



# NEW JERSEY PINELANDS COMMISSION

## MONTHLY REPORT



A sand road that winds through a 700-acre property that was permanently preserved with funds from the Pinelands Commission in 2009, as photographed in November

**NOVEMBER 2025**

# 1 EXECUTIVE OFFICE

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## 1.1 EXECUTIVE DIRECTOR

### 1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in November.
- **Policy & Implementation (P&I) Committee:** At its November meeting, the Committee heard presentations from the New Jersey Department of Environmental Protection (NJDEP) Green Acres program and the Division of Science and Research regarding artificial turf. The Green Acres presentation focused on the policy and application requirements for funding proposals in the Local Assistance grants program. The Division of Science and Research presentation summarized current science that documents the impacts from synthetic turf to the environment and human health. Commissioners expressed a need for additional research on impacts to the Pinelands environment and on disposal methods for artificial turf in New Jersey. In addition, the Committee discussed potential standards for future amendments to the Pinelands Comprehensive Management Plan (CMP) that might allow a limited opportunity for development of accessible trails over existing unimproved trails in wetlands and wetlands buffers. Such an amendment could allow the improvement of existing trails without the need for a Memorandum of Agreement (MOA) to deviate from CMP wetlands and wetlands buffer standards.

### 1.1B RULEMAKING

- **Rule Package #1 (Black Run Watershed; Application Fees; Expiration of Completeness Documents and old Waivers; Regional Growth Area Density and Pinelands Development Credit Program):** The rule adopted by the Commission in October will be forwarded for publication in the New Jersey Register at the end of the Governor's veto period in December. Publication is anticipated on January 5, 2026 and that will mark the effective date of the rules. Staff continues to develop updated procedures and documents that will be used to implement the adopted rule. Additionally, Land Use Programs staff has been coordinating with Evesham Township on its work to rezone the area in the Black Run watershed where the rule changes the management area designation from a Rural Development Area to a Forest Area.

### 1.1C OPEN PUBLIC RECORDS ACT

- A total of four Open Public Records Act (OPRA) requests were received in November. One was advised to schedule a file review, two were advised that the request was overly broad and did not contain the specificity required by OPRA, and one request was withdrawn.

## 1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in November.

## 1.2 LEGAL AND LEGISLATIVE AFFAIRS

### 1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township’s Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow’s motion on July 28, 2025. Oral argument occurred on October 29, 2025. We anticipate a decision from the Court by the end of the year.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP), the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024, April 9, 2025, July 8, 2025 and July 25, 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms to the NJDEP. The concept plan was the same plan that Hovsons submitted to the court as part of its challenge to Manchester Township’s Housing Element and Fair Share Plan to satisfy its fourth round affordable housing obligation. The NJDEP and Hovsons continue to try to resolve this matter. A call is scheduled with the mediator in early December to discuss Hovsons’ proposed settlement terms.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter involving Artistic Materials (see below).
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance

with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery has been served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. Settlement proposals were exchanged in mid-November, after which the Chancery Court allowed the parties another week and a half to continue settlement discussions. A case management conference with Judge Nocella is scheduled for December 2, 2025.

## 1.2B LEGISLATION

The Legislature has resumed sessions. The 222<sup>nd</sup> Legislature will begin in January 2026.

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

### Pinelands Specific Legislation

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

		member of the Pinelands Commission.	Committee on 3/10/2025.  Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.
<a href="#">A5689/S4578</a>	Ingamort, Michael/ Space, Parker	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/15/25  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 6/5/2025
<a href="#">A5878/S4654</a>	Ingamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	<b>Approved P.L.2025, c.72 on 6/30/25.</b>

**1.2C INTERGOVERNMENTAL AGREEMENTS**

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approved by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species (T&E) survey protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that it had reduced the size of the proposed accessible trail. Commission staff sent a letter to the Township in early May, providing comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve. Evesham Township submitted a revised T&E protocol on July 2, 2025. Staff reviewed the revised protocol and issued an incomplete letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission’s commitment to working with the Township to complete the MOA process.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed on the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA requested a meeting with the Commission Chair and Executive Director as the first step in consideration of an amendment to the MOA. That meeting was held on July 21, 2025. Upon SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment, a presentation will be scheduled at a P&I Committee meeting. On October 8, 2025, SJTA advised that it would provide a detailed proposal to the Commission after gathering additional information through a habitat assessment study as part of the Environmental Impact Statement required by FAA. At FAA's request, staff participated in a coordination meeting with SJTA representatives on November 20, 2025.

### 1.3 HUMAN RESOURCES

- **Recruitment:** In November, a candidate accepted the offer for the Research Scientist position in the Science Office. The candidate's start date is January 26, 2026. Additionally, recruitment preparation has begun to refill an Environmental Specialist position.
- **Employee Benefits:** The Open Enrollment period for Flexible Spending Accounts (FSA) was held during the month of November. All forms must be submitted by December 1, 2025.
- **Rutgers Summer Intern 2026:** A Summer 2026 internship is available through the Rutgers Scarlet Summer Service Internship Program. The Information Systems Office has already submitted its application, and the deadline for other interested offices to apply is the end of December 2025.
- **Training:** Staff attended GoToWebinar- Retirement Planning for PERS Members – Local Government Employees.

