



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



The historic Batsto Mansion in Wharton State Forest in the Pinelands, as photographed after a blizzard in late February

FEBRUARY 2026

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in February.
- **Policy & Implementation (P&I) Committee:** The Committee met on February 27th and received a presentation from Stafford Township about the completed accessible trail project at Forecastle Lake. The presentation satisfied the condition of the Memorandum of Agreement requiring a project summary be provided to the Committee upon completion of the project. The Commission discussed a proposed amendment by AT&T to the local communication facilities (cell tower) plan in the Village of Chatsworth. The Committee voted to recommend the plan amendment to the full Commission for approval.

1.1B RULEMAKING

- In February, staff continued implementation of the adopted Pinelands Comprehensive Management Plan (CMP) amendments that took effect in early January. Feedback was provided to Evesham Township on draft amendments to the municipality's master plan and zoning map related to redesignation of the Black Run Watershed. Guidance was provided to applicants with expiring or expired Certificates of Filing.

1.1C OPEN PUBLIC RECORDS ACT

- A total of seven Open Public Records Act (OPRA) requests were received in February. Six were sent responsive material and one was advised that the request was overly broad and did not contain the specificity required by OPRA.

1.1D OTHER

IMPLEMENTATION OF NEW LEGAL NOTICE REQUIREMENTS

- To implement the state's new legal notice requirements (P.L. 2025, c. 72), the Commission revised its website to include a new [Legal Notices](#) page. As required by the new law, a hyperlink to the new legal notice webpage has been conspicuously placed on the home page. A Legal Notices Archive page was also created on the website. The existing "News & Notices" tab on the home page was renamed to "Announcements" to prevent any confusion as to the location of the Commission's legal notices. Additionally, the "Guidance page," which provides information on the development application process, was updated to provide links under various application related categories to an [Online News Public Announcement](#). This announcement provides guidance to applicants on the new legal notice requirements. Staff also reached out to the Commission's official newspapers to ensure that such papers were eligible to publish legal notices in accordance with the Act.

LANGUAGE ACCESS

- At the staff's request, the state Office of Information Technology (OIT) added access to a Language Translator program to the Commission's home page. This Translator is capable of converting the information contained on the website to nine languages, including but not limited to Arabic, Chinese, French, Spanish, Gujarati and Korean.

EXECUTIVE ORDER 12

- In February, staff began to develop policies and action items related to [Executive Order 12](#), including training and posting of signs to designate non-public buildings and areas. A number of questions and concerns related to the Commission staff's ability to implement certain requirements of the Executive Order were conveyed to and will be discussed with the Governor's office.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton's reply to the Pinelands Preservation Alliance's brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township's Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow's motion on July 28, 2025. Oral argument occurred on October 29, 2025. We continue to await the Court's decision.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP) 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.

- **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 Pinelands Commission and NJDEP staff as well as of the Finnegans occurred in mid-January. During the depositions of the Finnegans, it became apparent that business documents requested by the Commission during written discovery had not been provided. Additionally, counsel for the Finnegans 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 3 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 Finnegans, during their depositions, indicated they had in their possession. Oral argument on this motion is scheduled for March 13, 2026.

1.2B LEGISLATION

The 222nd Legislature was sworn in on January 13, 2026 and resumed sessions. All bills that were not passed by both houses of the Legislature and signed by Governor Murphy before the end of his term must be relisted to be considered during the new legislative term.

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. |
| S935 | 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. | Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026. |
| 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 |

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. Subsequently, FAA scheduled quarterly status meetings with representatives of SJTA, the Commission and FAA staff. The last quarterly meeting occurred on February 3, 2026.
- **Stafford Township – Forecastle Lake Accessible Trail:** On November 4, 2024, the Pinelands Commission and Stafford Township entered into a Memorandum of Agreement (MOA) to permit the installation of improvements to the existing walking trails located adjacent to Forecastle Lake. The purpose of these improvements was to make the trails accessible to individuals with ambulatory disabilities. The MOA was required to authorize a deviation from the wetland buffer standards of the Pinelands Comprehensive Management Plan (CMP). Paragraph VI.A.11 of the MOA required the Township to attend a meeting of the Commission's CMP Policy & Implementation Committee to provide a summary of the project following its completion. Matthew von der Hayden, Stafford Township Administrator/Director Water & Sewer, provided the required summary at the February 27, 2026 CMP Policy & Implementation

Committee meeting. Mr. von der Hayden’s presentation is posted on the Commission’s website at <https://www.nj.gov/pinelands/home/presentations/Forecastle%20Basin%20-%20Lake%20-%20Pinelands%20Commission%20Presentation%20-%20February%202026.pdf>

1.3 HUMAN RESOURCES

- **Recruitment:** In February, recruitment efforts progressed for the Environmental Specialist and Business Assistant positions, and candidate interviews were scheduled.
- **Personnel Policies:** During February, progress was made on drafting updated Personnel Policies. Revisions remain ongoing to refine the content and ensure clarity and alignment with the current organizational policies and practices.

