



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



Native red-bellied turtles basking on a log in a lake in the Pinelands, as photographed in June

JUNE 2026

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee met on June 30, 2026. Staff provided routine financial and personnel updates. The Committee approved the deletion of fixed assets and also voted to support the Executive Director's recommendation to award a contract for accounting services to Holman Frenia Allison. Preliminary FY27 budget projections were discussed, including the staff's recommended estimate of \$800,000 in application fee revenue.
- **Policy & Implementation (P&I) Committee:** During its meeting on June 26, 2026, the Committee received a presentation from the Pinelands Alliance summarizing the completion of trail improvements and offsets under the Pemberton Lake Trail Memorandum of Agreement between the Commission and Pemberton Township. The Committee also considered the Executive Director's Report on Manchester Township's 2026 Housing Element and Fairshare Plan and Ordinances 26-23, 26-24, and 26-31 and recommended the Plan and Ordinances to the full Commission for approval at the July Commission meeting. Last, the Committee discussed a recommendation to amend the Pinelands Infrastructure Master Plan to revise the types of infrastructure that would be eligible for funding, the criteria used to evaluate projects, and the interest rate charged on the loan portion of any funding award. The Committee supported moving forward with a public hearing on the recommended amendment.



Above: In June 2026, the Commission's P&I Committee received a presentation summarizing the Pinelands Alliance's completion of trail improvements and offsets under the Pemberton Lake Trail Memorandum of Agreement.

1.1B OPEN PUBLIC RECORDS ACT

- A total of twelve Open Public Records Act (OPRA) requests were received in June. Six were sent responsive material, three were advised that there was no responsive material and three were advised to schedule a file review.

1.1C OTHER

- Governor Sherrill nominated Christine Sturm to be a member of the Pinelands Commission on June 18, 2026. Consideration by the Senate Judiciary Committee is expected to be scheduled in the fall.

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 Comprehensive Management Plan(CMP) (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township’s Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow’s motion on July 28, 2025. Oral argument occurred on October 29, 2025. We continue to await the Court’s decision.
- **Hovsons, Inc. et.al. v. Babbitt, 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) 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. Multiple mediation sessions occurred between September 2024 and July 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms. Hovsons submitted the same concept plan to the court as part of its challenge to Manchester Township’s Housing Element and Fair Share Plan to satisfy the municipality’s fourth round affordable housing obligation. Mediation sessions were conducted on December 8, 2025, January 5, 2026 and January 12, 2026 to discuss Hovsons’ proposed settlement terms and changes made by NJDEP and the Commission. Additionally, the Pinelands Alliance (PA), which was a participant in the 2004 litigation but not a signatory to the settlement, requested to participate in the mediation. In February, Hovsons agreed to permit PA to review and provide comments on the final draft of an amendment to the 2004 settlement agreement once it has been negotiated. The parties continue to discuss amendments to the 2004 settlement agreement.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter involving Artistic Materials (see below).
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and

the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery was served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. Settlement proposals were exchanged in mid-November, after which the Chancery Court allowed the parties another week and a half to continue settlement discussions. A case management conference with Judge Nocella was conducted on December 2, 2025. The parties advised the Judge that the mediation had failed and that the litigation would need to proceed. The Court issued a new Case Management Order on December 4, 2025, extending the time limits within the original July 21, 2025 Case Management Order and allowing the parties to exchange a small number of additional interrogatories and requests for production of documents. This additional discovery was served on the Commission on December 8, 2025 and the Commission's responses were sent to the Defendants on or about December 19, 2025. Commission and NJDEP staff conducted another site inspection on January 7, 2026. During that site inspection, Commission staff took 17 soil borings and numerous photographs. Additionally, depositions of Commission and NJDEP staff as well as of the Finnegan's occurred in mid-January. During the depositions of the Finnegan's, it became apparent that business documents requested by the Commission during written discovery had not been provided. Counsel for the Finnegan's directed Mr. Finnegan not to answer questions about real property he owns outside New Jersey. The DAGs representing the Commission and NJDEP filed a Motion to Compel Deposition Testimony. Counsel for Defendants filed a motion for a protective order on the out-of-state ownership question. Argument on both motions occurred on February 20, 2026 with the Court issuing an order granting the State's motion to redepose Mr. Finnegan on the question of whether he owns property outside of New Jersey and permitting three follow-up questions and denying the Defendants' motion for a protective order. On February 6, 2026, the Commission provided its expert report to the Defendants. On February 13, 2026, the Commission's DAG filed a motion to compel production of documents that had been repeatedly requested during the discovery process and which the Finnegan's, during their depositions, indicated they had in their possession. Oral argument on this motion was initially scheduled for March 13, 2026. Defendants' counsel filed a letter with the Court on March 9, 2026 indicating that in its opinion the motion to compel was moot given they had produced 20 boxes of materials. The Court rescheduled oral argument on the motion to compel discovery to March 27, 2026. Defendants' counsel subsequently filed a cross motion for a protective order on March 19, 2026. A reply brief thereto was submitted on behalf of the Commission on March 23, 2026. Oral argument on the Commission's discovery motion was again rescheduled to April 2, 2026. On April 2, 2026, following oral argument, the Court denied defendants' motion for a protective order. It also ordered defendants to redact and copy documents identified by the State's DAsG from the 20 boxes. The copied documents were to be provided to the State by April 23rd. On that same day, defendants filed a motion to quash the State's subpoena on Farm Credit East for documents pertaining to the Defendants' \$700,000 line of credit

