on the same basis as they are reported by the plan. Accordingly, contributions (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For additional information about the plan, please refer to the plan's Annual Comprehensive Financial Report which can be found at: <https://www.state.nj.us/treasury/pensions/financial-reports.shtml>.

**Note 8: RISK MANAGEMENT**

The Commission is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

**Property and Liability Insurance** – The Commission maintains an umbrella policy and commercial insurance coverage for property, general liability, commercial auto, and worker's compensation.

**New Jersey Unemployment Compensation Insurance** – In 1979, the Commission elected to fund its New Jersey Unemployment Compensation Insurance under the "Benefit Reimbursement Method". Under this plan, the Commission is required to reimburse the New Jersey Unemployment Compensation Fund for benefits paid to its former employees and charged to its account with the state. The Commission is billed quarterly for amounts due to the state. The following is a summary of employee contributions, reimbursements to the state for benefits paid, and the ending balance of the Commission's trust fund for the current and previous four years:

<b>Fiscal Year</b>	<b>Employee Contribution</b>	<b>Annual Reimbursement</b>	<b>Funding Balance *</b>
2022	\$ -	\$ -	\$ 3,655
2021	-	-	3,602
2020	419	-	3,586
2019	4,454	16,614	2,724
2018	6,334	872	14,302

\* Includes annual interest income

**Note 9: LONG-TERM DEBT**

**Compensated Absences** – The Commission’s policy states that employees are entitled, upon termination, to the current year’s earned but unused vacation time in addition to any unused vacation time previously earned. In addition, employees are eligible, at retirement, to receive payment for one-half of their accumulated sick leave up to a maximum of \$15,000. Unused vacation time expected to be taken in the succeeding fiscal year in the amount of \$46,368 has been recorded as a liability in the General Fund on the accompanying balance sheet.

A liability for vested compensated absences has also been established in the General Long-Term Debt Account Group as the benefits accrue to employees. As of June 30, 2022, the estimated long-term liability for compensated absences was \$611,443. Net long-term debt as of June 30, 2022 is as follows:

	<b>Balance 6/30/2021</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance 6/30/2022</b>	<b>Due Within One Year</b>
Compensated absences payable	\$ 77,844	\$ -	\$ 31,476	\$ 46,368	\$ 46,368
Estimated compensated absences payable	620,102	13,696	22,355	611,443	-
<b>Total</b>	<b>\$ 697,946</b>	<b>\$ 13,696</b>	<b>\$ 53,831</b>	<b>\$ 657,811</b>	<b>\$ 46,368</b>

**Note 10: INTERFUND RECEIVABLES AND PAYABLES**

The following interfund balances remained on the balance sheet at June 30, 2022:

<b>Fund</b>	<b>Interfund Receivable</b>	<b>Interfund Payable</b>
General Fund	\$ 960,871	\$ -
Special Revenue Funds	\$ 21,918	\$ 950,846
Private Purpose Trust Funds	\$ -	\$ 31,943
<b>Total</b>	<b>\$ 982,789</b>	<b>\$ 982,789</b>

The interfund receivables and payables above predominately resulted from collections and payments made by certain funds on behalf of the other funds. During

the fiscal year 2022, the Commission expects to liquidate such interfund balances, depending on the availability of cash flow.

**Note 11: GASB 54 - FUND BALANCE DISCLOSURES**

In accordance with GASB No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the Commission classifies governmental fund balances as follows:

- Non-spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.
- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by external parties, constitutional provision, or enabling legislation.
- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority and does not lapse at year-end.
- Assigned – includes fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. Fund Balance may be assigned by the Executive Director or the Board of Commissioners.
- Unassigned – includes balance within the General Fund that has not been classified within the above-mentioned categories and negative fund balances in other governmental funds.

Specific reservations of fund balances are described below:

**RESTRICTED FOR:**

Unemployment Compensation – This reserve was established with funds contributed by employees and used to reimburse the state for benefits paid, \$3,655.

Katie Fund – The Kathleen M. Lynch-van de Sande Fund consists of contributions from the public which are dedicated to the support of reforestation and vegetation activities in the Pinelands and to further educational programs and projects that enhance the understanding of the Pinelands National Reserve, \$(3,155).

Timber Rattlesnake Study – This reserve was created as a result of a settlement in order to fund an escrow for the study and monitoring of the timber rattlesnakes in and near a particular development site, \$6,690.

Rattlesnake Fencing – This reserve was created to account for funds restricted for possible future fencing necessitated by the above rattlesnake study, \$21,796.

**COMMITTED TO:**

Pinelands Conservation Fund – This reserve was established with funds provided

by the Atlantic Electric Co. as a result of the proposed electric transmission line project to further the Pinelands protection program and ensure a greater level of protection for the unique resources of the Pinelands area, \$4,808,281.

Kirkwood-Cohansey Study – This reserve was created from funds from the Water Supply Fund to assess and prepare a report on the key hydrological and ecological information needed to determine how the current and future water supply needs of the Pinelands may be met while protecting the Kirkwood-Cohansey aquifer system and avoiding any adverse ecological impact, \$62,691.

Encumbrances – The reserve for encumbrances was created to represent encumbrances outstanding at the end of the year based on purchase orders and contracts signed by the Commission but not completed as of the close of the fiscal year, \$145,889.

Retirees' Health Benefits – This is a designation of fund balance that the Commission intends to use to fund future retirees' health benefits, \$799,155.

Investment in General Fixed Assets – This represents the amount invested in fixed assets, \$1,198,046.

**ASSIGNED TO:**

Subsequent Year's Expenditures – This designation of fund balance has been appropriated and included as anticipated revenue for the year ending June 30, 2023, \$1,517,475.

Other – This represents designations of fund balance that the Commission intends to use for various projects, such as Pinelands poster reprinting and service awards, \$83,458.

**UNASSIGNED FUND BALANCE:**

Unassigned – This represents the portion of fund balance resources available for appropriation, \$1,498,915.