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** Commission staff attended the IAC monthly meeting. IAC staff summarized the annual report that was released in January. They also summarized one-on-one meetings that were held with member agency representatives earlier this year. Feedback on potential focus areas for the upcoming year was discussed. Commission staff attended the IAC Vulnerability Assessments Workgroup monthly meeting where focus areas for the upcoming year were also discussed, including a focus on regional vulnerability assessment approaches.
- **Office of Planning Advocacy (OPA) Interagency Workgroup:** Commission staff attended an interagency workgroup meeting hosted by OPA. OPA staff provided updates on the adoption of the revised State Development and Redevelopment Plan. They also outlined their next major focus: addressing State Plan Policy Map amendments requested during the most recent cross-acceptance process. Commission staff will review any proposed changes within the Pinelands National Reserve outside the Pinelands Area and coordinate with OPA, the State Planning Commission, and NJDEP CAFRA program staff as needed.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

| | Monthly Total | Calendar Year to Date |
|---|---------------|-----------------------|
| Master Plans/Ordinances Received | | |
| Adopted | 8 | 11 |
| Drafted or Introduced | 19 | 22 |

| | | |
|---|----|----|
| Total ¹ | 23 | 29 |
| | | |
| Substantial Issue Finding ² | 0 | 0 |
| No Substantial Issue Finding | 5 | 5 |
| No Issue Finding | 0 | 2 |
| Total | 5 | 7 |
| Finding Letters Issued³ | 2 | 3 |

Notable Activity:

- Fourth Round Affordable Housing Update:** Pinelands municipalities continue working toward the adoption of ordinances implementing Fourth Round affordable housing plans ahead of the March 15, 2026 deadline established under the New Jersey Fair Housing Act. As anticipated, the Commission saw an uptick in the submission of adopted or introduced affordable housing ordinances from at least 12 Pinelands municipalities. Staff will review these submissions and continue monitoring municipal adoptions throughout March. It is anticipated that a number of these ordinances will require the review and approval of the full Commission.

3.2 CULTURAL RESOURCE ACTIVITY

| Activity | Monthly Total | Calendar Year to Date |
|--|---------------|-----------------------|
| Applications Reviewed | 11 | 19 |
| Surveys Required | 1 | 1 |
| Surveys Reviewed | 1 | 1 |
| Certificates of Appropriateness Required | 0 | 0 |

Notable Activity:

- Fenwick Manor Rehabilitation:** On February 12th, the Commission released a request for proposals to four construction contractors that were pre-qualified by the New Jersey Historic Trust. A pre-bid site visit was held at Fenwick Manor on February 19th and was followed up by a second site visit on February 24th. The purpose of these visits was to review the project plans

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.

and specifications with the contractors and give them and their sub-contractors an opportunity to tour the building. Bids are due on March 10th and will be promptly reviewed by an evaluation committee who will submit their recommendation to the Executive Director.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

| Activity | Monthly Total | Calendar Year to Date |
|--------------------------------|---------------|-----------------------|
| PDCs Allocated ⁴ | 1.25 | 1.25 |
| PDCs Severed ⁵ | 1.0 | 1.0 |
| Acres Protected | 41.08 | 41.08 |
| PDCs Extinguished ⁶ | 0 | 8.50 |
| Acres Protected | 0 | 204.68 |
| PDCs Sold | 0.50 | 3.50 |
| Average Sales Price per PDC | \$74,000 | \$96,000 |
| Average Sales Price per right | \$18,500 | \$24,000 |
| PDCs Redeemed ⁷ | 4.50 | 5.00 |

Notable Activity:

- **Allocations:** One Letter of Interpretation (LOI) was issued, allocating 1.25 PDCs (5 rights) to a 44.74-acre farm in the Agricultural Production Area of Franklin Township. This was a renewal of an expired LOI issued in January 2019 for the same allocation.
- **Severances:** A 41.08-acre farm in the Agricultural Production Area of Buena Vista Township was preserved through severance of 1.0 PDCs in February.
- **Redemptions:** In February, PDCs were redeemed for six projects. Five involved development of single-family dwellings on existing lots in Barnegat, Egg Harbor Township, the Town of Hammonton and Monroe Township. The sixth project, for which 3.0 PDCs (12 rights) were redeemed, involved a subdivision and development of 48 townhouses in Winslow Township’s Regional Growth Area.