mortgage. A brief in opposition to the defendants' motion was filed on April 16, 2026. On April 24, 2026, the Court issued an order denying the motion to quash as it pertained to documents submitted as part of the application for the line of credit mortgage and quashed, without prejudice, the portion of the State's subpoena for records of Defendants' payment history. At the end of April, the State received 15,000+ electronic documents as a result of the April 2nd Court Order. A pretrial conference was conducted on May 18, 2026. Motions in limine (motions to preclude certain testimony or evidence at trial) were filed by both parties on May 27, 2026. A case management conference was conducted on May 29, 2026. Oral arguments on Plaintiffs' motion for additional depositions, the Commission's opposition to same and the Commission's request for a protective order for certain employees were heard on June 12, 2026. Following argument, the Judge issued two orders. The first order denied Plaintiff's request for a protective order for Stacey Roth to appear at a deposition but limited her deposition to testimony she is expected to provide at trial, i.e. her review of Defendants' receipts and the inputting of data from same into a spreadsheet. The second order approved Plaintiff's motion for Susan R. Grogan not to appear at a deposition. Defendants withdrew their notice to depose Branwen Ellis, rendering the Plaintiff's motion for a protective order for same moot. The trial has been rescheduled to September 22-24, September 29-October 1, and October 6-9.

- **In the Matter of Application #1987-0276.12 to the Pinelands Commission for a Certificate of Filing by Hexa Builders, LLC – Docket No. A-003527-A:** This matter involves an appeal of a determination by the Executive Director that an amended Certificate of Filing was required for the development of a data center on a parcel in Monroe Township's Regional Growth Area. The applicant had previously obtained a Certificate of Filing for the development of two warehouses on the parcel. The applicant subsequently sought a determination by the Commission staff as to whether an application for an amended Certificate of Filing was required to construct a 1,000,000 sq. ft data center and a 500,000 sq. ft. warehouse instead of the development originally proposed. Staff advised the applicant that an application for an amended Certificate of Filing was required. The applicant subsequently submitted the application and associated \$5,000 application fee. The applicant's counsel then submitted a request for an administrative appeal of the determination pursuant to N.J.A.C. 7:50-4.91. This request was denied because the CMP does not afford the right of appeal of a determination by the Executive Director that submission of an application is required. The current appeal was filed with the Appellate Division at the end of June.

1.2B LEGISLATION

The Legislature adjourned for the summer as of July 1st.

A summary of any 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>
S662	Smith, McKeon	Establishes various programs in the NJDEP concerning management of publicly owned forested land; appropriates \$60 million.	Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A5327/S2027	Pintor Marin. Park/Sarlo Greenstein	Appropriates \$60,743,569,000 in State funds and \$30,495,124,195 in federal funds for the State budget for fiscal year 2027. Includes appropriation of \$4,377,000 to the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Budget Committee on 6/28/26. Reported out of Committee the same day, Second Reading. Passed by both houses on 6/30/26. Approved by the Governor with line item veto on same day. P.L.2026, c.27 Senate Bill – Introduced, Referred to the Senate Budget and Appropriations Committee and released on the same date, Second Reading on 6/28/2026 Substituted by A5327 on 6/30/26
A1287/S1743	Inganamort/Space	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 1/13/2026
A4615/S935	Fantasia/Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Assembly Bill – Introduced 3/20/26 and referred to the Assembly Agriculture and Natural Resources Committee Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.

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 would also address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval 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, the 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 provided 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 a letter on August 11, 2025, providing additional revisions that need to be made. 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. On March 18, 2026, Evesham Township reached out to Commission staff for meeting dates to continue discussions concerning an MOA for the Black Run Preserve. The meeting was scheduled for May 14, 2026, but was postponed at the Township's request until July 21, 2026. In response to concerns from the Pinelands Alliance about the deadline for expenditure of grant funding associated with the proposed accessible trail, the Executive Director scheduled an additional meeting with Township representatives and the Pinelands Alliance for July 2nd.
- **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 in the northwest quadrant of 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 met with the Commission Chair and Executive Director on July 21, 2025, as the first step in consideration of an amendment to the MOA. 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. Subsequently, FAA scheduled quarterly status meetings with representatives of SJTA, the Commission and FAA staff. The last quarterly meeting occurred on February 3, 2026. On March 25, 2026, SJTA submitted a T&E survey protocol for the 450-acre Northwest portion of the airport. Commission staff advised SJTA that it would need to submit a public development application and the associated application fee before the T&E protocol could be reviewed because the proposed development is not covered by the existing MOA nor is an MOA amendment in place or in progress. However, in an effort to provide assistance, the Regulatory Programs staff did a cursory review of the protocol and provided initial feedback on March 30, 2026. The Commission received a public development

application on April 27, 2026 and the required one-third application fee for review of T&E protocols and survey results on May 11, 2026. Upon receipt of the application, staff commenced a more in-depth review of the proposed T&E protocol and will be responding in July.