**Note 12: ECONOMIC DEPENDENCY**

The Commission receives a significant portion of its total revenues from the State of New Jersey. Because these revenues are subject to annual appropriation, any reduction in the amount appropriated in the state's budget will have a material impact on the operations of the Commission. A comparison of annual operating revenues is shown in the following chart:

<b>Fiscal Year</b>	<b>Total State Aid Revenues</b>	<b>General Fund Revenues*</b>	<b>Percentage</b>
2022	\$ 3,936,000	\$ 5,553,547	71%
2021	3,786,000	5,249,677	72%
2020	3,636,000	4,659,249	78%
2019	3,486,000	5,335,483	65%
2018	3,336,000	4,342,259	77%

\* Includes transfers from other funds

**Required Supplementary Information**

NEW JERSEY PINELANDS COMMISSION  
SCHEDULE OF THE COMMISSION'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
PUBLIC EMPLOYEES' RETIREMENT SYSTEMS (PERS) - LOCAL  
REQUIRED SUPPLEMENTARY INFORMATION

	Measurement date ending June 30			
	2021	2020	2019	2018
Commission's Proportion of the Net Pension Liability	0.0415419059%	0.0458977285%	0.0424035874%	0.0396726809%
Commission's Proportionate Share of the Net Pension Liability	\$ 4,921,262	\$ 7,484,719	\$ 7,640,483	\$ 7,811,353
Commission's Covered Payroll (Plan Measurement Period)	\$ 3,044,356	\$ 3,255,936	\$ 2,964,972	\$ 2,664,084
Commission's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	161.65%	229.88%	257.69%	293.21%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (local)	70.33%	58.32%	56.27%	53.60%

NEW JERSEY PINELANDS COMMISSION  
SCHEDULE OF THE COMMISSION'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
PUBLIC EMPLOYEES' RETIREMENT SYSTEMS (PERS) - LOCAL  
REQUIRED SUPPLEMENTARY INFORMATION

	Measurement date ending June 30				
	2017	2016	2015	2014	2013
Commission's Proportion of the Net Pension Liability	0.0387524433%	0.0393468730%	0.0385232928%	0.0406718663%	0.0394699485%
Commission's Proportionate Share of the Net Pension Liability	\$ 9,020,949	\$ 11,653,415	\$ 8,647,707	\$ 7,614,886	\$ 7,543,491
Commission's Covered Payroll (Plan Measurement Period)	\$ 2,713,988	\$ 2,706,800	\$ 2,739,132	\$ 2,796,096	\$ 2,698,088
Commission's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	332.39%	430.52%	315.71%	272.34%	279.59%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (local)	48.10%	40.14%	47.93%	52.08%	48.72%

Note: Until a full ten-year trend is completed, information will be presented for years for which information is available.

NEW JERSEY PINELANDS COMMISSION  
SCHEDULE OF THE COMMISSION'S CONTRIBUTIONS  
PUBLIC EMPLOYEES' RETIREMENT SYSTEM (PERS) - LOCAL  
REQUIRED SUPPLEMENTARY INFORMATION

	Fiscal Year Ended June 30									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Contractually Required Contribution	\$ 555,312	\$ 486,504	\$ 502,099	\$ 412,464	\$ 394,615	\$ 359,000	\$ 349,552	\$ 331,197	\$ 335,293	\$ 297,398
Contributions in Relation to the Contractually Required Contribution	<u>(555,312)</u>	<u>(486,504)</u>	<u>(502,099)</u>	<u>(412,464)</u>	<u>(394,615)</u>	<u>(359,000)</u>	<u>(349,552)</u>	<u>(331,197)</u>	<u>(335,293)</u>	<u>(297,398)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Commission's Covered Payroll (Fiscal Year)	<u>\$ 3,222,574</u>	<u>\$ 3,060,315</u>	<u>\$ 3,170,017</u>	<u>\$ 3,140,268</u>	<u>\$ 2,915,910</u>	<u>\$ 2,692,751</u>	<u>\$ 2,707,759</u>	<u>\$ 2,697,688</u>	<u>\$ 2,697,688</u>	<u>\$ 2,725,516</u>
Contributions as a Percentage of Commission's Covered Payroll	17.23%	15.90%	15.84%	13.13%	13.53%	13.33%	12.91%	12.28%	12.43%	10.91%

**Changes in Benefit Terms**

None

**Changes in Assumptions**

The discount rate remained at 7.00% as of June 30, 2020.

In the July 1, 2019 actuarial valuation the mortality improvement was based on Scale MP-2020 while in the July 1, 2020 actuarial valuation the mortality improvements was based on Scale MP-2021.

**NEW JERSEY PINELANDS COMMISSION**  
**SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND THE COMMISSION'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY**  
**STATE HEALTH BENEFIT RETIRED EMPLOYEES' OPEB PLAN**  
**REQUIRED SUPPLEMENTARY INFORMATION**