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 can not be sold or reused.

3.4 SPECIAL PROJECTS

- Pinelands Infrastructure Trust Fund (PITF):** In 2019, the Commission approved an amendment to the Pinelands Infrastructure Master Plan. The amendment prioritized five projects for awards of grants and loans through the PITF. The projects included a water system improvement in Pemberton Township, a water supply and wastewater service extension in Jackson Township, a wastewater service extension in Galloway Township, a transportation improvement project in Monroe Township, and a water and sewer extension project in Winslow Township. Winslow Township declined the award in January 2020. With the remaining projects, very limited information was available regarding progress toward fully funding and permitting the work on each project. At the end of January, staff sent letters to the sponsoring agencies for the remaining four projects to request a status update and to advise that the Commission may consider a new amendment to the Infrastructure Master Plan. Responses were received from all project sponsors. In Pemberton Township, funding was secured through the I-Bank and work was mostly completed on an initial phase of the overall project. Funding and permitting for the remaining phases of the project are anticipated before July 2026. Galloway Township responded that permitting is underway and the municipality intends to work with the I-Bank to finalize funding, including the awarded PITF portion. Project sponsors for the Jackson Township project indicated that they are no longer interested in the award, and that the developer will be self-funding the water and sewer extensions. For the Monroe Township project, although the Township remains interested in the transportation improvements, no significant progress has been made and the development that related to the road improvements has languished. Given these responses, in the coming months staff is planning to provide the Commission with recommendations on seeking project proposals and developing a new Infrastructure Master Plan amendment for the remaining funding of approximately \$10 million.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

| Activity | Monthly Total | Calendar Year to Date |
|--|---------------|-----------------------|
| Pre-Application Conferences | 2 | 12 |
| Certificates of Filing | 17 | 31 |
| Public Development Reports | 2 | 2 |
| NJDEP/PC Forestry Application Complete | 0 | 0 |
| PDC Letters of Interpretation | 1 | 1 |
| Non-PDC Letters of Interpretation | 0 | 0 |
| MOA Consistency Determinations | 6 | 8 |
| Review of Agency Determinations | 50 | 104 |