- **Cape May County Municipal Utilities Authority (CMCMUA) and Woodbine Borough:** On June 16, 2026, Commission Chair Laura E. Matos and the Executive Director met with CMCMUA Executive Director Joseph Rizzutto and other CMCMUA staff and consultants to discuss the CMCMUA's proposed shared conveyance system. The system would include installation of infrastructure to convey leachate from the Cape May Landfill to the CMCMUA Seven Mile Beach/Middle Regional Wastewater Treatment Facility. Future sanitary sewer flows from Woodbine Borough and the NJ Department of Human Services Woodbine Developmental Center would also be accommodated. A small portion of the project is proposed in the Pinelands Area, with the remainder in the Pinelands National Reserve outside the Pinelands Area. Because the project would involve deviations from CMP standards, an MOA would be necessary. Following the discussion, it was agreed that CMCMUA would make a presentation on the proposed MOA at the July meeting of the P&I Committee.

1.3 HUMAN RESOURCES

- **Recruitment:** Interviews were held for the Director of Regulatory Programs position. Candidate selection is being finalized.
- **Evaluations:** Final performance evaluations were due by the end of June 2026. Further improvements were integrated into the new system.
- **Meetings:** Staff attended the annual summer Agency Training Coordinators meeting hosted by CLIP (Center for Learning and Improving Performance in New Jersey).

2 INTERAGENCY COORDINATION

- **NJDEP Bureau of Well Permitting:** Regulatory Programs and Land Use Programs staff held a meeting with staff from the Bureau to provide guidance on assuring that proposed wells in the Pinelands Area are consistent with CMP standards. Commission staff identified issues around well applications to NJDEP where the applicant cites a Certificate of Filing that did not include the proposed well, and around the need for a Pinelands application to be completed for any proposed well or group of wells by the same owner/applicant that will withdraw a combined volume of more than 50,000 gallons per day from the Kirkwood-Cohansey aquifer. Commission staff advised that NJDEP is prohibited from issuing permits that are inconsistent with CMP standards. The meeting represents the ongoing effort to increase awareness and reduce potential problems caused by the issuing of well permits that are inconsistent with the CMP.
- **Enforcement Coordination, NJDEP:** Staff meet with NJDEP, Bureau of Coastal Land Use Enforcement, on Jun1, 2026 to review coordination between NJDEP and Commission staff on wetlands violations in the Pinelands Area.

- New Jersey Office of Planning Advocacy (OPA):** On June 24, staff met with OPA staff to discuss interagency coordination and the existing 1999 Memorandum of Agreement between the Pinelands Commission and the State Planning Commission. OPA serves as staff to the State Planning Commission. The meeting focused on coordination related to Plan Endorsement for Pinelands municipalities with lands located outside the Pinelands Area but within the Pinelands National Reserve. Discussion included the relationship between State Planning Areas and designated centers, nodes, and cores shown on the State Policy Map and Pinelands management areas shown on the CMP's Land Capability Map. Pinelands municipalities that have currently petitioned for Plan Endorsement include Dennis Township in Cape May County and Barnegat Township, Berkeley Township, Little Egg Harbor Township, and Manchester Township in Ocean County. Staff will review proposed revisions to the State Policy Map that are under consideration as part of the Plan Endorsement process and coordinate with OPA regarding consistency with the Pinelands CMP.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	10	95
Drafted or Introduced	3	45
Total ¹	14	103
Substantial Issue Finding ²	0	6
No Substantial Issue Finding	9	71
No Issue Finding	0	9
Total	9	86
Finding Letters Issued³	5	47

Notable Activity:

- Waterford Township:** On June 25, staff met with Township representatives to discuss potential amendments to the Haines Boulevard Redevelopment Plan. The redevelopment area is located

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

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

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

within the Township's Regional Growth Area and is one of the largest remaining undeveloped tracts in that area. The Township is proposing to amend the zoning certified by the Commission in 2017 to facilitate the development of a second 100% affordable housing project on a Township-owned parcel and to establish zoning that better reflects existing development patterns. Staff is working closely with the Township to ensure that any amendments to the redevelopment plan provide sufficient residential development potential and opportunities for the use of Pinelands Development Credits, consistent with the CMP.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	9	58
Surveys Required	0	3
Surveys Reviewed	0	10
Certificates of Appropriateness Required	0	1

Notable Activity:

- Fenwick Manor Rehabilitation:** The construction phase of the Fenwick Manor Rehabilitation project has begun. On June 16, the New Jersey Department of Community Affairs (DCA) issued the construction permits and construction activities commenced on June 24th. The Hawley Bros have set up a staging area, installed protective floor matting, and already removed the first 20 historic windows for repairs and restorations, among other tasks.