## 2 INTERAGENCY COORDINATION

- **Barnegat Bay Partnership:** Commission staff attended the annual symposium. Presentations covered ongoing efforts to finalize watershed restoration plans and select restoration projects to implement for sub-watersheds, including the Toms River watershed, the Cedar Creek-Oyster Creek –Forked River watershed and the southern Barnegat Bay watershed. Additional presentations reviewed MS4 compliance among municipalities in the Barnegat Bay watershed, plus updates to the statewide 303d list of water quality impairments. Recently, the Partnership also sought input from partners on a draft communications plan and a draft water monitoring plan.

### 3 LAND USE PROGRAMS

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#### 3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
<b>Master Plans/Ordinances Received</b>		
Adopted	4	125
Drafted or Introduced	7	57
Total <sup>1</sup>	8	133
Substantial Issue Finding <sup>2</sup>	0	0
No Substantial Issue Finding	4	81
No Issue Finding	0	31
Total	4	112
<b>Finding Letters Issued<sup>3</sup></b>	3	84

#### Notable Activity:

- Jackson Township Affordable Housing Ordinances:** Jackson Township submitted two introduced ordinances (2025-47 and 2025-48) establishing affordable housing overlay zones within the Pinelands Area to implement its Fourth Round Housing Element and Fair Share Plan. The Township has not yet submitted its Fourth Round plan to the Commission for review and certification. Based on a preliminary review, staff has identified concerns regarding the intensity of development permitted under the proposed overlay zones, particularly within the Pinelands Village of Cassville and the Rural Development Area. Staff will issue a letter to the Township in early December requesting submission of the municipal housing plan and outlining concerns with the two ordinances in advance of the Township’s scheduled public hearing on December 16.
- Egg Harbor City and Hammonton Redevelopment Plans:** Both Egg Harbor City and the Town of Hammonton adopted and submitted redevelopment plans for their respective closed, but uncapped, sanitary landfills. The Egg Harbor City landfill is located within a Pinelands Town management area, while the Hammonton landfill is located in a Forest Area. Each

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

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

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

redevelopment plan proposes capping the landfill consistent with the CMP, followed by installation of a solar energy facility on the capped area. In November, both municipalities were advised that their plans must be amended to incorporate the CMP’s solar energy facility standards. Staff provided model language to address these inconsistencies. Both municipalities are anticipating adoption of revised plans in early 2026.

### 3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	132
Surveys Required	0	10
Surveys Reviewed	1	27
Certificates of Appropriateness Required	0	3

#### Notable Activity:

- Fenwick Manor Rehabilitation:** The design and specification documents have been submitted to the New Jersey Historic Trust for review. Once their review is completed, we will begin the process of hiring a construction contractor.
- New Jersey State Historical Marker:** The Pinelands Commission submitted an application to the New Jersey Historical Commission as part of the New Jersey Historical Markers Program’s 250<sup>th</sup> Initiative commemorating the anniversary of the signing of the Declaration of Independence. The application is for an historical marker on the land once occupied by the Brotherton Reservation in Shamong Township, Burlington County. The Brotherton Reservation was established in 1758 as the first and only Native American reservation in New Jersey. The land was purchased as part of a treaty in which the Lenape tribes relinquished all other land claims in South Jersey. In 1802, the land was sold and most of the Brotherton Lenape were removed to join the Oneida Indians in New York. The few that stayed integrated into colonial society. If the application is accepted, the sign will bring awareness to this important part of United States history. Final wording of the sign, if it is funded, will be a collaboration between the Commission staff and the State Historical Commission.

### 3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated <sup>4</sup>	5.5	112.11
PDCs Severed <sup>5</sup>	0	126.00

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

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

Acres Protected	0	4,033.27
PDCs Extinguished <sup>6</sup>	0	1.36
Acres Protected	0	176.27
PDCs Sold	4.0	39.75
Average Sales Price per PDC	\$96,500	\$92,151
Average Sales Price per right	\$24,125	\$23,038
PDCs Redeemed <sup>7</sup>	0.25	38.25

- **Allocations:** In Mullica Township, 4.5 PDCs were allocated to an 88.13-acre parcel in the Agricultural Production Area. In Pemberton Township, 1.0 PDCs were allocated to 24.35 acres in the Special Agricultural Production Area.
- **Redemptions:** 0.25 PDCs were redeemed for the development of a single-family detached dwelling in Monroe Township’s Regional Growth Area.