4.2 NOTABLE APPLICATIONS

- **Chemical Treatment of Ponds, Waterford Township (Applicant: NJDEP, App. No. 1981-1368.023):** On February 13, 2026, the staff received notification from the NJDEP, Pesticide Control Program of an application for the chemical treatment of three ponds. On the same day, the staff also received from the NJDEP, Bureau of Freshwater Fisheries, a Mullica River Northern Snakehead Eradication Plan Summary. The three ponds are located in a Regional Growth Area, a Rural Development Area and a Forest Area. The NJDEP Aquatic Pesticide Permit application proposes the chemical treatment of Tindall Lake (1.44 acres) and Archway Lake (6.91 acres). The proposed chemical treatment is for the eradication of an aquatic invasive fish species, Northern Snakehead. In 1991, the NJDEP and the Pinelands Commission entered into a Memorandum of Agreement (MOA) formalizing a framework for coordinating the policies and activities of the NJDEP Pesticide Control Element (now known as the Pesticide Control Program). In part, that MOA provides that a formal application to the Commission is not required for the application of pesticides to a lake or pond, provided the requirements of the MOA are met. By email dated February 18, 2026, the staff requested a copy of the aquatic site diagram referenced in the NJDEP, Pesticide Control Program application. On February 18, 2026, the plan was submitted to the Commission. The submitted information is currently under review.
- **Fiber Optic Cable, Maurice River Township (Applicant: Salem County, App. No. 2024-0181.001):** On February 25, 2026, the staff conducted a pre-application conference regarding a proposal to install approximately 7.5 miles of high capacity broadband fiber optic cable in the Pinelands Area. The proposed fiber optic cable would be located in a Pinelands Village, a Rural Development Area and a Forest Area. The 7.5 miles of proposed fiber optic cable is a segment of a larger project that proposes approximately 170.5 miles of fiber optic cable that will be located outside of the Pinelands Area in Cumberland and Salem Counties. Based upon the pre-application conference, it is the staff's understanding that the proposed fiber optic cable will not directly serve individual users. Once installed, other companies will tie into the proposed fiber optic "transmission" cable to provide service to individual users.
- **Driveway and Vehicle Storage Area, Washington Township (Applicant: New Jersey Department of Environmental Protection (NJDEP), App. No. 2000-0637.006):** On March 10, 2025, the Commission approved an application for a 350 foot long driveway to provide access to an existing State of New Jersey/NJDEP office building located on a 15.9-acre parcel. The proposed driveway provides access to the parcel from an existing municipal roadway (Lovers Lane) located behind the existing office building. The parcel is located in the Pinelands Village of Green Bank. On February 5, 2026, the staff received a letter from the Washington Township attorney regarding the construction of the driveway. The Township inquired as to whether the NJDEP had received Commission approval to construct the driveway. The Township Attorney's letter also indicated that NJDEP was legally obligated under the New Jersey Municipal Land Use Law to appear before the Township Land Use Board for a Master Plan consistency review and, that to date, such an appearance had not occurred. By letter dated February 11, 2026, the staff provided the Township Attorney with a copy of the Commission's approval for the project. The same staff letter also advised NJDEP of the Township's concern regarding NJDEP's obligation under the New Jersey Municipal Land Use Law.
- **Landfill Capping and Solar Energy Facility, Maurice River Township (Applicant: Maurice River Township, App. No. 1984-1326.018 and App. No. 1984-1326.019):** On July 21, 2025, a member

of the staff spoke with the Mayor of the Township, and separately to the Township Engineer, regarding an approximately 52-acre Township owned parcel that contains a closed, but uncapped, former Township landfill. The parcel is located in a Pinelands Rural Development Area. The Mayor inquired about the feasibility of developing a solar energy facility on the parcel. By letter dated August 15, 2025, the Mayor posed several follow up questions and requested confirmation of certain information regarding capping of the existing landfill and the proposed development of a 30-acre solar energy facility on the parcel. By letter dated September 12, 2025, the staff advised that the first step would be the completion of an evaluation of the existing landfill and a determination regarding the required type of landfill cap (e.g. permeable or impermeable). The staff letter advised that, thereafter, an application for the capping of the landfill must be completed with the Commission. The staff's letter also advised that, if the existing landfill was approximately 10 acres, the applicable CMP regulations would limit a solar facility on the parcel to approximately 15.6 acres (30% of 52 acres). The staff's letter identified options the Township may wish to consider to allow for development of a larger solar energy facility. The Township subsequently filed an application with the Commission to determine the extent of the existing landfill. The application proposed the clearing of approximately 5.5 acres of vegetation. The staff sent a letter identifying the information that must be submitted to complete the application for the proposed 5.5 acres of vegetation clearing. The application requirements included addressing certain known T&E animal species sightings in the vicinity of the proposed vegetation clearing. By email dated February 13, 2026, the staff responded to an inquiry from the Mayor regarding the need to address T&E animal species. The staff email indicated that if the amount of vegetation clearing were reduced, it may be possible to defer the need to address T&E animal species until an application to cap the landfill is filed with the Commission. A meeting will be scheduled with Township representatives involved with the project to discuss approaches to addressing T&E animal species.

- **Commercial Training Yard, Borough of Folsom (Applicant: IBEW Local Union 351, App. No. 1993-0233.006):** This application proposes the development of an approximately 5.5-acre training yard for electrical trade apprentices on a 22-acre parcel. The training yard will be accessory to an existing 30,000 square foot commercial trade training building located on the parcel. The parcel is located in a Pinelands Forest Area. The existing building on the parcel was previously approved in accordance with the provisions of the CMP. A T&E animal species survey conducted in 2010 for the development of the 30,000 square foot commercial trade training building identified a particular non-T&E animal species on the parcel. In January 2025, the NJDEP designated that particular animal species as a T&E animal species. The CMP provides that any animal species designated by the NJDEP as a T&E animal species is also a Pinelands designated T&E animal species. By letter dated March 17, 2025, the staff requested the information necessary to complete the application for the training yard, including the need to conduct a survey for the newly designated T&E animal species. The staff discussed with the applicant the option of submitting the remaining information to complete the Commission application and receiving a Certificate of Filing while the T&E species survey was being conducted. The Certificate of Filing would note the need for the T&E animal species survey to demonstrate consistency with the T&E animal species protection regulations prior to any development. The staff indicated that while such an approach had an inherent risk, it would enable the applicant to proceed to the municipality for any necessary site plan approval while the T&E survey was being conducted. On July 28, 2025, the staff received a proposed protocol for undertaking the required spring and fall two season survey for the concerned T&E animal species. The staff sent a letter on August 28, 2025 requesting minor revisions and clarifications to the proposed