Above: Contractors with Hawley Bros. started to remove the historic windows from the Fenwick Manor farmhouse on June 30, 2026. The windows will be restored and reinstalled as part of the project.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	9.11	17.04
PDCs Severed ⁵	0	1.0
Acres Protected	0	41.08
PDCs Extinguished ⁶	0	8.50
Acres Protected	0	204.68
PDCs Sold	13.50	13.25
Average Sales Price per PDC	\$100,000	\$99,384
Average Sales Price per right	\$25,000	\$24,846
PDCs Redeemed ⁷	0	11.25

Notable Activity:

- **Allocations:** A total of 9.11 PDCs were allocated through five Letters of Interpretation (LOI) in June. An LOI allocated 0.25 PDCs to a 39.75-acre parcel in the Preservation Area District in Washington Township. In the Town of Hammonton, 0.11 PDCs were allocated to a 7.94-acre farm in an Agricultural Production Area. These two LOIs represented first-time allocations to these parcels. The remaining three LOIs were issued as amended LOIs to lands in Agricultural Production Areas. In Monroe Township, 3.5 PDCs were allocated to a 74.34-acre parcel. In Franklin Township, 0.5 PDCs were allocated to a 19.91-acre parcel. Finally, 4.75 PDCs were allocated to a 95.06-acre parcel spanning Hamilton and Mullica Townships.
- **Sales:** One sales transaction was processed in June involving 13.50 PDCs (54 rights).
- On June 9, staff met with the manager of the King County Transfer of Development Rights (TDR) Program in Washington State to discuss the Pinelands Development Credit Program. The meeting was requested by the program manager in his personal capacity, as he is independently authoring a book on TDR programs that focuses on the practical aspects of program design and implementation. The discussion centered on the Pinelands Development Credit Bank and the administrative framework that supports the program, which he is considering including as a case

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

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

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

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

study highlighting successful TDR programs from around the country.

3.4 SPECIAL PROJECTS

- **Pinelands Infrastructure Trust Fund (PITF):** Staff presented recommendations for an Infrastructure Master Plan Amendment to revise criteria used to evaluate infrastructure project proposals for funding through the PITF. The amendment would also include a change to the funding structure for any projects that proceed to obtain funding through the I-Bank. The presentation recommended increasing the loan rate from 1%, as it currently stands, to 2% for the loan portion of any PITF award. A public hearing on the amendment is planned to be held virtually in mid-July.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	7	25
Certificates of Filing	29	129
Public Development Reports	3	16
NJDEP/PC Forestry Application Complete	0	2
PDC Letters of Interpretation	5	12
Non-PDC Letters of Interpretation	0	0
MOA Consistency Determinations	1	32
Review of Agency Determinations	49	345

4.2 NOTABLE APPLICATIONS

- **Office/Warehouse, Monroe Township (Applicant: Hexa Builders, App. No 1987-0276.012):** Application for 1,100,000 square foot office/warehouse building and a 522,000 square foot office/warehouse building

Property Details

- 162-acre parcel
- Partially in Regional Growth Area (115 acres) and partially in Rural Development Area (47 acres)
- Approximately 90% of proposed development in Regional Growth Area

- Serviced by public sanitary sewer and public water

Background

12/18/2024:	Certificate of Filing issued for proposed warehouse development
4/23/2026:	Staff advised applicant that a proposed 1,000,000 square foot data center and a 500,000 square foot warehouse on the parcel, instead of original proposal, required application to the Commission and issuance of an Amended Certificate of Filing
4/28/2026:	Application for an Amended Certificate of Filing submitted
5/18/2026:	Applicant submitted an appeal of the staff determination that Amended Certificate of Filing necessary

Updates	
6/4/2026:	Applicant's appeal request denied – <i>See 1.2A Litigation</i>
6/25/2026:	Staff requested additional information to review the Township Planning Board preliminary site plan approval for the originally proposed warehouses subject of 2024 Certificate of Filing
6/26/2026:	Notice of new appeal by Applicant – <i>See 1.2A Litigation</i>

- **Forest Clearing, Franklin Township (Property Owner: Doyle, Application No. 1983-9052.015):**

Property Details

- Clearing of approximately 50 acres of forest within required wetland buffers
- Agricultural Production Area
- Parcel subject of a PDC deed restriction limiting development
- Existing agricultural use (tree farm) on parcel

Background

5/13/2026:	Staff site inspection with representatives of Township and property owner
5/20/2026	Staff advised property owner that clearing of land to establish a horticultural use did not require application to the Commission and that horticulture of native Pinelands tree species is permitted within wetlands buffer. Staff requested timeframe for establishment of the proposed horticultural use in cleared area(s).

Updates	
6/11/2026:	Staff received response from property owner providing overall plan and timeframe for establishment of horticultural use in cleared area(s)

- **Establishment of a Restaurant, Franklin Township (Applicant: Sweet Amalia Farm Market and Kitchen, App. No. 1982-3298.004):** Application for change in use of a retail commercial farm market to a restaurant to address an outstanding violation. Application also proposes the removal of the existing 1,108-square-foot commercial building to address groundwater quality (septic dilution) standards.

Property Details

- 2.6-acre parcel
- Rural Development Area
- Serviced by existing onsite septic system

Background

8/2023-5/2026: Staff and applicant exchanged correspondence regarding the information necessary to complete the application and address the violation. The main issue concerned the need to demonstrate that the wastewater generated from the restaurant use met the Commission's groundwater quality (septic dilution) standard.

