



State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## MEMORANDUM

To: CMP Policy & Implementation Committee

From: Gina A. Berg *gab*  
Director, Land Use Programs

Date: February 14, 2024

Subject: February 23, 2024 Committee meeting

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Enclosed please find the agenda for the Committee's upcoming meeting on Friday, February 23, 2024. We have also enclosed the following:

- The minutes from the Committee's January 26, 2024 meeting; and
- Memorandum on Pinelands Conservation Fund Land Acquisition Priorities

The Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

[www.youtube.com/c/PinelandsCommission](https://www.youtube.com/c/PinelandsCommission)



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## CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

February 23, 2024 – 9:30 a.m.

**This meeting will be held in-person and virtually**

Richard J. Sullivan Center for Environmental Policy and Education  
Terrence D. Moore Conference Room  
15C Springfield Road  
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel:

[www.youtube.com/c/PinelandsCommission](https://www.youtube.com/c/PinelandsCommission)

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 844 6839 0583

### Agenda

1. Call to Order
2. Adoption of minutes from the November 29, 2023 CMP Policy & Implementation Committee meeting
3. Adoption of minutes from the January 26, 2024 CMP Policy & Implementation Committee meeting
4. Presentation on Evesham Memorandum of Agreement (MOA) – Black Run Preserve Trails
5. Discussion: Pinelands Conservation Fund Priorities and Acquisition Target Areas
6. Public Comment

## **CMP POLICY & IMPLEMENTATION COMMITTEE MEETING**

This meeting was conducted both remotely and in-person  
The public could view/comment through Pinelands Commission YouTube link:

[www.youtube.com/c/PinelandsCommission](http://www.youtube.com/c/PinelandsCommission)

Richard J. Sullivan Center  
15C Springfield Rd  
New Lisbon, New Jersey 08064  
**January 26, 2024 – 9:30 a.m.**

### **MINUTES**

**Members in Attendance:** Alan W. Avery, Jr., Theresa Lettman, Mark S. Lohbauer, Douglas Wallner

**Members Absent:** Jerome H. Irick, Chair Laura E. Matos

**Other Commissioners Present:** Jessica Rittler-Sanchez (*as a non-member of the Committee, Commissioner Rittler-Sanchez did not vote on any matter*)

**Staff Present:** Gina Berg, Ernest Deman, April Field, Susan R. Grogan, Brad Lanute, Paul Leaken, Joel Mott, Stacey P. Roth, and Steven Simone. Also in attendance was Alexis Franklin with the Governor's Authorities Unit.

#### **1. Call to Order**

Vice Chair Avery called the meeting to order at 9:37 a.m.

#### **2. Adoption of minutes from the November 29, 2023 CMP Policy & Implementation Committee Meeting**

Commissioner Lohbauer moved the adoption of the November 29, 2023 meeting minutes. Commissioner Wallner seconded the motion. Commissioners Avery, Lohbauer, and Wallner voted to adopt the minutes. Commissioner Lettman abstained. Due to a lack of quorum on this motion, the matter will be carried to the next meeting.

#### **3. Presentation by Thomas Hedden, The East Coast Enduro Association (ECEA)**

Executive Director Susan Grogan introduced Thomas Hedden of the ECEA. Mr. Hedden made a presentation on the history of enduro riding in the Pinelands, the goals of the ECEA, and the structure of enduro riding events. (presentation attached)

Commissioner Lohbauer asked for clarification on why electric motorcycles are not used. Mr. Hedden said there is concern about fires generated by malfunctioning lithium batteries and that DEP has permit standards that require street-legal motorcycles. He said the DEP permit standards prevent riders from using electric vehicles.

Mr. Hedden continued his presentation discussing how enduro riders are disqualified for leaving approved trails or riding the trails outside of approved events. He discussed revenue and expenses of hosting an enduro event. He concluded by noting that Commissioner Wallner had

raised a question at a previous P&I Committee meeting about weather effects. Commissioner Wallner said that his question was about whether events are cancelled due to weather. Mr. Hedden said that the New Jersey Department of Environmental Protection (DEP) can cancel an event due to the weather. He said the DEP recently cancelled an event due to lack of staff.

Vice Chair Avery thanked Mr. Hedden and opened the floor to questions from Commissioners.