protocols but indicating general agreement with the proposed T&E protocols. On January 12, 2026, the applicant submitted the fall 2025 T&E survey results. By letter dated February 12, 2026, the staff advised of its agreement with the negative results of the fall 2025 T&E survey. The staff letter also advised of the need to complete the spring 2026 T&E survey and the other information necessary to complete the application.

- **Two Commercial Buildings, Evesham Township (Applicant: Gary F. Gardner, Inc., App. No. 1990-0590.006) and Municipal Building Parking Area and Access Driveway, Evesham Township (Applicant: Evesham Township, App. No. 1986-0433.009):** App. No 1990-0590.006 proposes the construction of a 9,750 square foot retail commercial building and a two-story 14,450 square foot office building on a five acre privately owned parcel. App. No. 1986-0433.009 proposes development of a 39-space municipal parking area and access drive located primarily on the same privately owned five acre parcel and partially on an adjacent publicly owned parcel. The adjacent publicly owned parcel contains the existing Evesham Township municipal building. It is the staff's understanding that the proposed access drive and parking area are associated with the operations of the Evesham Township Police Department. All proposed development is located in a Pinelands Regional Growth Area. On April 12, 2022, the staff issued a Certificate of Filing for only the proposed retail commercial building and office building. On May 20, 2024, the Commission received notice that the Township Planning Board had approved the proposed retail commercial building and office building. The same Township approval also approved the proposed development of a municipal parking area and access drive. By letter dated July 3, 2024, the staff scheduled a public hearing to review several issues raised by the Township approval. With respect to one of the issues, the Commission letter indicated that an application must be completed with the Commission for the proposed municipal parking area and access drive. On December 11, 2024, such an application was submitted to the Commission. On January 24, 2025, the staff issued a letter identifying the information that must be submitted to complete that application. On February 10, 2025, and February 27, 2025, application information was submitted to the Commission for the proposed access drive and municipal parking area. By letter dated April 3, 2025, the staff advised of the information required to complete the application. Information was submitted by the applicant's consultant on five days in late April and early May 2025. On June 27, 2025, the staff issued a letter requesting the information to complete the application. Most of the required information concerned stormwater management. The letter also inquired as to the status of a stormwater management basin that was to be developed on the overall Township municipal building complex parcel. The construction of the stormwater management basin was a condition of a 2015 Commission Public Development Application approval for the proposed establishment of a dog park on that parcel. It was subsequently determined that the stormwater management basin had not been constructed. On August 19, 2025, the staff discussed the required information to address stormwater management with the applicant's consultant. On February 10, 2026, the applicant's consultant discussed with the staff how to address the violation associated with not constructing the stormwater management basin and also move forward with the portion of the application regarding the development of the 39-space municipal parking area and access drive associated with the operations of the Evesham Township Police Department.
- **Residential Development, Manchester Township (2590 Ridgeway NJ, App. No. 1981-1963.005):** On March 20, 2025, an application was initiated with the Commission proposing 293 dwellings on a 36.57-acre parcel. The parcel is located in a Pinelands Regional Growth Area. By letter dated May 9, 2025, the staff advised of the information necessary to complete the