5/14/2026: Staff advised applicant that if the days per year of operation of the proposed restaurant were reduced from 298 to 251, the proposed restaurant would meet the groundwater quality (septic dilution) standard.

Updates	
6/22/2026:	Staff received response from applicant proposing to operate the restaurant use no more than 251 days per year and additional information

- **Campground Expansion, Weymouth Township (Property Owner: Spacious Skies Campgrounds, Reference No. 1981-1898.002):**

Property Details

- Existing Campground expanded without application to Commission
- Expansion includes: Conversion of approximately 15 seasonal campsites to year-round single family dwellings; construction of various recreational facilities and buildings; construction of internal roadways; establishment of additional campsites, including expansion onto adjacent parcels
- 16.5-acre parcel
- Pinelands Village
- Serviced by existing onsite septic system

Updates	
3/25/2026:	Staff received copies of 12/13/2024 and 2/8/2026 Notices of Violation issued by Weymouth Township and 2/12/2026 Notice of Violation issued by NJ Department of Environmental Protection (NJDEP) for conversion of approximately 15 seasonal campsites to year-round single family dwelling units
5/7/2026:	Staff issued letter advising property owner that conversion of campsites to single family dwelling units required application to the Commission and detailed additional development that had occurred without application to the Commission. Staff requested the submission of information to address the violation.

6/1/2026:	Staff met with property owner and attorney to discuss 5/7/2026 Commission letter and resolution of violation
6/26/2026:	Township Solicitor issued letter to property owner's attorney advising that all the outstanding issues must be addressed by 4/1/2027 or the Township would pursue legal action

- **House of Worship/Mikvah, Jackson Township (Applicant: Khal Nachlas Avos, Inc., App. No. 1986-1470.005):** Application for development of a 15,300 square foot house of worship, 1,134 square foot mikvah building and demolition of a single family dwelling, 50 years old or older, to be served by public sanitary sewer through a proposed sewer main extension.

Property Details

- 5.69-acre parcel
- Regional Growth Area

Background

10/26/2023:	Certificate of Filing issued
7/7/2023:	Jackson Township Planning Board preliminary and final site plan and subdivision approval for revised development proposal (two lot subdivision, the development of a 15,204 square foot house of worship and a 1,157 square foot mikvah building)
11/6/2025:	Staff issued letter advising Township approval could not take effect because the proposed development raised issues with CMP
1/6/2026:	Applicant advised that Jackson Township did not have adequate sanitary sewer capacity to serve the development and therefore applicant proposed to serve the proposed development with an onsite septic system
1/2026-5/2026:	Applicant and Commission exchanged correspondence regarding the need to demonstrate that the wastewater generated from the use met the Commission's groundwater quality (septic dilution) standard.

Updates	
6/15/2026:	Staff issued letter advising that unless the maximum capacity of the facility was revised and/or additional vacant contiguous acreage was obtained, a nitrogen reducing alternate design onsite septic system would be required to meet the groundwater quality (septic dilution) standard. The letter noted that proposing to serve the proposed development with an alternate design septic system would require the submission of additional information, such as groundwater quality sampling and analysis information, to address CMP requirements for nonresidential alternate design septic systems.

- **Single family dwelling, Woodland Township (Applicant: Skeenes; App. No. 1990-0570.001):**

Property Details

- 12.68-acre parcel
- Partially in Special Agricultural Production Area (10.52 acres) and partially in Residential Infill Area in Preservation Area District (2.16 acres)
- Served by onsite septic system

Background

4/2/1992:	Commission approved Waiver of Strict Compliance (Waiver) from minimum buffer to wetlands and 5 foot minimum seasonal high water table requirements for onsite septic system
2/22/1995:	Certificate of Filing issued
12/16/2025:	Staff issued letter advising that Township Zoning Permit could not take effect because the proposed dwelling raised issues with threatened and endangered (T&E) protection standards. The letter detailed two options to demonstrate consistency with T&E protection standards.
1/5/2026:	Per 2026 CMP amendments, 1995 CF expired on 1/5/2026
4/27/2026:	Commission received new application for single family dwelling on parcel, including the results of a T&E visual search survey. The submitted survey results concluded that additional T&E survey work was necessary to address T&E snake species.

Updates	
6/24/2026:	Staff issued a letter indicating the results of a full two-season drift fence survey for T&E snake species were necessary to address T&E protection standards. The letter also advised that per 2026 CMP amendments, the 1992 Waiver would expire on 1/5/2027 and that it seemed unlikely that all necessary information, including all permits and approvals and Commission issuance of a letter advising that permits and approvals could take effect, could be issued prior to 1/5/2027. Therefore, it was likely that a new Waiver would be required.

4.3 OTHER ITEMS OF INTEREST

- **Solar Energy Facility, Evesham Township Landfill:** Staff met with representatives of Evesham Township and a private solar energy developer on 6/30/2026 to discuss a proposal to construct a solar facility on the Evesham Township landfill in the Rural Development Area. The landfill was previously capped with an impermeable material.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** With assistance from the Communications Office, staff recorded water levels at 33 forest plots and 30 ponds within the Commission's long-term monitoring network. Seventeen ponds were dry at the time of measurement in early June, up from 15 in May. New weather stations were installed at two of the monitored ponds to increase data availability.