Commissioner Rittler-Sanchez asked how many riders on average participate in an enduro event. Mr. Hedden said participation ranges between 120 to 400 riders and that ECEA events generally have 225-250 riders. Commissioner Rittler Sanchez asked if there is a sense of carrying capacity of a trail. Mr. Hedden said there is not, and said the single-track trails are primarily on private property.

Commissioner Lohbauer said this is an important issue. He said that he believes enduro activity is in direct conflict with the Commission's mission. Therefore, he has requested that the P&I Committee review whether the Pinelands Commission should continue to permit enduro events and consider damage, economics, and climate impacts. He questioned how enduro events and activities protect the forest.

Mr. Hedden said that permitted events under regulated conditions provide the least possible damage and bring economic benefits to the area. He said that soil disturbance occurs but that does not equate to destruction of the forest. He noted that after an event, the enduro club is required to restore the course to pre-race conditions. He noted a concern with overuse of trails due to the limited number made available by the DEP for events.

Commissioner Lohbauer said he remained concerned that so many people from out of state participated in the Sandy Lane event, which involved a total of 451 riders. He stated that he did not agree with the financial estimates provided by Mr. Hedden and questioned whether any of that money was contributing to the preservation of the Pinelands.

Commissioner Avery said requiring street legal motorcycles is better from his perspective.

Commissioner Lettman asked for clarification about where 600 miles of existing single-track trails was identified. Mr. Hedden cited the original CMP (Comprehensive Management Plan).

Commissioner Avery closed the discussion saying that continued participation by the ECEA is welcome.

#### **4. 2023 Year-end Conformance Summary**

Brad Lanute, Chief Planner, presented an overview of the local conformance process, including historical trends, trends seen in 2023 and anticipated activities in 2024. (presentation attached) He reviewed common triggers for municipalities to amend their master plans and land development ordinances as well as which types of ordinances are reviewed administratively by staff and which types require the full review of the P&I Committee and Commission. Mr. Lanute summarized the 2023 conformance matters that required the review of the P&I Committee and the full Commission as well as trends in the master plans and ordinances

reviewed administratively in 2023. He concluded with a summary of expected conformance topics that will likely come up in 2024.

Commissioner Lohbauer asked if any of the model ordinances and guidance documents related to climate resiliency referenced energy projects such as solar and solar storage. Mr. Lanute said that he did not believe so. Stacey Roth, Chief Legal and Legislative Affairs Officer, said the statute requires municipalities to plan for climate related impacts on infrastructure, institutions, and citizenry taking into consideration things such as sea level rise, storm events, and heat waves.

**5. Public Comment**

Patricia Guthrie, a Pemberton Township resident, commented. Ms. Guthrie asked if the Pinelands Commission regulates forests, wetlands, and stormwater running into wetlands from development. She asked where the Pinelands Commission regulates. She said her specific interest was in stormwater from a new warehouse development in the Birmingham section of Pemberton Township. Executive Director Grogan advised that the Commission does regulate development in forests and wetlands, but only in the Pinelands Area. She noted that the Birmingham section of Pemberton Township is not in the Pinelands Area and that the DEP would have jurisdiction there.

**6. Adjournment**

There being no other business, Commissioner Lohbauer moved to adjourn the meeting. Commissioner Lettman seconded the motion. All voted in favor. The meeting was adjourned at 11:16 a.m.

Certified as true and correct:

\_\_\_\_\_  


Date: February 5, 2024

Gina A. Berg,  
Director, Land Use Programs



A Presentation for The Pinelands Commission

Policy & Implementation Committee

Enduro & Dual Sport Events  
in New Jersey's Pinelands



# A Brief History

1918: After WWI, returning doughboys buy cheap, surplus Harley Davidson motorcycles at the Philadelphia Naval Shipyard and hold weekend rides from Philadelphia to Atlantic City.

1934: Inspired by the Jack Pine Enduro in Michigan's Upper Peninsula, Meteor Motorcycle Club holds the first "official" Sandy Lane Enduro in New Jersey's Pinelands

1960's: By the end of the decade, all of the current clubs hosting enduro events in New Jersey exist.