application. The staff's May 9, 2025 letter addressed the presence of a T&E plant species on the parcel. On August 4, 2025, the applicant submitted additional information. By letter dated September 24, 2025, the staff advised of the information necessary to complete the application. The applicant submitted stormwater management information on October 3, 2025 and October 6, 2025. In response to the applicant's concern that the staff's September 24, 2025 letter was unclear with respect to the T&E plant species information that was required, the staff issued a follow up letter on October 22, 2025. In response to the applicant's continuing concern that the staff's October 22, 2025 letter was also unclear with respect to the required T&E plant species information, on November 7, 2025 the staff issued another letter that enclosed a plan delineating the critical habitat that must be protected for the proposed development to meet the T&E plant species protection standard. By letter dated December 2, 2025, the applicant appeared to advise of their agreement with the staff's delineation of the critical habitat for the T&E plant species and submitted additional stormwater management information. On January 27, 2026, the staff issued a Certificate of Filing for the application. The Certificate of Filing noted that the design of the proposed development as depicted on the current plan remained inconsistent with the T&E species protection standards. It was the staff's understanding that the applicant would be revising the design of the proposed development as the application proceeded through the municipal approval process. On February 25, 2026, the applicant submitted additional information delineating the critical habitat that must be protected to enable the proposed development to meet the T&E plant species protection standard. That information is currently under review.

- **Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 2.07 acre parcel. The proposed development is located in the Pinelands Town of Whiting. Originally, the application also included the proposed development of 650 linear feet of road improvements within the unimproved Jefferson Avenue right of-way, 120 linear feet of onsite driveway, a five-car parking lot and other associated development. There are numerous sightings of a T&E animal species in the immediate vicinity of the proposed development. Based upon guidance provided by the staff, the applicant subsequently revised the application to propose only the communications tower and the minimum forest clearing necessary to accommodate the tower. On November 20, 2025, the Commission staff issued a Public Development Application Report recommending approval with conditions of the proposed development. One of the conditions required that a conservation deed restriction be recorded on the 2.07-acre parcel. The conservation deed restriction would prohibit any additional development, including vegetation clearing on the parcel, unless a T&E animal species survey was completed and the staff determined that any such further development would not have a significant, adverse impact on habitat critical to the survival of any local population of T&E snake species. On December 12, 2025, the Commission voted to approve the application for just the communications tower and the minimum forest clearing necessary to accommodate the tower. A subsequent application must be completed with the Commission for the balance of the proposed development. On December 18, 2025, the applicant submitted a draft conservation deed restriction. By email dated December 24, 2025, the staff provided guidance on the submitted draft conservation deed restriction. The Township's consultant submitted emails on January 13, 2026 and January 21, 2026 inquiring as to whether any additional Commission requirements must be met prior to commencement of construction. By email date January 21, 2026, the staff advised that upon receipt of the recorded conservation deed restriction, construction could commence. On February 6, 2026, a

copy of a recorded conservation deed restriction was submitted to the Commission. The staff advised the Township of the need to address certain issues with the recorded conservation deed restriction. On February 24, 2026, the applicant submitted a revised conservation deed restriction. That deed restriction is currently under review.

4.3 OTHER ITEM OF INTEREST

- **Expiration of Pinelands Commission Certificates of Filing:** A Certificate of Filing denotes the completion of an application with the Pinelands Commission. Based upon amendments to the regulations contained in the Pinelands Comprehensive Management Plan that became effective on January 5, 2026, all Certificates of Filing issued prior to January 1, 2004 expired. The CMP amendments also provided that Certificates of Filing issued after January 1, 2004 expire after five years unless the staff has issued at least one letter indicating that a county or municipal approval or permit for the proposed development subject of the Certificate of Filing could take effect. In February 2026, the staff advised 15 applicants of the pending expiration of their Certificates of Filing.

4.4 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 1988-0071.047**
South Jersey Enduro Riders, Inc.
Approval Issued: 2/11/2026
Event Name: Ice Breaker Dual Sport
Event Date: February 22, 2026
Municipality: Manchester Township, Pemberton Township, Woodland Township
Lands Utilized: Brendan T. Byrne State Forest
Route Length: 63 miles

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** Staff downloaded data from three continuous data loggers but were unable to measure water level at the forest plots and ponds within the Commission's network of long-term monitoring sites in February due to the heavy snowfall.
- **Rare Snake Monitoring:** In a typical year, the science team spends much of February preparing study sites for the emergence of snakes by installing new hibernacula corrals and repairing and closing existing ones. The snow delayed these activities as the depth rendered corral doors inaccessible and the installations require the ground to be thawed and visible. Corral maintenance and construction are now a priority for early March.

5.2 LONG TERM STUDIES

- **Kingsnake Study:** Staff analyzed habitat selection of kingsnakes at multiple spatial scales using modeling techniques featured in the current peer-reviewed literature. Progress has been made

on the final report, which is the last deliverable due to the U.S. Environmental Protection Agency for the study.