**3.4 SPECIAL PROJECTS**

- **Alternate Design Wastewater Treatment Systems Pilot Program:** At the November Commission meeting, staff provided a summary of its [2025 Implementation Report](#), focusing on the evaluation of the advanced wastewater treatment systems currently being piloted for residential use in the Pinelands Area. No change 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, was recommended. Staff indicated that the number of systems and data from the installed systems is 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 allowed for by the CMP. The Commission agreed to continue the pilot program for the four identified technologies. Another report, including data from installed systems, will be issued in 2027.
- **Amendment to the 2003 AT&T Local Communications Facility Plan:** On December 1, 2025, the Commission received an application from AT&T seeking to amend its previously approved local communications facility plan to add a new cell tower site within the Village of Chatsworth in Woodland Township. The application will be reviewed in accordance with N.J.A.C. 7:50-5.4(c) of the CMP. To support this review, the Commission has retained a Radio Frequency Engineer, with costs covered by an escrow funded by the applicant. The review process will include a public

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

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

hearing, which has not yet been scheduled. Staff anticipates presenting findings to the Policy and Implementation Committee in February 2026, and to the full Commission in March 2026.

## 4 REGULATORY PROGRAMS

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### 4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	1	38
Certificates of Filing	16	210
Public Development Reports	3	31
Forestry Certificates of Filing	0	5
PDC Letters of Interpretation	2	17
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	0	34
Review of Agency Determinations	50	686

### 4.2 NOTABLE APPLICATIONS

- Change of Use, Buena Vista Township and Borough of Folsom (Applicant: DEM Global, App. No. 1986-1221.008):** A steel fabrication facility is proposed on a 31.9-acre parcel that contains a closed concrete pipe manufacturing plant. The parcel is located in a Pinelands Rural Development Area, partially in Buena Vista Township and partially in the Borough of Folsom. Proposed improvements to the site include a 3,000 square foot office building, approximately 100,000 square feet of industrial building(s) and a railroad spur. Steel will arrive at the site by rail. The applicant proposes cutting and welding of the steel to fabricate building products. A pre-application conference was conducted by the staff with the applicant on September 2, 2025. Subsequently, on November 12, 2025, a second pre-application conference was conducted. The second pre-application conference was attended by the applicant, the applicant’s representatives and a representative of the Atlantic County Executive’s office. At this meeting, representatives of DEM Global advised the staff that all approvals and permits must be obtained and construction must be completed by January 2027. On November 26, 2025, the applicant’s attorney advised the staff that a development application would be filed with the Commission on December 1, 2025.
- Expansion of a Campground, Monroe Township (Applicant: Sun NG Hospitality Creek, App. No. 1985-0825.009):** There is an existing campground on a 123.63-acre parcel, which is located in a Pinelands Rural Development Area. The campground pre-dates the 1981 effective date of the Commission’s regulations. The application proposes to address extensive development that

occurred on the parcel after the 1981 effective date of the Commission's regulations without application to the Pinelands Commission. The development that occurred in violation includes approximately 40,500 sf of vegetation clearing to expand an existing parking area, the construction of a 2,400 sf office/residential building, construction of an approximately 2,500 sf addition to an existing picnic shelter, clearing of approximately 155,800 sf for the development of a storage yard, the development of four buildings in the storage yard and the construction/placement of 22 cabin buildings on the parcel. The applicant contends that the placement of 18 of the 22 cabin buildings at former campsites on the parcel that previously accommodated recreational vehicles does not constitute development and does not require application to the Commission. It is the applicant's contention that because the cabin buildings are "park model" recreational vehicles, they do not require application to the Commission. However, a staff letter to the applicant advised that regardless of whether another agency classifies the cabin buildings as "park model" recreational vehicles and whether they were placed on existing or new campsites, the cabin buildings constitute development and require application to the Commission. By letter dated November 13, 2025, the staff advised of the information required to complete an application for the development that already occurred on the parcel. Upon the submission of the information requested to complete the application, the staff is prepared to issue an Inconsistent Certificate of Filing for the proposed development, including 18 of the cabin buildings not proposed to be removed from the parcel. The Certificate of Filing would further note that it is likely that any municipal or county permit or approval issued for the development as currently proposed would result in the scheduling of a Commission staff public hearing.

- **Residential Development, Manchester Township (2590 Ridgeway NJ, App. No. 1981-1963.005):** On March 20, 2025, an application was initiated with the Commission proposing 293 dwellings on a 36.57-acre parcel, which is located in a Pinelands Regional Growth Area. By letter dated May 9, 2025, the staff advised of the information necessary to complete the application. The staff's May 9, 2025 letter addressed the presence of a T&E plant species on the parcel. On August 4, 2025, the applicant submitted additional information. By letter dated September 24, 2025, the staff advised of the information necessary to complete the application. The applicant submitted stormwater management information on October 3, 2025 and October 6, 2025. In response to the applicant's concern that the staff's September 24, 2025 letter was unclear with respect to the T&E plant species information that was required, the staff issued a follow up letter on October 22, 2025. In response to the applicant's continuing concern that the staff's October 22, 2025 letter was also unclear with respect to the required T&E plant species information, on November 7, 2025 the staff issued another letter delineating the critical habitat that must be protected for the proposed development to meet the T&E plant species protection standard.
- **Pinelands Research Institute, Tabernacle Township (Applicant: Pinelands Preservation Alliance, App. No. 1987-0544.004):** On October 7, 2025, the staff received an email from the Pinelands Preservation Alliance (PPA) proposing use of a former 162-acre Boy Scout camp named the Pine Tree Education and Environmental Center as a Pinelands Research Institute. The PPA purchased the former Boy Scout camp in March of 2025. The October 7, 2025 email discussed the proposed use of two existing overnight camping cabins on the parcels as laboratories for research and teaching as part of a Pinelands Research Institute. Many of the existing uses (e.g. camping, conferences, training seminars, facility rentals) of the Boy Scout camp would continue. On October 29, 2025, the staff met with representatives of the PPA to