1970's: The Sport of Enduro is formally recognized in the Pinelands Reserve's original Comprehensive Management Plan



# What is the ECEA and what is our purpose?

- A non-profit, chartered, member organization of the nationwide American Motorcyclist Association
- Provide event series administration for our 19 member clubs in DE, NY, NJ and PA
- Events include enduros, dual sport rides, hare scrambles and youth fun rides
- We hold an annual banquet to recognize our outstanding riders and volunteers and provide 4 annual scholarships for young riders seeking to further their education in diverse fields
- Club members are locals. We're volunteer firefighters, youth coaches, tradesmen, entrepreneurs, school teachers and professionals with an age range from 18 to 80+

*If you live in the Pinelands, you know an enduro rider!*



# The Two Types of Events Held by the ECEA on Public Land in New Jersey

## Enduro

- A competitive time-keeping event
- All motorcycles are street-legal, registered and insured
- Generally lighter, more nimble bikes, with specialized equipment for enduro competition
- All riders must have a valid motorcycle license

## Dual Sport

- A non-competitive “fun” ride
- All motorcycles are street-legal, registered and insured
- Generally larger, more comfortable bikes, softer suspensions with light cargo carrying capacity
- All riders must have a valid motorcycle license

*Note: All ECEA Youth Events and Hare Scrambles are held completely on private property*

# What exactly is meant by a time-keeping event?

- Enduros are competitive events but they're not races.
- **Winning means staying on schedule**, not getting ahead or falling behind
- Timing is measured at "checks" along the course
- Points are given for being early or late and like golf, low score wins. **Early riders get more points than late ones.**
- The event is broken down into many sections and riders are stopped and "reset", periodically throughout the course
- **Roads (sand or paved) are rarely used for the competitive portions of an event**
- Groups of four or five riders start each minute and try to maintain an established speed, usually 18 MPH, through a section
- The idea for the hosting club is to make it a challenge to stay on schedule



# Why all the secrecy?

- It would present an unfair advantage for a competitor to know the course ahead of time
- Riders absolutely cannot “practice” or pre-ride an enduro and would be heavily sanctioned, even disqualified if caught. **Returning** to a course after an event **is also grounds for** future sanction, including **disqualification**.
- The exact route of the event is kept from all potential competitors. It is known only to the hosting club and reviewing agencies (The Pinelands Commission and The NJ DEP)
- The general area where events are held is not secret, nor is the timing; both are available online, and widely shared with other user groups



# Follow the money...

A generic\* example of the finances involved with holding a NJ Enduro

225 participating riders are charged \$50 each = \$11,250

Shirt Sales = \$1,750

Expenses:

NJ DEP permit fee, staffing and Park Police: \$2,000

NJ Pinelands Commission fee (\$6.25/mile): \$500

Other State & Municipality Permit Fees: \$500

Site Fees: port-a-johns, trash removal, land owners: \$2,500

EMS Services Donation: \$2,100

Course Expenses and Printing: roll charts, forms, markers, ribbon, signage: \$500

Electronic Event Scoring: \$1,000

AMA Sanctioning and Event Insurance: \$700

**ECEA Event Administration: \$1000**

Rider Awards and give-a-ways: \$750

**Total Expenses: \$11,550**

The non-profit Hosting Club clears **\$1,450**

This is generally used to fund the club's operating costs like equipment rentals, maintenance items and administration; anything that remains is used for member activities and charitable donations.

*\* Each club functions under unique circumstances and employs its own strategies to balance the books; these numbers are general estimates and provided to illustrate the "ballpark" of costs and income sources.*

# Out of State Riders? Yes, and proud of it!

- ECEA events do draw participants from DE, NY, PA and even as far as CT and OH.
- They generally camp or stay in nearby lodging and they spend money.
- This is an important form of tourism that provides revenue for the Pinelands region in the off-season when most other attractions are closed.
- Restaurants, gas stations, motels, motorcycle shops and hardware stores are the most likely businesses to benefit but the positive impacts extend beyond that as local EMS, volunteer fire companies, scout troops and hunting clubs are paid to provide support services and they host fund-raising dinners and breakfasts.