	Measurement date ending June 30					
	2021	2020	2019	2018	2017	2016
Total Net OPEB Liability:						
Service cost	\$ 846,075,674	\$ 605,949,339	\$ 666,574,660	\$ 896,235,148	\$ 1,064,525,862	\$ 793,330,866
Interest	413,837,061	497,444,533	636,082,461	764,082,232	648,423,508	693,228,312
Changes of Benefit Terms	2,029,119	1,034,142	(1,903,958)	-	-	-
Differences between expected and actual experience	(1,196,197,410)	541,506,395	(1,399,921,930)	(3,626,384,047)	-	-
Changes in assumptions or other inputs	339,165,715	3,074,968,821	(1,635,760,217)	(2,314,240,675)	(2,587,850,974)	3,126,488,338
Net investment income	(201,343)	(2,858,334)	(4,826,936)	(2,320,422)	(791,049)	(310,043)
Contributions from employers and non- employers	(362,874,910)	(327,416,317)	(390,269,556)	(474,742,947)	(434,877,635)	(397,482,072)
Administrative expense	11,334,383	9,913,267	9,478,435	8,200,113	8,894,576	528,244
Net Change in Total Net OPEB Liability	\$ 53,168,289.00	\$ 4,400,541,846.00	\$(2,120,547,041.00)	\$(4,749,170,598.00)	\$(1,301,675,712.00)	\$ 4,215,783,645.00
Total OPEB Liability, beginning	17,946,612,946	13,546,071,100	15,666,618,141	20,415,788,739	21,717,464,451	17,501,680,806
Total OPEB Liability, ending	<u>\$17,999,781,235</u>	<u>\$ 17,946,612,946</u>	<u>\$ 13,546,071,100</u>	<u>\$ 15,666,618,141</u>	<u>\$ 20,415,788,739</u>	<u>\$ 21,717,464,451</u>
Commission's Proportion of the Net OPEB Liability	0.053056%	0.053743%	0.052758%	0.054073%	0.054329%	0.055825%
Commission's Proportionate Share of the Net OPEB Liability	<u>\$ 9,549,964</u>	<u>\$ 9,645,048</u>	<u>\$ 7,146,636</u>	<u>\$ 8,471,410</u>	<u>\$ 11,091,694</u>	<u>\$ 12,123,775</u>
Commission's Covered Payroll (Plan Measurement Period)	<u>\$ 3,060,315</u>	<u>\$ 3,170,017</u>	<u>\$ 3,140,268</u>	<u>\$ 2,915,910</u>	<u>\$ 2,692,751</u>	<u>\$ 2,707,759</u>
Commission's Proportionate Share of the Net OPEB Liability as a Percentage of Covered Payroll	312.06%	304.26%	227.58%	290.52%	411.91%	447.74%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	0.2800%	0.9100%	1.9800%	1.9700%	1.0300%	0.6900%

Notes to Schedule:

No assets are accumulated in a trust that meets the criteria in Paragraph 45 of GASB 75

Note: In accordance with GASB 75, the above information is also presented for the State Health Benefits Local Government Retired Employees' Plan. These schedules are presented to illustrate the requirements to show information for 10 years; however, until a full 10-year trend is compiled, this presentation will only include information for those years for which information is available.

**NEW JERSEY PINELANDS COMMISSION  
SCHEDULE OF THE COMMISSION'S CONTRIBUTIONS  
STATE HEALTH BENEFIT RETIRED EMPLOYEES' OPEB PLAN  
REQUIRED SUPPLEMENTARY INFORMATION**

	Fiscal Year Ending June 30					
	2022	2021	2020	2019	2018	2017
Commission's Required Contribution	\$ 181,838	\$ 163,364	\$ 159,893	\$ 218,955	\$ 284,092	\$ 305,161
Contributions in Relation to the Required Contribution	(181,838)	(163,364)	(159,893)	(218,955)	(284,092)	(305,161)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Commission's Covered Payroll (Fiscal Year)	<u>\$ 3,222,574</u>	<u>\$ 3,060,315</u>	<u>\$ 3,170,017</u>	<u>\$ 3,140,268</u>	<u>\$ 2,915,910</u>	<u>\$ 2,692,751</u>
Contributions as a Percentage of Commission's Covered Payroll	5.64%	5.34%	5.04%	6.97%	9.74%	11.33%

Note: In accordance with GASB 75, the above information is also presented for the State Health Benefits Local Government Retired Employees' Plan. These schedules are presented to illustrate the requirements to show information for 10 years; however, until a full 10-year trend is compiled, this presentation will only include information for those years for which information is available.

**Changes in Benefit Terms**

None

**Differences between Expected and Actual Experience**

The increase in liability from June 30, 2020 to June 30, 2021 is due to changes in the census, claims and premium experience.

**Changes in Assumptions**

The increase in the liability from June 30, 2021 to June 30, 2022 is due to the decrease in the assumed discount rate from 2.21% as of June 30, 2020 to 2.16% as of June 30, 2021, as well as changes in the trend, repealment of the excise tax and updated mortality improvement assumptions.

## **Other Information**

PINELANDS COMMISSION  
 SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE  
 FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Grantor/Pass Through Grantor/Program Title	STATE GRANT or GMIS NUMBER	PROGRAM or AWARD AMOUNT	GRANT PERIOD		ACCOUNTS	DEFERRED	CASH/CREDIT		ACCOUNTS	DEFERRED
			FROM	TO	RECEIVABLE 6/30/2021	REVENUE 6/30/2021	RECEIVED	EXPENDITURES	RECEIVABLE 6/30/2022	REVENUE 6/30/2022
<b>Department of Environmental Protection</b>										
State Aid	100-042-4800-082	\$ 3,249,000	07/01/2021	06/30/2022	\$ -	\$ -	\$ 3,249,000	\$ 3,249,000	\$ -	\$ -
Pinelands Development Credit Purchases	100-042-4800-324	13,000,000	07/01/1999	Completion	\$ -	\$ 1,759,200	\$ -	\$ -	\$ -	\$ 1,759,200
<b>Credit from State - Fringe Benefits</b>	not applicable	687,000	07/01/2021	06/30/2022	\$ -	\$ -	\$ 687,000	\$ 687,000	\$ -	\$ -
<b>Total State Financial Assistance</b>					\$ -	\$ 1,759,200	\$ 3,936,000	\$ 3,936,000	\$ -	\$ 1,759,200

See Report and Notes to Schedules of Expenditures of State Financial Assistance.

**PINELANDS COMMISSION  
NOTES TO THE SCHEDULE OF EXPENDITURES OF  
STATE FINANCIAL ASSISTANCE  
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

**Note 1: GENERAL**

The accompanying Schedule of Expenditures of State Financial Assistance presents the activity of all state financial assistance programs of the New Jersey Pinelands Commission. The Commission is defined in Note 1 to the financial statements. All state financial assistance received directly from state agencies is included on the Schedule of Expenditures of State Financial Assistance.

**Note 2: BASIS OF ACCOUNTING**

The accompanying Schedule of Expenditures of State Financial Assistance is presented using the modified accrual basis of accounting. This basis of accounting is described in Note 1 to the Commission's general purpose financial statements.