Above: A staff member with a newly deployed weather station.

- **Pinelands-wide Water Quality Monitoring:** Science staff completed the June round of pH and specific conductance sampling at 47 stream sites, which will be repeated in August and October. Elevated values above typical Pinelands reference conditions are indicative of degraded water quality from land-use impacts.

- **Annual Frog and Toad Surveys:** The 2026 call monitoring season concluded with a final round of surveys in late June. Species recorded include Fowler's toads, southern leopard frogs, a bullfrog, green frogs, carpenter frogs, northern grey treefrogs, and Pine Barrens treefrogs. Spadefoot toads were also heard calling in the vicinity of two monitored ponds following heavy rain. A staff member began preparing the long-term dataset for analysis.



Left: A male Pine Barrens treefrog calling from the edge of a monitored pond. **Right:** A corn snake coiled around her eggs.

- **Rare Snake Monitoring:** Science staff captured and processed 46 snakes in June. Tracking frequency increased for potentially gravid females to discover the locations of new nesting areas. Gravid females were set up to lay in the lab, where their eggs will be incubated to protect them from predators, herp enthusiasts, and poachers, and swabbed as part of the snake fungal

disease (SFD) study. Hatchlings will be released in the fall. Nine tracked snakes were retired from study and nine new snakes were surgically implanted with radio transmitters. Staff concluded the process of opening all hibernacula corrals to allow snakes to move freely in and out of enclosures. Staff also continue to maintain and service passive integrated transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** GPS-loggers were swapped out with freshly charged loggers on 11 turtles. Additionally, a turtle was found with swelling on the sides of her head and was transported to a qualified rehabilitator for ear infection treatment.
- **Snake Fungal Disease (SFD) Monitoring:** Science staff began collecting tracked snakes for a mid-season SFD sampling. The swabs will be sent to researchers at Virginia Tech and will help determine how fungal loads vary during the active period. Tissue samples continue to be collected from snakes with severe lesions.



Above: A juvenile rough green snake poses after being swabbed for SFD.

- **Other:** Three members of the science team attended the Pinelands Science Forum, hosted by the Pinelands Alliance. The talks focused on the importance of water in Pinelands ecosystems. A Commission scientist also deployed a bat detector at two locations selected by a New Jersey Fish and Wildlife Endangered and Nongame Species Program biologist for rare bat research. This is a continuation of a partnership that began in 2025.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 65 inquiries from the public in June, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in June.

- **Social Media:** In June, staff shared 265 photos and two videos on the Commission's Instagram site, 88 posts on X, and 63 posts on Bluesky. The Commission's content (photos and videos) garnered more than 104,000 views on Instagram (while adding 152 followers for the month) and 2,300 views (for a watch time of 124 hours) on YouTube in June. Fifteen of the Commission's photos were featured on other Instagram sites in June. Staff has shared content on Instagram for 200 straight weeks.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Summer Short Course:** More than 100 people have registered for the 10th annual Pinelands Summer Short Course, which will be held on July 17, 2026 at Stockton University's Kramer Hall in downtown Hammonton. The event will feature 14 presentations and four field trips. Staff promoted the event on social media throughout June.
- **Pinelands Speaker Series:** Approximately 20 people attended the first Pinelands Speaker Series presentation at the Commission's headquarters on June 18, 2026. The free presentation focused on tick biology, ecology, and control. The second Pinelands Speaker Series program, entitled "A Unique Species of *Triantha* (*Tofieldiaceae*) Endemic to New Jersey, U.S.A. Deserves a Name," will be held at 2 p.m. on Thursday, July 9, 2026. Presenter Sasha Eisenman, chair and associate professor of horticulture in the Department of Architecture and Environmental



Above: The Commission shared 265 photos on Instagram in June, including this photo of a little blue heron at Cloverdale Farm County Park in the Pinelands.



Above: The Commission shared 88 posts on X in June, including this photo of the New Jersey state champion post oak, which stretches its burly limbs skyward at Batsto Village in the Pinelands.

Design at Temple University's Tyler School of Art and Architecture, will discuss his research confirming this species as unique to New Jersey. Attendees will have an opportunity to see the plants first-hand. The third Pinelands Speaker Series program, entitled Owls of New Jersey, will be held at 2 p.m. on Thursday, July 23, 2026. Presenter Tyler Christensen, a Research Scientist with the Pinelands Commission, will explore the natural history and conservation of New Jersey's owls, with a focus on recent research that uses GPS



Above: Joel Mott, the Commission's Principal Public Programs Specialist, discussed the agency's rain garden with interns from the Pinelands Alliance on June 30, 2026.

tracking technologies and is reshaping our understanding of their movements and revealing previously undocumented long-distance migrations.