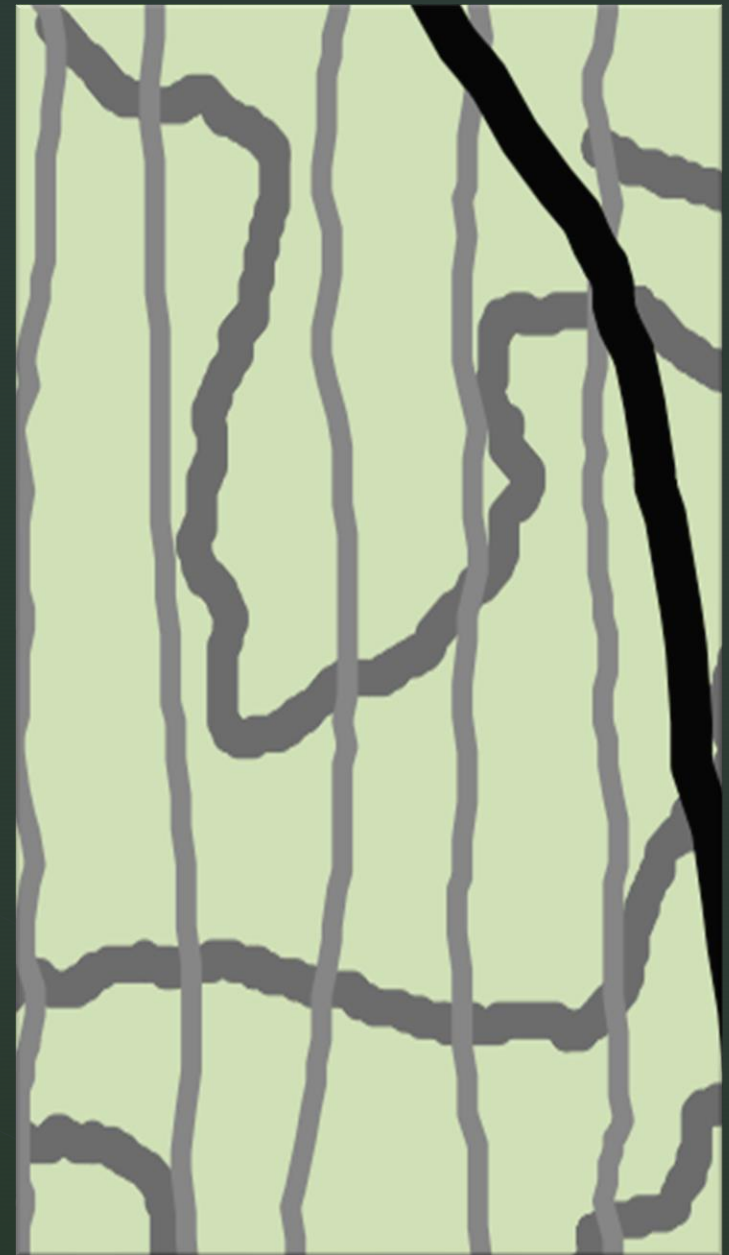


# A Few Details and Facts About the ECEA

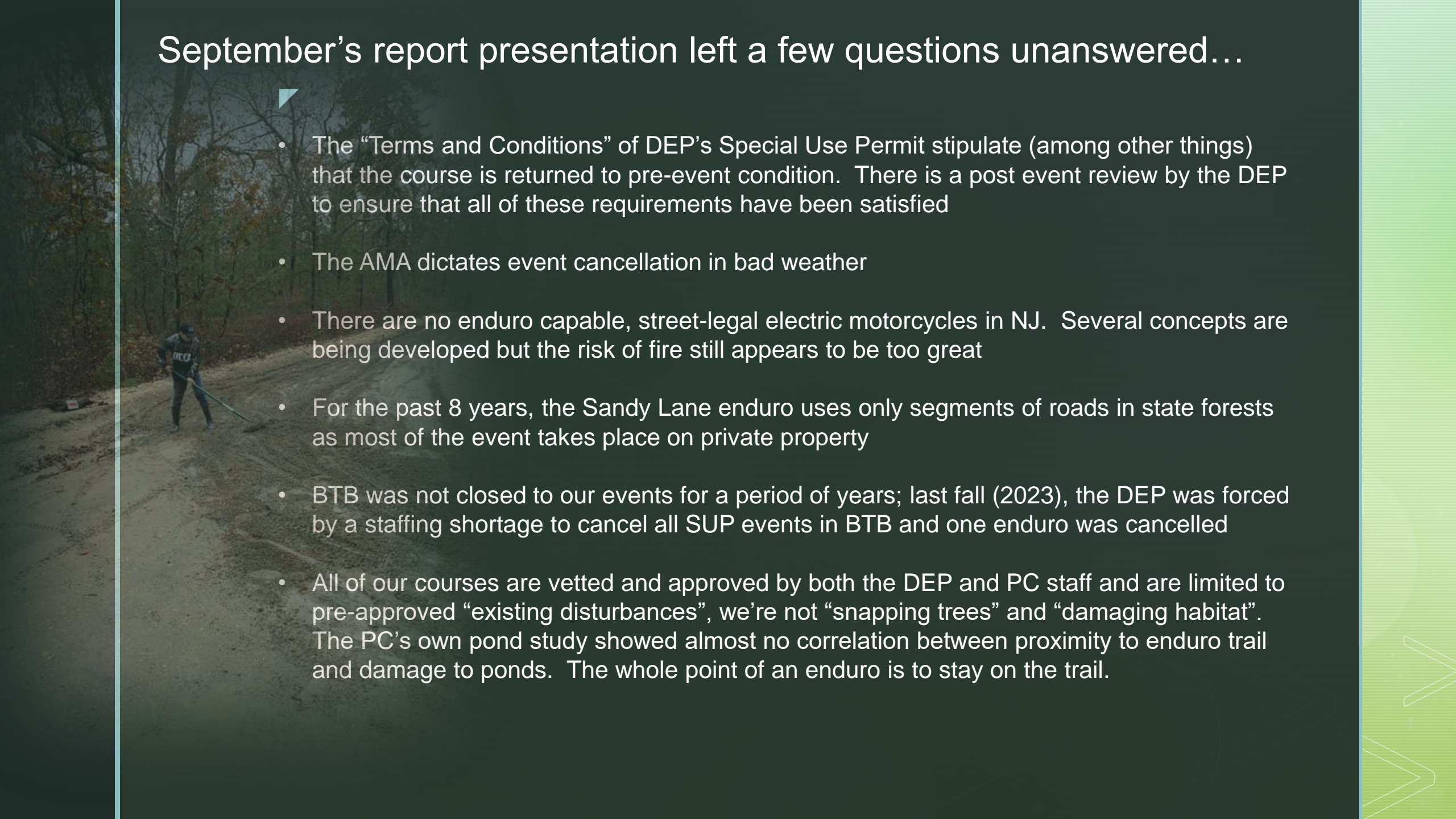
- To minimize impacts on wildlife and plant species, the DEP only permits ECEA events to take place from **October 15th – April 15th**
- For over a decade, all of our events have taken place on pre-approved menus of available course inventory established by the NJ DEP with input from PC staff.
- In 2017 the DEP asked us to work with the environmental advocacy organizations, PPA and NJCF, on a compromise plan for managing enduro events on Public Land. This effort produced a joint principles document signed by all three organizations. We use this to guide our advocacy, especially with regard to the creation of the recent BTB Enduro Menu
- **The ECEA has been recognized by the NJ DEP for our volunteer efforts**
- We have members in and liaisons to, among many others, The NJ State Federation of Sportsmen's Clubs, OTNJ, and Tread Lightly; we are also represented on NJ Trail's Program Council.
- Our knowledge of the woods is put to good use volunteering for the forest fire service, local CERT crews and helping ensure that trails are safely marked for equestrian events

# Single Track Trail

- The challenge of riding on tight, windy trail that is wide enough only for a single motorcycle tire is the essence of the sport of enduro
- The original CMP asserts the existence of over 600 miles of single-track enduro trail within the Reserve
- The DEP did not include any single-track trail on the initial menus of available course inventory in NJ's state forests
- The ECEA has advocated with the DEP ever since for permission to use the existing trail that traditionally made up our courses
- In 2016 the DEP and ECEA completed a limited "test case" in Belleplain SF to show that the ECEA could provide accurate GSP mapping. This test yielded a stretch of a few miles of single-track that is allowed for our events in that forest
- The test also lead to the five-year process of the ECEA, PPA, and NJCF, working with the DEP and the PC staff to create the recent BTB Enduro Menu that contains about 60 miles of single-track trail.
- What the future holds is not certain but for now, all enduro events in the rest of NJ must use private property for any sections of single-track trail