**Note 3: RELATIONSHIP TO FINANCIAL STATEMENTS**

Amounts reported in the accompanying schedule agree with amounts reported in the Commission's financial statements.

**Note 4: RELATIONSHIP TO STATE FINANCIAL REPORTS**

Amounts reported in the accompanying schedule agree with the amounts reported in the related state financial reports.

**Note 5: MAJOR PROGRAMS**

Major programs are identified in the *Summary of Auditor's Results* section of the Schedule of Audit Findings and Questioned Costs.

**Pinelands Commission**

**Report on Internal Control over Financial Reporting and on Compliance  
and Other Matters Based on an Audit of Financial Statements Performed  
in Accordance with *Government Auditing Standards***

**For Fiscal Year Ended June 30, 2022**

**SENATE**

Anthony M. Bucco  
Kristin M. Corrado  
Linda R. Greenstein  
Joseph Pennacchio  
M. Teresa Ruiz  
Nicholas P. Scutari  
Robert W. Singer  
Shirley K. Turner



**NEW JERSEY LEGISLATURE**  
**OFFICE OF LEGISLATIVE SERVICES**

David J. Kaschak  
State Auditor

Brian M. Klingele  
Assistant State Auditor

Robert F. Gatti  
Assistant State Auditor

**GENERAL ASSEMBLY**

Craig J. Coughlin  
Christopher P. DePhillips  
John DiMaio  
Louis D. Greenwald  
Antwan L. McClellan  
Nancy F. Muñoz  
Verlina Reynolds-Jackson  
Shanique Speight

125 SOUTH WARREN STREET • P.O. BOX 067 • TRENTON, NJ 08625-0067  
[www.njleg.gov](http://www.njleg.gov)

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

**INDEPENDENT AUDITOR'S REPORT**

The Honorable Mikie Sherrill  
Governor of New Jersey

The Honorable Nicholas P. Scutari  
President of the Senate

The Honorable Craig J. Coughlin  
Speaker of the General Assembly

Ms. Maureen McMahon  
Executive Director  
Office of Legislative Services

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Pinelands Commission, as of and for the year ended June 30, 2022, and the related notes to the financial statements, and have issued our report thereon dated March 3, 2026.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Pinelands Commission's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the

effectiveness of the Pinelands Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Pinelands Commission's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies. Refer to Findings 2022-01 and 2202-02.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and responses, Finding 2022-001, to be a material weakness.

*A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying schedule of findings and responses, Finding 2022-002, to be a significant deficiency.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Pinelands Commission's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Pinelands Commission's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Pinelands Commission's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Pinelands Commission's response to the findings identified in our audit are described in the accompanying schedule of findings and responses. The Pinelands Commission's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



David J. Kaschak  
State Auditor  
March 3, 2026

**PINELANDS COMMISSION  
SCHEDULE OF AUDIT FINDINGS AND RESPONSES  
FOR THE YEAR ENDED JUNE 30, 2022**

**Finding 2022-001**

**Material Weakness – Internal Controls over Financial Reporting**

The Pinelands Commission’s financial statement preparation process failed to provide reliable financial statements presented for audit. The Pinelands Protection Act of 1979 section 13:18A-19 requires the Commission to provide annual audited financial statements to the Governor, the Legislature, and to the Secretary of the United States Department of the Interior. The Pinelands Commission Accounting/Financial Control Procedure Manual details the internal control processes that should be followed to produce complete and accurate annual financial statements. The Commission retains an accounting firm to assist in the financial statement preparation process.

We found the Commission did not accurately record all transactions to the financial statements, and the trial balance provided to us was out of balance by \$15,353. Additionally, there were 15 audit adjustments totaling \$2.7 million, and the financial statements were revised to reflect these entries.

We recommend the Commission implement internal controls to ensure all transactions are recorded properly in accordance with the established policy.

**Response: 2022-001**

Please see page 60

**Finding 2022-002**

**Significant Deficiency – Information Technology (IT) – Lack of Formal Policies and Segregation of Duties**

The New Jersey *Statewide Information Security Manual (SISM)* requires agencies to maintain effective controls over user access to information assets and implement a formal process to review user access at least every six months. Generally, the review should specifically identify and revoke access for those User IDs no longer needed. The Commission has procedures in place but does not currently have a formal policy to document new employees or revoke access for terminated users or for users who no longer require system access. The lack of formal policy weakens the internal control environment and may lead to unauthorized access to systems, data leaks, system breaches, and possible business interruptions.

The *SISM* states accounts that have been inactive for over 90 days shall be disabled. We tested all 20 active user accounts in the accounting system as October 22, 2024. Of these, two users had not accessed the system for over a year. Therefore, their access should have been disabled.

The Commission does not have a formal risk assessment. While the IT department is aware of potential risks and validates those risks during periodic disaster recovery tests, this process is

not formally documented. The *SISM* requires agencies to implement continuous risk management processes that account for the identification, assessment, treatment, and monitoring of risks that can adversely impact their operations, information systems, and information. Without a documented risk assessment, systems are more vulnerable to unidentified or unmitigated threats.

The Commission has not implemented a formal security plan for its application systems. The *SISM* defines a security plan as a formal document that provides an overview of the security and privacy requirements for an information system and describes the controls in place or planned for meeting those requirements. Although security controls are present, they are undocumented, and the absence of a formal plan limits preparedness and risks unauthorized access to its system.

The *SISM* states system access authorizations need to be defined to support segregation of duties and prevent malevolent activity without collusion. Segregation of duties need to be in place to ensure one employee does not have the ability to provide full access to the accounting system. We found the Commission's business manager has the ability to assign all users' access and privileges while also having the ability to perform all functions of the accounting system. This "super user" functionality creates a risk of transactions being processed without proper segregation of duties.

We recommend the Commission implement a formal policy on user access and removal that includes the periodic review and removal of inactive employees. A formal risk assessment and a formal security plan should be created. To ensure proper segregation of duties, the "super user" function should be removed from the Business Manager and reassigned to the IT department, where the IT manager already has equivalent access.