discuss the proposed use of the former Boy Scout camp. The parcel is located in the Pinelands Preservation Area District. By letter dated November 7, 2025, the staff summarized existing development on the parcel, the previous uses on the parcel when it was a Boy Scout camp, PPA's proposed uses of the parcel and permitted uses in the Pinelands Preservation Area District. The letter indicated that PPA may first wish to discuss the proposed use with representatives of Tabernacle Township prior to filing a change of use application with the Commission. To ensure that the municipality was apprised of the proposal, multiple Tabernacle Township officials were copied on the staff's November 7, 2025 letter.

- **Stormwater Management Basins, Barnegat Township (Applicant: Paramount, App. No. 2001-0245.003):** This application, approved by the Commission in 2000, proposed the development of 563 single family dwelling units on a 368-acre parcel. The parcel is located in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Two of the stormwater basins on the parcel are not functioning as designed, which constitutes a violation of the Township's and the Commission's stormwater management regulations. By email dated January 31, 2025, the Township Engineer advised that on January 28, 2025, the Township Planning Board approved certain changes to address the remediation of the two stormwater management basins. The Township Engineer also inquired about the feasibility of the Commission's allowing additional municipal building permits to take effect, thereby allowing for the development of additional single family dwellings prior to the Township Planning Board adopting a resolution to approve the stormwater basin remediation plan. The staff inquired by email dated February 11, 2025 whether the Planning Board's resolution of approval would specify a schedule for proposed improvements to the two concerned stormwater basins. By email dated February 12, 2025, the Township Engineer indicated that a schedule would probably not be included in the resolution. On February 19, 2025, the Commission received approximately 15 Township building permits for proposed single family dwellings on the parcel. On March 4, 2025, the Commission received a copy of a Barnegat Township Planning Board resolution memorialized by the Planning Board on February 25, 2025. The resolution approved a remediation plan for the two stormwater management basins and provided a schedule for the proposed basin remediation. By letter dated March 14, 2025, the staff asked for Township signoff on certain revisions that the applicant made to the proposed remediation plan subsequent to the February 25, 2025 Planning Board approval. On May 6, 2025, the staff received a letter from the Township Planning Board Engineer indicating that the proposed stormwater management basin remediation plan was consistent with the Barnegat Township Land Use Ordinance. The staff issued a letter on June 2, 2025 indicating that the Township Planning Board approval for the proposed remediation of the two concerned stormwater management basins and, by that time, 31 pending permits for the construction of 31 single family dwellings. could take effect. The June 2, 2025 letter also indicated that the proposed stormwater management basin improvements must be constructed within 120 days after receiving all necessary approvals and permits. The June 2, 2025 letter requested that the applicant provide written notice to the Commission upon receipt of all other required permits and approvals to construct the stormwater management basins. The June 2, 2025 letter also indicates that upon receipt of any additional Township notices to issues permits for single family dwellings, a staff public hearing would be scheduled to review such permits, unless the applicant had provided written notice to the Commission confirming the date that all necessary permits and approvals were received to construct the concerned stormwater management basins. This was because such notice would start the 120 day time frame by which the stormwater basins improvements must be constructed and completed. On October 20, 2025, the staff received

notices of four Township single family dwelling construction permits. By email dated October 23, 2025, the applicant advised the Commission that the required Ocean County Soil Conservation District (OCSCD) approval had yet to be obtained. Because all approvals and permits to construct the proposed stormwater management basins had not been obtained, the staff issued a letter on November 6, 2025 scheduling a Commission staff public hearing for December 9, 2025 to review the substantial raised with the stormwater management regulations by receipt of the Township notices to issue construction permits for the four single family dwellings. On November 17, 2025, the Commission staff received a copy of the plan approved by the OCSCD. On November 24, 2025, the staff issued a letter advising that based upon the applicant fulfilling the requirement to provide notice to the Commission that all required permits and approval for the remediation of the two stormwater management basins had been obtained and the staff's review confirming that the plan approved by the OCSCD was consistent with the plan previously subject of the staff's June 2, 2025 letter, the four concerned municipal construction permits could be issued. The proposed stormwater management basin improvements must be constructed within 120 days of the staff's November 24, 2025 letter.