- **Education Programs:** Communications Office staff provided a tour of the agency's rain garden, bog garden and exhibits for nine interns with the Pinelands Alliance on June 30, 2026. Joel Mott, the Commission's Principal Public Programs Specialist, also delivered an hourlong Pinelands overview presentation.
- **Barnegat Bay Partnership participation:** Joel Mott, the Commission's Principal Public Programs Specialist, participated in a Barnegat Bay Partnership meeting to discuss upland and riparian habitat planning on June 16, 2026. He chaired a meeting of the Barnegat Bay Partnership Communication and Education Committee on June 17, 2026.
- **Pinelands Merchandise:** During June, Commission staff processed nine transactions while garnering a total of \$35 in sales of Pinelands merchandise and \$330 in donations in memory of Janet Pierce, a longtime Pinelands Commission MIS Specialist, who passed away on June 11, 2026. All proceeds from the sales of the Commission's merchandise and donations 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.
- **U.S. Biosphere Network's National Summit:** Paul Leakan, the Commission's Communications Officer, represented the New Jersey Pinelands Biosphere Region at the U.S. Biosphere Network's Summit at Colorado State University from June 22-25th. Fifteen of the 28 U.S. Biosphere Regions participated in the summit, which was last held 10 years ago. Participants learned about the benefits of Biospheres, delivered talks about their work, and discussed shared

interests and opportunities to build upon successes and address challenges. The NJ Pinelands Biosphere was designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO) in 1983 and 1988. The Pinelands Commission manages the Pinelands Biosphere Region. Mr. Leakan delivered a talk on the Commission's efforts to raise awareness and appreciation of the Pinelands biosphere. Participants also toured the 1,120-acre Phantom Canyon Preserve, which is managed by The Nature Conservancy and provides refuge for hundreds of plant species and wildlife such as rattlesnakes, mountain lions, bighorn sheep, golden eagles, and pronghorn antelopes. Participants discussed the upcoming Periodic Review Report, which enables the sites to maintain their status as a Biosphere. Mr. Leakan will provide details about the summit and the next steps in the Periodic Review process during the Commission's meeting on July 10, 2026.



Above: Participants at the U.S. Biosphere Network's Summit hiked the Phantom Canyon Preserve, which is part of the Rocky Mountain Biosphere region. The 1,120-acre site provides refuge for hundreds of plant species, along with rattlesnakes, mountain lions, golden eagles, and bighorn sheep. Attendees saw a pronghorn.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff updated PCIS to include additional alerts for reviewers related to expiring Certificates of Filing. Staff participated in weekly meetings to highlight progress and receive feedback on the new Pinelands Application Information System. Numerous updates were shown, including the beta version of the online application portal and the internal screens to be

utilized for tracking application actions and related documents.

- **Pinelands Development Credit Bank:** Staff provide operational support for the PDC Bank throughout the year. In preparation for the annual report, staff met with the Land Use Programs office to review any enhancements necessary for this year. Updates were made to existing reports based upon this feedback.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. The Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). The call highlighted active threats to New Jersey due to the World Cup events and the upcoming July Fourth holiday. Staff whose roles required administering the Microsoft 365 environment received their Yubikey multifactor authentication hardware and successfully configured them for use.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state agencies. Staff worked on an application based parcel map in response to requests from the Regulatory Programs office and the Land Use Programs office. A static draft map was prepared and will be released for internal review in the next month.
- **Technology Enhancements:** In June, new hardware was received to completely phase out the remaining Windows 10 desktops. Staff began configuring these computers and expect to have this completed next month. Staff also conducted a site survey in coordination with the New Jersey Office of Information Technology to determine the appropriate number and placement of WiFi Access Points to provide wireless network coverage in all the buildings. Staff purchased and tested new computer hardware for the RJS conference room to ensure the best experience for presentations and meetings.
- **Rutgers Scarlet Service Internship Program (RSSI):** The RSSI program is an internship administered by Rutgers University to provide opportunities for exceptional undergraduate students at non-profit agencies with a public service mission. The Information Systems office welcomed Arya Shen, a rising third year at Rutgers University – New Brunswick, on June 8th and she has worked with staff on a part-time basis throughout the month. Arya was introduced to the Commission when she attended the June 12th meeting.
- **Support Fenwick Manor Rehabilitation:** In preparation for the Fenwick Manor rehabilitation project, staff completed the relocation of workstations and hardware to the RJS Building.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** June 2026, Net Total: \$174,731.85, Fiscal Year to Date Total: \$1,024,238.44. This equates to 120.50% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for June includes 32 online application payments totaling \$46,026.78.

- **RFQ for Certified Public Accounting Services:** The Commission received two responsive bids to the RFQ by the June 9, 2026 deadline. The Evaluation Committee recommended Holman Frenia Allison, PC as the awarded firm. The Personnel & Budget Committee concurred with the recommendation at its June 30, 2026, meeting. Staff will now draft a contract with the selected firm for accounting services related to the next three fiscal year audits.
- **State Appropriation:** The adopted State budget for FY27 includes an appropriation of \$4,377,000 to the Pinelands Commission, sufficient to cover the salary increases called for in the final year of the Commission's contract with CWA, Local 1040.

8.2 FACILITIES MANAGEMENT

- On June 1, 2026, the furniture and files were moved out of Fenwick Manor in preparation for the rehabilitation project. The Commission has rented a 20-foot storage container to store the furniture and files for the duration of the project.