**Response: 2022-002**

Please see page 60

**Pinelands Commission**

**Report on Compliance for Each Major State Program; Report on  
Internal Control over Compliance; and Report on the Schedule of  
Expenditures of State Financial Assistance Required by New Jersey Department of the  
Treasury Circular No. 15-08-OMB**

**For the Fiscal Year Ended June 30, 2022**

**SENATE**

Anthony M. Bucco  
Kristin M. Corrado  
Linda R. Greenstein  
Joseph Pennacchio  
M. Teresa Ruiz  
Nicholas P. Scutari  
Robert W. Singer  
Shirley K. Turner

**GENERAL ASSEMBLY**

Craig J. Coughlin  
Christopher P. DePhillips  
John DiMaio  
Louis D. Greenwald  
Antwan L. McClellan  
Nancy F. Muñoz  
Verlina Reynolds-Jackson  
Shanique Speight



**NEW JERSEY LEGISLATURE**  
**OFFICE OF LEGISLATIVE SERVICES**

125 SOUTH WARREN STREET • P.O. BOX 067 • TRENTON, NJ 08625-0067  
[www.njleg.gov](http://www.njleg.gov)

David J. Kaschak  
State Auditor

Brian M. Klingele  
Assistant State Auditor

Robert F. Gatti  
Assistant State Auditor

**REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROGRAM; REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE  
OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE REQUIRED BY NEW  
JERSEY DEPARTMENT OF THE TREASURY CIRCULAR No. 15-08-OMB**

INDEPENDENT AUDITOR'S REPORT

The Honorable Mikie Sherrill  
Governor of New Jersey

The Honorable Nicholas P. Scutari  
President of the Senate

The Honorable Craig J. Coughlin  
Speaker of the General Assembly

Ms. Maureen McMahon  
Executive Director  
Office of Legislative Services

**Report on Compliance for Each Major State Program**

***Opinion on Each Major State Program***

We have audited the Pinelands Commission's compliance with the types of compliance requirements described in the New Jersey Grant Compliance Supplement that could have a direct and material effect on each of its major state programs for the year ended June 30, 2022. The Pinelands Commission's major state programs are identified in the summary of auditor's results section of the accompanying schedule of audit findings and questioned costs.

In our opinion, the Pinelands Commission complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2022.

### ***Basis for Opinion***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and New Jersey Department of the Treasury Circular No. 15-08-OMB. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Pinelands Commission and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major state program. Our audit does not provide a legal determination of the Pinelands Commission's compliance with compliance requirements referred to above.

### **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the state programs.

### **Auditor's Responsibility for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and to express an opinion on the Pinelands Commission's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the New Jersey Department of the Treasury Circular No. 15-08-OMB will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Pinelands Commission's compliance with the requirements of each major state program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Treasury Circular No. 15-08-OMB, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Pinelands Commission's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Pinelands Commission's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with requirements, but not for the purpose of expressing an opinion on the effectiveness of the Pinelands Commission's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or to detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the New Jersey Department of the Treasury Circular No. 15-08-OMB. Accordingly, this report is not suitable for any other purpose.

**Report on the Schedule of Expenditures of State Financial Assistance Required by New Jersey Department of the Treasury Circular No. 15-08-OMB**

We have audited the financial statements of the Pinelands Commission as of and for the year ended June 30, 2022, and have issued our report thereon dated March 3, 2026, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Expenditures of State Financial Assistance is presented for purposes of additional analysis as required by New Jersey Department of the Treasury Circular No. 15-08-OMB and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of State Financial Assistance is fairly stated in all material respects in relation to the financial statements as a whole.



David J. Kaschak  
State Auditor  
March 3, 2026

**PINELANDS COMMISSION  
SUMMARY SCHEDULE OF AUDIT FINDINGS AND QUESTIONED COSTS  
FISCAL YEAR ENDED JUNE 30, 2022**

**Section I - Summary of Auditor's Results**

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified?  Yes  No

Significant deficiency(ies) identified?  Yes  None Reported

Noncompliance material to financial statements noted?  Yes  No

**Federal Awards Section**

Federal Awards Section is not applicable; The Pinelands Commission did not meet the \$750,000 threshold for federal single audit.

**State Awards Section**

Internal control over major programs:

Material weakness(es) identified?  Yes  No

Significant deficiency(ies) identified?  Yes  None Reported

Type of auditor's report on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with New Jersey Department of the Treasury Circular No. 15-08-OMB  Yes  No

**PINELANDS COMMISSION  
SUMMARY SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FISCAL YEAR ENDED JUNE 30, 2022**

**Section I - Summary of Auditor's Results (continued):**

Identification of major programs:

<u>State Program Number</u>	<u>Name of State Program</u>
100-042-4800-082	State of New Jersey Appropriation
Not applicable	Credit from State - Fringe Benefits

**Section II – Schedule of Financial Statement Findings**

**Finding 2022-001**

**Material Weakness – Internal Controls over Financial Reporting**

The Pinelands Commission's financial statement preparation process failed to provide reliable financial statements presented for audit. The Pinelands Protection Act of 1979 section 13:18A-19 requires the Commission to provide annual audited financial statements to the Governor, the Legislature, and to the Secretary of the United States Department of the Interior. The Pinelands Commission Accounting/Financial Control Procedure Manual details the internal control processes that should be followed to produce complete and accurate annual financial statements. The Commission retains an accounting firm to assist in the financial statement preparation process.

We found the Commission did not accurately record all transactions to the financial statements, and the trial balance provided to us was out of balance by \$15,353. Additionally, there were 15 audit adjustments totaling \$2.7 million, and the financial statements were revised to reflect these entries.

We recommend the Commission implement internal controls to ensure all transactions are recorded properly in accordance with the established policy.