- **Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 1.0-acre parcel. The application also proposes 650 linear feet of road improvements within the unimproved Jefferson Avenue right of-way, 120 linear feet of onsite driveway, a five-car parking lot and other associated development. The proposed development is located in the Pinelands Town of Whiting. There are numerous sightings of a T&E animal species in the immediate vicinity of the proposed development. The staff issued a letter on May 16, 2025, identifying the information required to complete the application, including a two season T&E animal species survey. To address public safety concerns expressed by the Township's Police Chief, the staff's May 16, 2025 letter identified an alternative approach to address both the Township's emergency communication needs and the Commission's T&E animal species protection regulation. The staff letter indicated that the Township may wish to consider limiting the proposed development to only a communications tower and the minimum forest clearing necessary to accommodate that development. By limiting the proposed development to this alternative approach, consistency with the T&E animal species protection regulations could be addressed by completing a modified one-season T&E animal species survey. A subsequent application would then need to be completed with the Commission for the balance of the proposed development. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of the proposed improvements/disturbance to address the alternative T&E approach. On July 11, 2025, the applicant submitted a revised conceptual site plan. By email dated July 30, 2025, the staff advised of certain revisions that were necessary to the plan to limit the extent of disturbance on the parcel. By email dated August 1, 2025, the applicant advised that the extent of the proposed forest clearing was necessitated by construction vehicle access considerations. On July 22, 2025, the applicant submitted a modified one season T&E animal species survey. By letter dated September 8, 2025, the staff advised that the current extent of proposed clearing exceeds that which justified a modified one-season T&E species survey. On September 9, 2025, the applicant submitted a further revised plan reducing the extent of proposed clearing. The staff issued a letter on October 15, 2025 indicating that the extent of proposed clearing on the further revised plan justified the modified one-season T&E species survey and requested the additional information necessary to complete the application, including stormwater management. On October 24, 2025, the applicant submitted additional information and a further revised site

plan. The staff called the applicant and advised of required revisions to the site plan to eliminate the impact associated with the proposed forest clearing necessitated by the proposed stormwater management facilities. A revised site plan was submitted on October 28, 2025. The public development application was subject to final public comment at the Commission's November 14, 2025 monthly meeting. On November 20, 2025, the Commission staff issued a report on a Public Development Application Report recommending approval of the proposed development. The application will be on the Commission's December 12, 2025 agenda for action.

- **Communications Tower, Stafford Township (Applicant: Cellco Partnership/Verizon Wireless on behalf of Stafford Township, App. No. 2007-0300.003):** On June 6, 2024, the staff received an application proposing a communications tower on a 0.85-acre parcel owned by Stafford Township. The parcel is located in a Pinelands Regional Growth Area. By letter dated August 8, 2025, the staff advised of the required information to complete the application. The applicant has submitted several emails and letters, the latest dated October 2, 2025, questioning the staff's determinations that the proposed development constituted "public development" and "major development." The development is proposed on publicly owned lands. The CMP defines land disturbance that exceeds 5,000 square feet as major development. If the proposed disturbance associated with the communications tower exceeds 5,000 square feet, the applicant is required to provide public notice of the proposed development and submit a stormwater management plan. On October 27, 2025 and October 31, 2025, the staff issued letters requesting clarification of the area of disturbance of the proposed development and identifying the information necessary to complete the application depending upon whether the area of disturbance is less than or greater than 5,000 square feet. On November 24, 2025, the applicant submitted a revised site plan indicating that the total area of disturbance was less than 5,000 square feet and requested a meeting to discuss why the proposed development should not be considered public development. By email dated November 26, 2025, the staff advised that the proposed driveway was defined as a "regulated motor vehicle surface," and required stormwater management. The email also advised that the staff was available to meet to discuss the private development versus public development question.
- **Single Family Dwelling, Shamong Township (Applicant Stephen Cantwell, App. No. 1980-0069.001):** An application was initiated with the Commission on June 9, 2025 and proposes the development of one single family dwelling on a 0.73-acre lot. The lot is located in a municipally designated Infill Area zoning district within the Pinelands Preservation Area District. Single family dwellings are permitted on lots of at least one acre that existed as of 1981 in the Infill Area zoning district. Of note, an application for the development of a single family dwelling on this lot was first initiated with the Commission over 44 years ago in 1981. Thereafter, an application for a Commission waiver of strict compliance to develop a single family dwelling on the lot was denied in 1992. On July 14, 2025, the staff sent a letter to the current applicant indicating that, based upon the current CMP waiver regulations, it was unlikely that an application for a waiver to develop a single family dwelling on the 0.73-acre lot could be approved. On July 25, 2025, the applicant inquired by email whether 0.28 acres could be subdivided from an adjacent lot also located in the Infill Area zoning district to meet the one acre zoning requirement. On August 20, 2025, the staff advised the applicant that a such a subdivision may be possible and requested the submission of a sketch of the proposed subdivision. On August 22, 2025, the applicant formally amended the application to propose a two lot subdivision and the development of a single family dwelling on a resulting one-acre lot.