- **Box Turtle Study:** A member of the science team prepared a presentation summarizing the data that has been collected through the box turtle study to be shared at the upcoming Pinelands Short Course.

5.3 OTHER SCIENCE

- The Chief Scientist presented a summary of the Science Office's current research and monitoring projects at the Pinelands Commission meeting on February 13th. In addition to background information and preliminary results of ongoing studies, the talk touched on a new initiative, begun in 2025, to study rare bats in collaboration with NJ Department of Environmental Protection and future expansion of the snake monitoring program to include timber rattlesnakes.
- In February, a member of the science staff completed a continuing education course on Occupancy Modeling, through the Center for Wildlife Studies. This technique, which accounts for the possibility that animals could be present but not detected during a survey effort, will be useful for the analysis of current and future datasets.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 76 inquiries from the public in February, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in February. Staff also worked closely with the state Office of Information Technology to implement a series of website changes to meet the requirements of a new law pertaining to posting and archiving legal notices.
- **Annual Report:** Commission staff finalized the 2025 Annual Report, which highlights the agency's work during the 2025 calendar year. The report is 40 pages and will be presented to the full Commission for its approval on March 13, 2026.

- Social Media:** In February, staff shared 226 photos and four videos on the Commission’s Instagram site, 118 posts on X, and 120 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 130,000 views on Instagram (while adding 40 followers for the month) and 1,347 views (for a watch time of 153 hours) on YouTube in February. Five of the Commission’s photos were featured on other Instagram sites in February.



Above: The Commission shared 226 photos on Instagram February, including this photo of an elusive North American river otter foraging in a lake in the Pinelands. They can be up to four feet long, when including the tail.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- Pinelands Short Course:** Staff continue to prepare for the 37th annual Pinelands Short Course, which will be held at Stockton University’s main campus in Galloway Township on March 7, 2026. The event will feature 39 education presentations, including 20 programs. In February, Commission staff continued to promote the event through e-mail and social media posts. More than 420 people have registered for the Short Course.



Above: The Commission shared 118 posts on X in February, including this photo of a rare, leucistic American robin foraging in the Pinelands.

- Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, interacted with over 60 people through several public education programs. Specifically, he presented a virtual Pinelands Flora and Fauna program for students in the James W. Lilley Elementary School’s 5th grade environmental club in Gloucester Township and presented a Pinelands Discovery program to the Haddon Heights Senior Social Group.

- **Pinelands Merchandise:** Commission staff processed two transactions while garnering a total of \$28.20 in sales of Pinelands merchandise in February. Staff will sell Pinelands merchandise during the Pinelands Short Course. All proceeds from the sales of the Commission’s merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff continued to monitor changes made in PCIS logic handling the amendments to the CMP and supported users when questions arose. Staff participated in the Application Information System redesign meeting to share status updates and review the project schedule. An additional staff member was assigned to the system development team. That team is beginning to look at user needs and system functionality.
- **Pinelands Commission Annual Report:** The Pinelands Commission produces an annual report each year, published in March, to highlight major accomplishments and trends in applications and related work. In early February, staff made the final changes to draft tables, charts, and maps so they could be incorporated into the report.
- **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 topics included an overall threat assessment for state agencies, as well as highlighting updates to the Statewide Information Security Manual (SISM). Staff in the Information Systems office will be working to update internal documentation throughout the year to adhere to these best practices. The SISM was also referenced in an FY2022 audit finding. Staff met with the Executive Director and the Manager of Business Services to provide context to the findings and plan the necessary response.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state agencies. Staff provided support for the Artistic Materials litigation matter by meeting with Regulatory Programs and providing required maps. Staff also worked to integrate the new zoning system into the web-based mapping tools, including a new pop-up to easily display zoning information for an area. Staff continued work on a field app for Threatened and Endangered species using ESRI Survey123.
- **Technology Enhancements:** In February, staff participated in the New Jersey statewide webinar “Empowering Your AI Journey with Purview Data Security & Copilot.” During this event, Microsoft shared updates and use-cases for how their Artificial Intelligence tool Copilot could benefit state agencies, while also adhering to the rigorous security required for such tasks. Staff also continued configuring new desktops and laptops to replace outdated workstations and

comply with the state's mandate to migrate to Windows 11. Staff worked to prepare for migrating the Oracle server and the file share. The new servers were updated, and the migration steps were documented and tested. Questions that arose from these tests were opened in a ticket to Oracle support for guidance on best practices to improve the process.