**Response: 2022-001**

Please see page 60

**Finding 2022-002**

**Significant Deficiency – Information Technology (IT) – Lack of Formal Policies and Segregation of Duties**

The New Jersey *Statewide Information Security Manual (SISM)* requires agencies to maintain effective controls over user access to information assets and implement a formal process to review user access at least every six months. Generally, the review should specifically identify

and revoke access for those User IDs no longer needed. The Commission has procedures in place but does not currently have a formal policy to document new employees or revoke access for terminated users or for users who no longer require system access. The lack of formal policy weakens the internal control environment and may lead to unauthorized access to systems, data leaks, system breaches, and possible business interruptions.

The *SISM* states accounts that have been inactive for over 90 days shall be disabled. We tested all 20 active user accounts in the accounting system as October 22, 2024. Of these, two users had not accessed the system for over a year. Therefore, their access should have been disabled.

The Commission does not have a formal risk assessment. While the IT department is aware of potential risks and validates those risks during periodic disaster recovery tests, this process is not formally documented. The *SISM* requires agencies to implement continuous risk management processes that account for the identification, assessment, treatment, and monitoring of risks that can adversely impact their operations, information systems, and information. Without a documented risk assessment, systems are more vulnerable to unidentified or unmitigated threats.

The Commission has not implemented a formal security plan for its application systems. The *SISM* defines a security plan as a formal document that provides an overview of the security and privacy requirements for an information system and describes the controls in place or planned for meeting those requirements. Although security controls are present, they are undocumented, and the absence of a formal plan limits preparedness and risks unauthorized access to its system.

The *SISM* states system access authorizations need to be defined to support segregation of duties and prevent malevolent activity without collusion. Segregation of duties need to be in place to ensure one employee does not have the ability to provide full access to the accounting system. We found the Commission's business manager has the ability to assign all users' access and privileges while also having the ability to perform all functions of the accounting system. This "super user" functionality creates a risk of transactions being processed without proper segregation of duties.

We recommend the Commission implement a formal policy on user access and removal that includes the periodic review and removal of inactive employees. A formal risk assessment and a formal security plan should be created. To ensure proper segregation of duties, the "super user" function should be removed from the Business Manager and reassigned to the IT department, where the IT manager already has equivalent access.

**Response: 2022-002**

Please see page 60

**Section III – Schedule of State Awards Findings and Questioned Costs**

The audit disclosed no findings or questioned costs for the current period.

**PINELANDS COMMISSION**  
**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS**  
**FISCAL YEAR ENDED JUNE 30, 2022**

<u>Finding No.</u>	<u>Condition</u>	<u>Status</u>
None.		



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



MIKIE SHERRILL  
 Governor  
 DR. DALE G. CALDWELL  
 Lt. Governor

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

LAURA E. MATOS  
 Chair  
 SUSAN R. GROGAN  
 Executive Director

February 25, 2026

Robert F. Gatti  
 Assistant State Auditor  
 125 South Warren St.  
 P.O. Box 067  
 Trenton, NJ 08625-0067

Dear Mr. Gatti:

Thank you for providing us with a confidential draft copy of the Pinelands Commission's FY2022 audit report. As directed, we transmitted our written comments to your office via email on February 20, 2026. We are now resubmitting them in the requested format.

The FY2022 draft audit report includes two findings, one dealing with internal controls over Financial Reporting and the second related to a lack of formal Commission policies and segregation of duties with regard to the Edmunds Accounting System. Please see our attached response. The Commission will be seeking a new Accounting Firm to address the Financial Reporting internal controls. Our Management Information Systems (MIS) staff have already begun the segregation of duties in the Edmunds Accounting System mentioned in finding 2022-002. The MIS Manager will prepare a formal written Risk Assessment and Security Plan for the Edmunds Accounting Software.

These issues will be resolved prior to commencement of the Commission's FY 2023 Audit.

Sincerely,

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

Enclosure

c: Jessica Lynch, Business Manager  
 Alan Avery, Vice-Chair, Pinelands Commission  
 Laura E. Matos, Chair, Pinelands Commission

**Pinelands Commission**  
**Corrective Actions for the FY 2022 Audit Findings**

**Finding 2022-001**

**Material Weakness – Internal Controls over Financial Reporting**

**Commission Response 2022-001**

The Pinelands Commission will seek a new Accounting Firm to prepare the Financial Statements and companion documentation for the FY 2023 Audit. The new Accountant will also review the Commission’s transactions regarding General Ledger, Accounts Payable, Payroll, Fixed Assets and Compensated Absences for audit readiness. All parties will need to gain a working knowledge of the Revenue and Expense controls and how they affect the Accounts Payable module and Financial Statements. An RFP is expected to be posted by March 31, 2026.

The Pinelands Commission is currently recruiting for a new Business Services Assistant. This individual will be assigned a variety of tasks, including day-to-day bookkeeping responsibilities. This will allow the Business Manager to devote more time to significant financial matters, including future audits, and will facilitate additional segregation of duties in the Business Office. The hiring process is expected to be completed by May.

**Finding 2022-002**

**Significant Deficiency – Information Technology (IT) – Lack of Formal Policies and Segregation of Duties**

**Commission Response 2022-002**

The Commission has reviewed the New Jersey Statewide Information Security Manual (SISM), effective February 6, 2024.

The Commission has identified and disabled all inactive user accounts in the Edmunds Accounting System as of February 17, 2026. Formal written policies for the regular review of user access, including documentation of new employees and revocation of access for terminated or inactive users, will be prepared prior to commencement of the FY23 audit.

The Commission will prepare a formal written Risk Assessment and formal written Security Plan for the Edmunds Accounting Software prior to commencement of the FY23 audit. The Business Manager’s “super user” function was removed on February 17, 2026, and reassigned to the Manager of Information Systems, thereby ensuring appropriate segregation of duties for purposes of the Edmunds Accounting System.