On October 27, 2025, the staff sent a detailed letter to the applicant advising of the requirements to complete that application. On November 11, 2025, the applicant submitted a list of questions regarding the determination of the required buffer to wetlands, the required buffer to the single family dwelling itself and the Pinelands Buffer Delineation Model. Those questions are currently under review.

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

### 4.3 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 19823054.104**  
Pine Barons Enduro Riders  
Approval Issued: 11/18/2025  
Event Name: Clock Run  
Event Date: November 30, 2025  
Municipality: Tabernacle Township, Washington Township, Woodland Township  
Lands Utilized: Penn and Wharton State Forests  
Route Length: 70 miles

## 5 SCIENCE

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### 5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In November, staff downloaded water level data from five continuous data loggers and measured water levels at 33 forest plots and 30 ponds in the Commission's network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office. Seven ponds contained water, compared to one in October.

- **Rare Snake Monitoring:** Science staff collected measurements and swabs for snake fungal disease (SFD) from nine snakes this month, including four hatchling corn snakes, two adult corn snakes, two black racers, and a pine snake. The pine snake was underweight and covered in lesions that were indicative of SFD. A member of the science staff transported the pine snake to a rehabilitation center where it will be fed throughout the winter to encourage weight gain and the continuation of shed cycles.



**Above:** An underweight pine snake found with SFD lesions on his facial and ventral (belly) scales. He will be cared for at a rehabilitation center over the winter and released back where he was captured in the spring.

Most radio-tracked individuals have returned to their hibernacula, with a few taking advantage of warmer days for opportunistic basking. Science staff identified the locations of newly discovered hibernacula for corral enclosures and requested permission from the New Jersey Department of Environmental Protection (NJDEP) Endangered and Nongame Species Program (ENSP) staff to construct corrals over the winter. The hibernacula corrals offer a non-invasive method to census snakes each spring without physically disturbing hibernacula or hibernating snakes.

### 5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff are working on the Discussion Section of the final manuscript.
- **Kingsnake Study:** Science staff are preparing the final report for the radio telemetry study of eastern kingsnakes, which is the final grant deliverable due to the U.S. Environmental Protection Agency.

- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for SFD. The rehabbed pine snake was the only individual swabbed in November with visible signs of infection.
- **Adenovirus Study:** The science office continues to work with Rutgers University researchers to sample Pinelands snakes for adenovirus.
- **Box Turtle Study:** A GPS unit was removed from one radio-tracked female and replaced with an iButton to record shell temperature during brumation (i.e., overwintering). Box turtle data collected during recent field seasons was prepared for submission to NJDEP ENSP.
- **Other:** Commission scientists attended the New Jersey Community Water Monitoring Summit at the Rutgers Eco Complex in Fieldsboro. Topics discussed at the meeting included long-term monitoring efforts, mitigation strategies, and emerging technologies for storing and disseminating data to the public.



**Above:** Pinelands Commission Research Scientist Kim Laidig performs a coverboard check inside a snake hibernacula corral (**left**) and shows off an adult corn snake (**right**) on one of his last days with the Commission. He retired at the end of November after 32+ years of service.

## **6 COMMUNICATIONS**

### **6.1 COMMUNICATIONS & PUBLICATIONS**

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 56 inquiries from the public in November, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in November.
- **Social Media:** In November, staff shared 150 photos on the Commission’s Instagram site, 75 tweets and retweets on X, and 65 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 77,000 views on Instagram (while adding 29 followers for the month) and 1,100 views (for a watch time of 176 hours) on YouTube in November. Six of the Commission’s photos were featured on other Instagram sites in November.
- **2026 Pinelands National Reserve Wall Calendar:** In November, staff wrote, edited and finalized the captions and approved the final draft of 2026 calendar, which will highlight the importance of water in the Pinelands. The calendar will be distributed free of charge at 10 different locations in the Pinelands in early December. The calendar is funded by the National Park Service.



**Above:** The Commission shared 150 photos in November, including this photo of a killdeer plover foraging in the Pinelands.



**Above:** The Commission shared 75 tweets on X in November, including this photo of cottony clouds hanging above a pond in the Pinelands.

## 6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Short Course:** In November, staff continued to secure presenters and finalize the lineup of program for the 37<sup>th</sup> annual Pinelands Short Course. The event will be held at Stockton University on March 7, 2026.
- **Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, coordinated a site visit and field trip at the Commission’s office for a Conservation Biology class at Kean University. He also presented “Climate Change and our Community: How Climate Change Impacts our Pinelands” for teachers who participated in a workshop as part of the Climate Change Learning Collaborative (CCLC) program through the New Jersey Department of Education and Stockton University.
- **Pinelands Merchandise:** In November, staff finalized the design and signed off on the printing of Pinelands-themed playing cards. The playing cards are being professionally printed in the USA, and the faces of the cards will feature images of 52 different plants and animals in the Pinelands, along with the Jersey Devil. A total of 250 decks will be printed, and they should be shipped by the second week of December. All proceeds from the sales of the Commission’s merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.
- **Barnegat Bay Partnership:** Joel Mott chaired the Barnegat Bay Partnership’s Communications and Education Committee meeting on November 19, 2025.