Above: Furniture and files were moved out of the Fenwick Manor farmhouse and moved into a storage container.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A177/S1857	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 Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill - Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A208/S1739	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 Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill - Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A907/S1986	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 1/13/2026. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A1056/S714	DeAngelo, Egan, Bailey, Simmons/Burzichelli, Greenstein	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 Assembly Commerce and Economic Development and Committee on 1/13/2026 Senate Bill - Introduced, Referred to Senate Community and Urban Affairs Committee on 1/13/2026

A1059/ S668	DeAngelo, Kane, Kennedy/Smith, McKeon	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 1/13/2026 Senate Bill – Introduced, Referred to Senate Energy and Environment Committee on 1/13/2026
A1165	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Assembly Bill - Introduced, Referred to the Assembly Environment and Solid Waste Committee on 1/13/2026.
A1170/S680	Danielsen/Smith, McKeon	Requires energy usage plan for proposed artificial intelligence data centers and cryptocurrency mining facilities; requires all electricity for artificial intelligence data centers and cryptocurrency mining facilities to be derived from new clean energy sources	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26. Reported from Committee, Second Reading and Referred to the Senate Budget and Appropriations Committee on 3/16/26.
A1270	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 and Solid Waste Committee on 1/13/2026.
A1478/S926	McCellan/Testa, Polistina	Requires regional representation for members of BPU	Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee on 1/13/2026
			Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 1/13/2026
A1553	Calabrese, Dunn	Establishes abandoned mine reclamation program in DOT	Assembly Bill – Introduced and referred to Assembly Transportation and Independent Authorities Committee on 1/13/2026

A2463/S3722	McCoy, DeAngelo/ 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 and Solid Waste Committee on 1/13/2026 Senate Bill – Pending Introduced, Senate Environment and Energy Committee on 3/5/2026
A2869/S1256	Sauickie, Donlon/ 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.	Assembly Bill - Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 1/13/2026.
A2886	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.	Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026.
A3301	Sampson	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026
A3486/S2332	Lopez, Reynolds- Jackson/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

		affordable housing construction	
A3488/A3567/S1786	Lopez/Lopez, Greenstein/Singleton, Timberlake	Concerns development and use of accessory dwelling units and related municipal land use regulations.	Assembly Bills– Both Introduced and Referred to Assembly Housing Committee on 1/13/2026 Senate Bill - Introduced, Referred to the Senate Community and Urban Affairs Committee
A3658/ A1072	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A3747/S1662	Collazos-Gill, Alixon/Zwicker, McKeon	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A3852/S2468	Dunn/Bucco	Requires DEP to designate municipalities with critical headwaters as headwater guardians	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026
			Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A4025/S1901	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/12/2026. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A4033	Sauickie	Expands definition of “qualifying land” to include certain deeds of easement excluding certain	Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/21/2026.

		portions of farm from preservation	
A4034	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/12/2026.
A4035/S1232	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Introduced, and Referred to Assembly Environment and Solid Waste Committee on 2/16/2026 Senate Bill introduced and referred to Environment and Energy Committee on 1/13/2026.
A4064	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 and Economic Development Committee on 2/12/2026.
A4454/S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4461/ S484	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 2/24/2026 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

A4454/ S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4529/S3870	Miller, DeAngelo, Walker/Scutari, Sarlo, Miller, DeAngelo, Walker	Modifies certain CAFRA permit review requirements for nuclear facilities	Assembly Bill – Introduced and Referred to Assembly Telecommunications and Utilities Committee on 3/9/26. Reported out of Committee, Second Reading on 3/16/26. Substituted by S3870 on 3/23/26.
			Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/10/26. Reported from Committee, Second Reading and referred to Senate Budget and Appropriates Committee on 3/16/26. Reported from Committee, Second Reading 3/19/26. Passed by the Senate and Received in the Assembly without reference, Second Reading, Substituted for A4529, and passed both houses on 3/23/26. Approved, P.L. 2026, c.9 4/8/26
A4696/S2274	Pintor Marin/Ruiz, Burgess	Requires owner or operator of data center to submit water and energy usage report to BPU	Assembly Bill – Introduced and Referred to the Assembly Telecommunications and Committee on 3/16/26 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26
S353	Steinhardt/ Tiver	Permits agriculture-related events on preserved farmland	Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/13/2026.
S674	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026

S683	Smith, Scutari	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 1/13/2026
S1658	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 1/13/2026
S3629	Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Senate Bill - Introduced, Referred to Senate Community and Urban Affairs Committee on 2/19/2026.
S3639	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 Economic Growth Committee on 2/24/2026
ACR59/SCR106	McClellan/Scutari, Burzichelli, Tesla	Determines that DEP's "Protecting Against Climate Threats" rules, adopted January 20, 2026, are inconsistent with legislative intent	Assembly Concurrent Resolution - Introduced and referred to the Assembly Environment and Solid Waste Committee on 1/13/26.

			Senate Concurrent Resolution - Introduced and referred to Senate Environment and Energy Committee on 2/24/26. Transferred to the Senate State Government, Wagering, Tourism & Historic Preservation Committee on 3/2/26
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