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

**NO. PC4-26-\_\_\_\_\_**

**TITLE:** To Authorize the Executive Director to Enter into a Contract for Construction Services for the Historic Fenwick Manor Rehabilitation Project

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

**WHEREAS**, in 1990, the Pinelands Commission adopted Resolution PC4-90-05, designating Fenwick Manor as a Cultural Resource of Significance to the History of the Pinelands; and

**WHEREAS**, on October 25, 1990, Fenwick Manor was entered into the National Register of Historic Places; and

**WHEREAS**, on March 11, 2022, the Pinelands Commission adopted Resolution PC4-22-13, authorizing the Acting Executive Director to submit an application to the New Jersey Historic Trust for a 2022 Preserve New Jersey Historic Preservation Fund Historic Sites Management Grant to fund the preparation of a Preservation Plan for historic Fenwick Manor; and

**WHEREAS**, on September 28, 2022, the New Jersey Historic Trust announced that grant funding in the amount of \$31,387 had been awarded to the Pinelands Commission for preparation of a Preservation Plan for Fenwick Manor; and

**WHEREAS**, on October 14, 2022, the Pinelands Commission adopted Resolution PC4-22-41, accepting the \$31,387 grant from the New Jersey Historic Trust and authorizing the Acting Executive Director to enter into a contract with the firm of Connolly & Hickey Historical Architects to complete the Preservation Plan; and

**WHEREAS**, the completed Preservation Plan details the interior and exterior rehabilitation work that is necessary to ensure the long-term preservation of Fenwick Manor and the safety of the Commission's employees; and

**WHEREAS**, on April 14, 2023, the Pinelands Commission adopted Resolution PC4-23-15, authorizing the Executive Director to submit an application to the New Jersey Historic Trust for a 2023 Preserve New Jersey Historic Preservation Fund Capital Level II Grant to fund the rehabilitation efforts outlined in the Preservation Plan for historic Fenwick Manor; and

**WHEREAS**, on September 28, 2023, the New Jersey Historic Trust announced that Capital II grant funding in the amount of \$575,000 had been awarded to the Pinelands Commission for rehabilitation of historic Fenwick Manor; and

**WHEREAS**, on February 9, 2024, the Pinelands Commission adopted Resolution PC4-24-03, accepting the \$575,000 grant and authorizing the Executive Director to execute a grant agreement with the New Jersey Historic Trust; and

**WHEREAS**, as authorized by Resolution PC4-25-10, the Pinelands Commission entered into a contract with Connolly & Hickey Historical Architects, LLC in May 2025 to provide professional design and project management services for the rehabilitation of Fenwick Manor; and

**WHEREAS**, on September 15, 2025, the New Jersey Historic Trust pre-qualified four historic restoration general contractors with the necessary experience to complete the Fenwick Manor rehabilitation project; and

**WHEREAS**, a Request for Proposals (RFP) to procure construction services to complete the rehabilitation of historic Fenwick Manor was distributed to all pre-qualified contractors on February 12, 2026; and

**WHEREAS**, on February 19 and 24, 2026, the Commission hosted site visits for prospective contractors to tour historic Fenwick Manor; and

**WHEREAS**, the Commission received two proposals prior to the deadline of 2:00 p.m. on March 10, 2026; and

**WHEREAS**, a three-member Evaluation Committee composed of Pinelands Commission staff and Connolly & Hickey Historical Architects individually scored each proposal based on the criteria established in the RFP; and

**WHEREAS**, based on the Evaluation Committee’s individual scores of each proposal, the Committee recommended that the contract be awarded to Hawley Bros Inc. of Chesterfield, NJ, in the amount of \$954,320; and

**WHEREAS**, the Executive Director and the Commission’s Personnel & Budget Committee concurred with the Evaluation Committee’s recommendation; and

**WHEREAS**, the Pinelands Commission’s adopted FY2026 Fenwick Manor Preservation Budget contains sufficient funding for the project, including the \$575,000 Capital Grant, special state appropriations of \$500,000 in FY2023 and \$69,000 in FY2026, and \$120,000 from the Commission’s own Fenwick Manor reserve account; 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 Executive Director is authorized to enter into a contract with Hawley Bros Inc. of Chesterfield, NJ in the amount of \$954,320 to complete all the necessary work to rehabilitate historic Fenwick Manor.

**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

**BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)**

Restoration

Fenwick Manor  
New Lisbon (Pemberton Twp.), Burlington County, NJ  
Architect's Project No.: 2435C

**DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT) (REVISED JULY 7, 2025)**

1.1 BID INFORMATION

Bidder: Hawley Bros Inc

Project Name: Restoration and Structural Upgrades at the Fenwick Manor

Project Location: 15 Springfield Road, New Lisbon, Burlington County, NJ 08064

Project Manager: New Jersey Pinelands Commission

Architect: Connolly & Hickey Historical Architects, LLC

Architect Project Number: 2435C

1.2 CERTIFICATIONS AND BASE BID

Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Connolly & Hickey Historical Architects, LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

Bidder: Hawley Bros Inc

<b>A. BASE BID</b>		
1.	GENERAL REQUIREMENTS	\$ 69,200.00
2.	TEMPORARY FACILITIES	\$ 6,400.00
3.	DIVISION 2 – EXISTING CONDITIONS	\$ 16,732.00
4.	DIVISION 3 - CONCRETE	\$ 90,902.00
5.	DIVISION 4 - MASONRY	\$ 78,900.00
6.	DIVISION 5 - METALS	\$ 7,800.00
7.	DIVISION 6 – WOODS AND PLASTICS	\$ 113,806.00
8.	DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$ 158,650.00

**BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)**

Restoration

Fenwick Manor  
 New Lisbon (Pemberton Twp.), Burlington County, NJ  
 Architect's Project No.: 2435C

9.	DIVISION 8 – DOORS AND WINDOWS	\$ 79,950.00
10.	DIVISION 9 – FINISHES	\$ 213,040.00
11.	DIVISION 10 – SPECIALTIES (Signs)	\$ 3,680.00
12.	DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) (Ductwork Adjustments)	\$ 33,985.00
15.	DIVISION 32 – EXTERIOR IMPROVEMENTS (Drainage)	\$ 56,275.00
16.	GENERAL CONTINGENCY ALLOWANCE	\$ 15,000.00
18.	ALLOWANCES PER DRAWINGS	\$ 10,000.00
<b>BASE BID:</b>		\$ 954,320.00
<i>(In writing)</i>		<i>(In Dollars)</i>