## 7 INFORMATION SYSTEMS

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- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff provided daily desktop support for users as needed, including password changes, printer support, and system support when necessary. Staff created a document search tool to aid the Pinelands Commission in searching historical documents for keywords. This tool is being evaluated for full implementation, as it could enhance business processes in all departments. Staff made plans for changes in the new calendar year, including the implementation of new CMP amendments and the upcoming new governor’s inauguration. Of note were the changes necessary to accommodate new CMP rules for expiration of Certificates of Filing. This involved changes to template documents, the online fee calculator, and PCIS logic. These changes have all been tested and will be rolled out in early January to coincide with the effective date of the CMP amendments.
- **Pinelands Commission Annual Report:** The Pinelands Commission produces an annual report each year, published in February, to highlight major accomplishments and trends in applications and related work. Staff participated in the kickoff meeting for this effort to discuss challenges with past reports and coordinate work covering the data gathering and reporting needed to complete the report. Staff produced ad hoc reports designed to track the number of

consistency determinations issued under various Memoranda of Agreement as well as the number of Certificates of Filing issued for certain types of development.

- **Mailing List System:** Staff migrated the newly developed, cloud-based mailing list system from the public Azure cloud to the New Jersey-managed Azure cloud for enhanced security and to comply with state mandates. This system was tested internally and prepared for a broader testing by Pinelands Commission staff.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state entities and discuss the shared goal of adapting all ESRI web services and mapping applications for the new version of their software. Staff worked to migrate all Pinelands Commission GIS portal applications and services to the new version while maintaining existing features and user interfaces. Staff also implemented tracking so usage statistics of the GIS applications can be reported in the future.
- **Technology Enhancements:** In November, staff continued configuring new desktops and laptops to replace outdated workstations and comply with the state’s mandate to migrate to Windows 11. Staff worked with the New Jersey Office of Information Technology (OIT) to prepare a work plan for promoting the new Active Directory (AD) servers and removing the old servers. To facilitate this, staff was given access to ServiceNow, a cloud-based software that OIT uses for project management and issue resolution. Staff ordered, received, and configured a new workstation for the Pinelands Commission conference room for use when running and live-streaming meetings and events. Staff participated in a national webinar entitled “Inviting Public Comments, Summarizing Public Comments, Responding to Public Comments” which featured a presentation by the New Jersey Department of Environmental Protection and highlighted the current state of Artificial Intelligence in the public sector.

## **8 BUSINESS OFFICE**

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### **8.1 FINANCIAL MANAGEMENT**

- **Application Fees:** November 2025, Net Total: \$73,660.81; Fiscal Year to Date Total: \$336,996.58. This equates to 39.65% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for November includes 16 online application payments totaling \$17,687.50.

### **8.2 FACILITIES MANAGEMENT**

- **Educational Signage:** In November, Commission staff installed nine interpretive signs at the Commission’s headquarters. The 12-inch by 9-inch signs were designed by the New Jersey Department of Environmental Protection’s (NJDEP) Division of Parks & Forestry. The NJDEP gave the Commission permission to print and display the signs, which will raise awareness and appreciation of plants located at the Commission’s headquarters. A total of 16 signs will be installed.



- **Fire Inspection:** The annual fire inspection was conducted by the Department of Community Affairs. Two violations were noted as follows:
  1. An internal Lock on the RJS Lobby door will need to be removed.
  2. There are cracks in the wall surrounding the elevator shaft. A structural engineer will be needed to evaluate the issue.
- **Sewer Line:** The RJS sewer line once again needed the assistance of a plumber during the month of November. The line was snaked out to Springfield Road.

**Attachment 1:**

**Pinelands Related Legislation**

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
<b>A575/ S2751</b>	Stanley, Karabinchak Conaway/ Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24  Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
<b>A682/S699</b>	Kean/Singer, Burzichelli	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill -Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Reported as Assembly Committee Substitute and referred to Assembly Appropriations Committee on 6/16/25.  Senate Bill –Reported from the Senate Environment and Energy Committee as substitute and referred to the Senate Budget and Appropriations Committee. Reported from the Senate Committee on 3/17/25. Passed Senate on 3/24/25 and received in the Assembly and referred to the Assembly Environment, Natural Resources and Solid Waste Committee. Reported and referred to Assembly Appropriations Committee on 6/16/25.
<b>A1253/ S2859</b>	Sauickie/ Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Reintroduced, Referred to Assembly Environment, natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24

<b>A1219/ S2979</b>	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
<b>A1300</b>	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
<b>A1301</b>	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.
<b>A1302</b>	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.
<b>A1303/ S1074</b>	Sauickie/ Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
<b>A2792/ S1160/ S2347</b>	Greenwald, Wimberly/	Concerns development and use	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24.