- **Rutgers Scarlet Service Internship Program (RSSI):** The RSSI program is a program administered by Rutgers University to provide internships at non-profit agencies with a public service mission. The Information Systems office has participated in the program with great success in the past. This February, staff interviewed three candidates sparked by their talent for technology, as well as their interest in the environment. We anticipate final placement of any selected students by the end of April.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** February 2026, Net Total: \$119,834.74, Fiscal Year to Date Total: \$577,612.18. This equates to 67.95% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for February includes 26 online application payments totaling \$25,510.89.

8.2 FACILITIES MANAGEMENT

- The split-rail fencing on the exit road was destroyed by an unidentified utility truck leaving the Commission's parking lot after the first snowstorm. The railing will be replaced between April and May.
- Due to the multiple snowstorms and extreme cold, several leaks have been discovered in the Barn and RJS roofing. The roofers will be on-site once the snow has melted.
- The office areas in the barn are being repainted. The 2nd floor is completed and the 1st floor is in process and should be completed by the end of March.

Attachment 1:

Pinelands Related Legislation

| <u>Bill No.(s)</u> | <u>Prime Sponsor(s)</u> | <u>Synopsis</u> | <u>Current Status</u> |
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| A1616/ S803 | Kean, Fantasia and Bailey/Singer,Burzichelli | Establishes program in SADC for acquisition of development easements on privately-owned woodlands. | Assembly Bill – Introduced, Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/13/2026. Withdrawn on 1/13/2026 because approved P.L.2025, c.287 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026. Withdrawn on 1/13/2026 because approved P.L.2025, c.287 |
| 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. |
| 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. |
| A4063 | Sauickie | Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet | Introduced, Referred to Assembly Commerce and Economic Development Committee on 2/12/2026. |

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| | | certain green building standards. | |
| 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. |
| 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. |
| A3488/ A3567 | Lopez/ Greenwald, Lopez | 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 – 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. |

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| A3658/ S1072 | 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 |
| 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 Introduction |
| 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 Senate Economic Growth Committee on 1/13/2026. |
| A4033 | Sauickie | Expands definition of “qualifying land” to include certain deeds of easement excluding certain portions of farm from preservation | Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/21/2026. |
| 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. |
| S353 | Steinhardt/ Tiver | Permits agriculture-related events on preserved farmland | Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/13/2026. |

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| A1529 | 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 Assembly Agriculture and Natural Resources Committee on 1/13/2026. Withdrawn on 1/13/2026, because approved P.L.2025, c.290 |
| A3486/ S2332 | Lopez,Reynolds- Jackson/ 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 1/13/2026 Senate Bill – Introduced, Referred to 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 |
| 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 |
| 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. |
| A3488 | Lopez | Concerns development of accessory dwelling | Assembly Bill –Introduced, Referred to Assembly Housing Committee on 1/13/2026. |

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| | | units and related municipal land use regulations | |
| 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. |
| 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. |
| 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. |
| 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. |
| A3747/S1662 | Collazos-Gill, Alixon/Zwicker, McKeon | Revises requirements for certain greenhouse | Assembly Bill – Introduced, Referred to Assembly |

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| | | gas emissions monitoring and reporting activities. | Environment and Solid Waste 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 |
| A803/ S745 | Bailey, Karabinchak, DeAngelo/Burzichelli | Authorizes construction, installation and operation of certain energy project components on preserved farms | Assembly Bill – Introduced, Referred to Assembly Commerce and Economic Development Committee on 1/13/2026. Withdrawn because approved P.L.2025, c. 390 on 1/13/2026. Senate Bill – Introduced and referred to Senate Environment and Energy Committee on 1/13/2026. Withdrawn because approved P.L.2025, c. 390 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 |

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| 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 |
| A3852/ S2468 | Dunn/Bucco | Requires DEP to designate municipalities with critical headwaters as headwater guardians | Senate Bill – Pending Introduction 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 |
| 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 |
| S3480 | Zwicker | Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments | Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 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 |

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| 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 |
| 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 |
| SCR106 | Scutari, Burzichelli, Tesla | Determines that DEP's "Protecting Against Climate Threats" rules, adopted January 20, 2026, are inconsistent with legislative intent | Introduced, Referred to Senate Environment and Energy Committee on 2/24/2026. Transferred to Senate State Government, Wagering, Tourism & Historic Preservation Committee on 3/2/2026 |