<b>B. BID ALTERNATES</b>		
1.	DEDUCT THE INSTALLATION OF A NEW ASPHALT SHINGLE ROOFING INCLUDING HUNG GUTTERS. BASE WORK SHALL INCLUDE THE INSTALLATION OF NEW FLASHINGS AT THE CHIMNEYS INCLUDING REPOINTING.	DEDUCT \$ <u>126,500.00</u>
2.	DEDUCT THE INSTALLATION OF UNDERGROUND DRAINAGE INCLUDING CAST IRON LEADER SLEEVES, PVC UNDERGROUND PIPING, AND NEW DRY WELLS. WORK SHALL INCLUDE INSTALLATION OF NEW BLUESTONE SPLASH BLOCKS AT EACH EXISTING LEADER OUTLET.	DEDUCT \$ <u>56,275.00</u>
<b>C. ALLOWANCE</b>		
1.	Contingency Allowance for Unforeseen Conditions	\$ 15,000.00
2.	ALLOW FOR 15% MORE PLASTER REPAIRS AT WALLS (NEW PLASTER ON EXISTING WOOD LATH AT WALLS) THAN SHOWN ON DRAWINGS.	\$ 3,500.00

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3.	ALLOW FOR 25 LF OF ADDITIONAL CRACK REPAIRS AT INTERIOR WALL FINISHES.	
		\$ 1,850.00
4.	ALLOW FOR 50 SF OF ADDITIONAL WOOD FLOORING REPLACEMENT (MAPLE, 3" X 1" THICK) INCLUDING STAIN TO MATCH EXISTING AND 3-COAT ALKYD-BASED POLYURETHANE).	
		\$ 1,500.00
5.	ALLOW FOR 15 L.F. OF MOLDED DUTCHMAN REPAIRS (CORNICE COMPONENTS) PER EACH ELEVATION.	
		\$ 6,000.00
6.	ALLOW FOR 25 LF MORE REPLACEMENT IN-KIND OF CLAPBOARD SIDING. CONDITIONS VARY - FOR BIDDING USE - 7 1/2" EXPOSURE, 5/4-INCH THICK WITH 10" TALL (WIDTH) CLAPBOARD SIDING, WITH MOLDED EDGE.	
		\$ 1,250.00
7.	ALLOW FOR 50 LF OF CRACK REPAIR AT FLAT-STOCK WOOD OR CLAPBOARD SIDING PER EACH ELEVATION.	
		\$ 6,300.00

<b>D. UNIT PRICES</b>		
A.	INTERIOR: APPLICATION OF 3-COAT REPLICATION PLASTER TO ALIGN WITH EXISTING PLASTER (+/- 1 INCH THICK)	
	(FOR ADD ALLOWANCE)	\$ 55.00 / SQ. FEET
B.	INTERIOR: REPAIR OF CRACKED PLASTER WITH REPLICATION PLASTER. CUT OUT EXISTING CRACK, APPLY BONDING AGENT, AND APPLY REPLICATION PLASTER.	
	(FOR ADD ALLOWANCE)	\$ 38.50 /LIN. FEET
C.	INTERIOR: 1" THICK MAPLE STRIP FLOOR (+/-3" WIDE) WITH APPLICATION OF STAIN AND 3-COAT ALKYD BASED POLYURETHANE.	
	(FOR ADD ALLOWANCE)	\$ 30.00 / SQ. FEET
D.	EXTERIOR: MOLDED CORNICE REPAIRS TO MATCH EXISTING OF SPANISH CEDAR (OR EQUAL)/6" DEEP/5/4 THICK AND LINEAR FOOT.	
		\$ 50.00 /LIN. FEET
E.	EXTERIOR: REPLACEMENT OF CLAPBOARD SIDING - 7 1/2" EXPOSURE, 5/4-INCH THICK WITH 10" TALL (WIDTH) CLAPBOARD SIDING, WITH MOLDED EDGE	

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	\$ 50.00	/Sq. Ft.
F.	EXTERIOR: WOOD CRACK REPAIR AT 5/4 INCH FLAT-STOCK WOOD OR CLAPBOARD SIDING.	
	\$ 31.50	/Lin. Feet.

**1.3 SUBCONTRACTORS AND SUPPLIERS**

The following companies shall execute subcontracts for the portions of the Work indicated:

- 1.4 TIME OF COMPLETION
- Aetna Roofing Corporation : Roofing ,Gutters Flashing
  - Fresh Look Painting : Painting
  - JW Poole Inc : HVAC

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall fully complete the Work within **150 days of the Notice to Proceed.**

**1.5 ACKNOWLEDGEMENT OF ADDENDA**

The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated February 20.
2. Addendum No. 2, dated \_\_\_\_\_.
3. Addendum No. 3, dated \_\_\_\_\_.
4. Addendum No. 4, dated \_\_\_\_\_.

**1.6 CONTRACTOR'S LICENSE**

The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in State of New Jersey, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

**1.7 SUBMISSION OF BID**

Respectfully submitted this 10 day of March, 2025. 2026

Submitted By: Hawley Bros Inc (Name of bidding firm or corporation).

Authorized Signature: Barry W Hawley (Handwritten signature).

Signed By: Barry W Hawley (Type or print name).

Title: President (Project Manager/Partner/President/Vice President).

Witness By: Eliel W Hawley (Handwritten signature).

Attest: Donna L Hawley (Handwritten signature).

By: Donna L Hawley (Type or print name).

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Restoration

Fenwick Manor  
New Lisbon (Pemberton Twp.), Burlington County, NJ  
Architect's Project No.: 2435C

Title: Corporate Secretary (Corporate Secretary or Assistant Secretary).

Street Address: 192 Harrison Rd.

City, State, Zip: Chesterfield N J 08515.

Phone: 609-291-0045.

License No.: 13VH00404300.

Federal ID No.: 22-2285462 (Affix Corporate Seal Here).

**END OF DOCUMENT 004113**