	Timberlake/ Singleton	of accessory dwelling units	Committee Substitute introduced on 2/10/25, but not reported out of committee.  Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a Substitute on 2/15/25. Replaced by Senate Floor Substitute on 2/25/25.
<b>A3070/ S2690</b>	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/12/24.
<b>A3645/ S2425</b>	Calabrese/ McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 2/12/24.  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.
<b>A3784/ S2455</b>	McCoy/ Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infrastructure projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24.  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
<b>A3820/ S609</b>	Fantasia/ Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.  Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.
<b>A3831</b>	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.

		may be permitted on a preserved farm	
<b>A3833</b>	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
<b>A3914/ S3268</b>	Katz/ Steinhardt	Permits agriculture-related events on preserved farmland	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24.  Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24
<b>A3951/ S2594</b>	Fantasia/ Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	<b>Approved as P.L.2025, c.44 on 4/22/25.</b>
<b>A4603/ S3662</b>	Freiman, Sauickie, Peterpaul/Singleton, Parker	Allows commercial farmer to be awarded reasonable costs and attorney fees for defending against bad faith complaints under “Right to Farm Act”	Assembly Bill – Introduced 6/17/24, Reported from Assembly Commerce, Economic Development and Agriculture Committee on 10/24/24, Passed by the Assembly on 12/19/24. Received in the Senate and referred to Senate Economic Growth Committee on 1/14/25. Reported out of Senate Committee on 6/12/25. Substituted for S3662 on 6/30/25. Passed Senate on 6/30/25. <b>Approved as P.L.2025, c.156 on 11/13/25</b>  Senate Bill – Introduced 9/24/24 and referred to Senate Economic Growth Committee. Reported from Committee on 6/12/25. Substituted by A4603 on 6/30/25
<b>A4117/ S2857</b>	Calabrese, Conway/	Provides corporation business tax credit to taxpayers that develop qualified native	Assembly Bill – Proposed for Introduction on 4/4/24.

	Greenstein, Smith	pollinator habitat on undeveloped property	Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee
<b>A4137/ S1029</b>	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	Assembly Bill –Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24.  Senate Bill – Reported from Senate Environment and Energy Committee as a Substitute on 1/14/25, Second Reading. Senate Amendment on 2/25/25. Passed by Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Commerce, Economic Development and Agriculture Committee.
<b>A4145/ S3065</b>	Lopez/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24  Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24
<b>A4200/ S3078</b>	Azzariti Jr., Kanitra/ Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 5/2/24  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 4/11/24
<b>A4223/ S3114</b>	Sampson/ Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24  Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
<b>A4260</b>	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24

<b>A4370/ S2347</b>	Lopez /Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Combined with A2792/2489 on 2/10/25  Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. Senate Substitute on 2/25/25.
<b>A4383/ S3364</b>	Moen/ Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/3/24
<b>A4789</b>	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
<b>A4791/ S3728</b>	Sauickie/ Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee  Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
<b>A4847/ S3715</b>	Fantasia/ Space	Requires establishment and implementation of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee  Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24

<b>A4850</b>	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee on 9/23/2024
<b>A4862/ S1593</b>	Freiman/ Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Assembly Bill: Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/23/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24
<b>A5222/ S3737</b>	Collazos- Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025  Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025
<b>A5047/ S3840</b>	Burzichelli/ DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to accommodate load associated with solar panels	Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 11/14/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
<b>A5267/ S4289</b>	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	<b>Approved 8/22/2025 (P.L.2025, c.136).</b>
<b>S2816/ A5302</b>	Smith, McKeon/ DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25  Senate Bill – Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. Received in Assembly, and

			Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
<b>S3308/ A4513</b>	Scutari/ Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	<b>Signed by Governor on 1/20/2025 - P.L. 2025, c.7</b>
<b>A5901/ S4690</b>	Bailey, Karabinchak , DeAngelo/ Burzichelli	Authorizes construction, installation and operation of certain energy project components on preserved farms	Assembly Bill – Introduced and referred to Assembly Commer, Economic Development and Agriculture Committee on 6/27/25. Reported out of Committee on 11/24/25.  Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 6/30/25
<b>A6069/ S4833</b>	Calabrese, Dunn/Sarlo, Bucco	Established abandoned mine reclamation program in DOT	Assembly Bill – Introduced and referred to Assembly Transportation and Independent Authorities Committee on 11/17/25. Reported from Committee and referred to Senate Budget and Appropriations Committee on 11/10/25. Report from Senate Committee, second reading on 11/13/25.  Senate Bill – Introduced and referred to Senate Transportation Committee on 11/6/25. Reported from Committee and referred to the Senate Bud
<b>A6093/ S4897</b>	Dunn/Bucco	Requires DEP to designate municipalities with critical headwaters as headwater guardians	Assembly Bill – Introduced and referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 11/24/25  Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 11/24/25
<b>S3464</b>	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24

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