# September's report presentation left a few questions unanswered...

- 
- The “Terms and Conditions” of DEP’s Special Use Permit stipulate (among other things) that the course is returned to pre-event condition. There is a post event review by the DEP to ensure that all of these requirements have been satisfied
  - The AMA dictates event cancellation in bad weather
  - There are no enduro capable, street-legal electric motorcycles in NJ. Several concepts are being developed but the risk of fire still appears to be too great
  - For the past 8 years, the Sandy Lane enduro uses only segments of roads in state forests as most of the event takes place on private property
  - BTB was not closed to our events for a period of years; last fall (2023), the DEP was forced by a staffing shortage to cancel all SUP events in BTB and one enduro was cancelled
  - All of our courses are vetted and approved by both the DEP and PC staff and are limited to pre-approved “existing disturbances”, we’re not “snapping trees” and “damaging habitat”. The PC’s own pond study showed almost no correlation between proximity to enduro trail and damage to ponds. The whole point of an enduro is to stay on the trail.

# Our Goals

- Not all motorcycle riders are part of the ECEA nor can we speak to or be held responsible for their actions. We work hard to be responsible members of the Pinelands Community and strive to abide by all laws and further, to honor the rules and policies of the Pinelands Commission.
- We hope to be seen for and judged for our actions alone and pledge to provide as much transparency and information about our activities as possible to the various governing agencies as well as the general public.
- When necessary, we will act as all responsible citizens should and report any abuses we witness to the the appropriate authorities.
- We will continue to advocate for our sport and work with the greater regional community to ensure that the Pineland's unique character remains intact for future generations to enjoy.



# Local Conformance Year in Review 2023

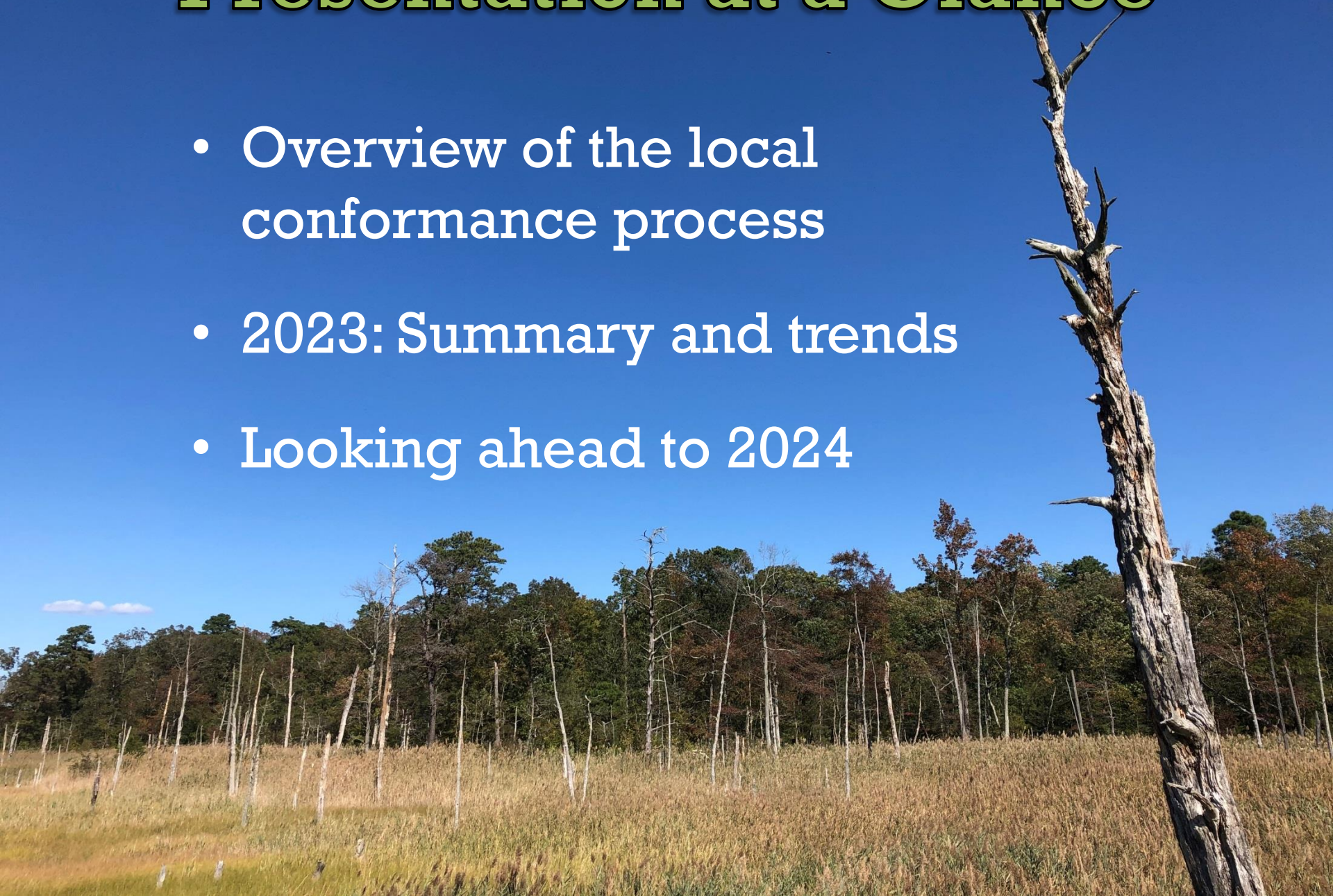


**CMP Policy and Implementation  
Committee**

**January 26, 2024**

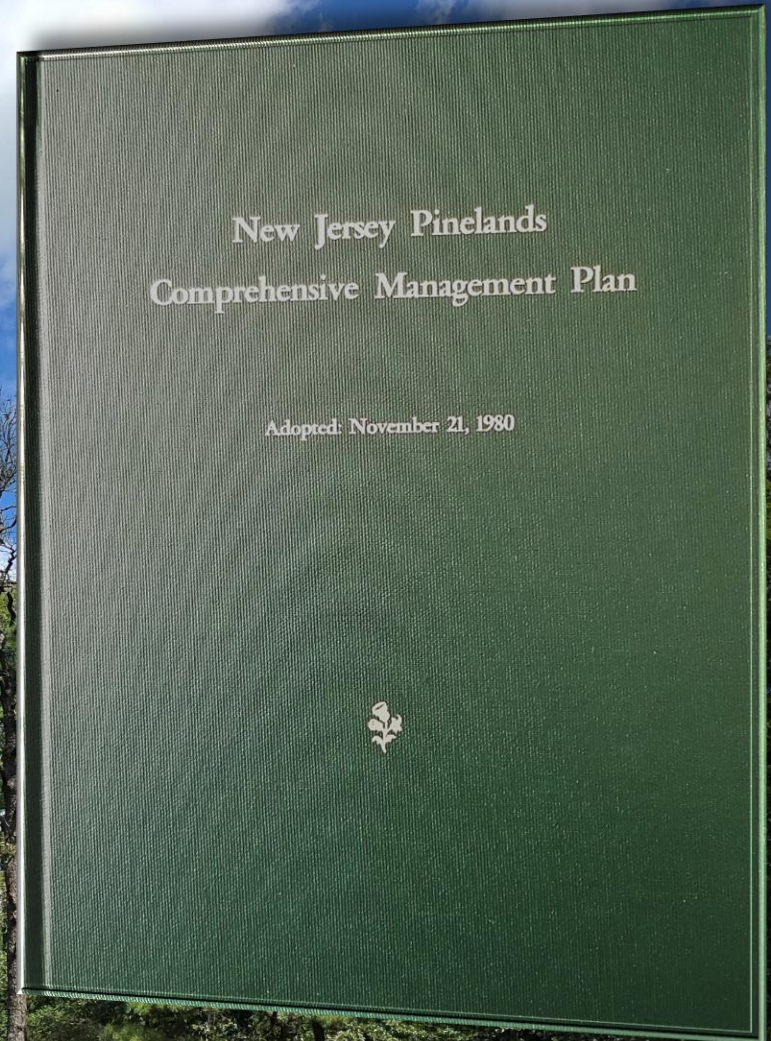
# Presentation at a Glance

- Overview of the local conformance process
- 2023: Summary and trends
- Looking ahead to 2024

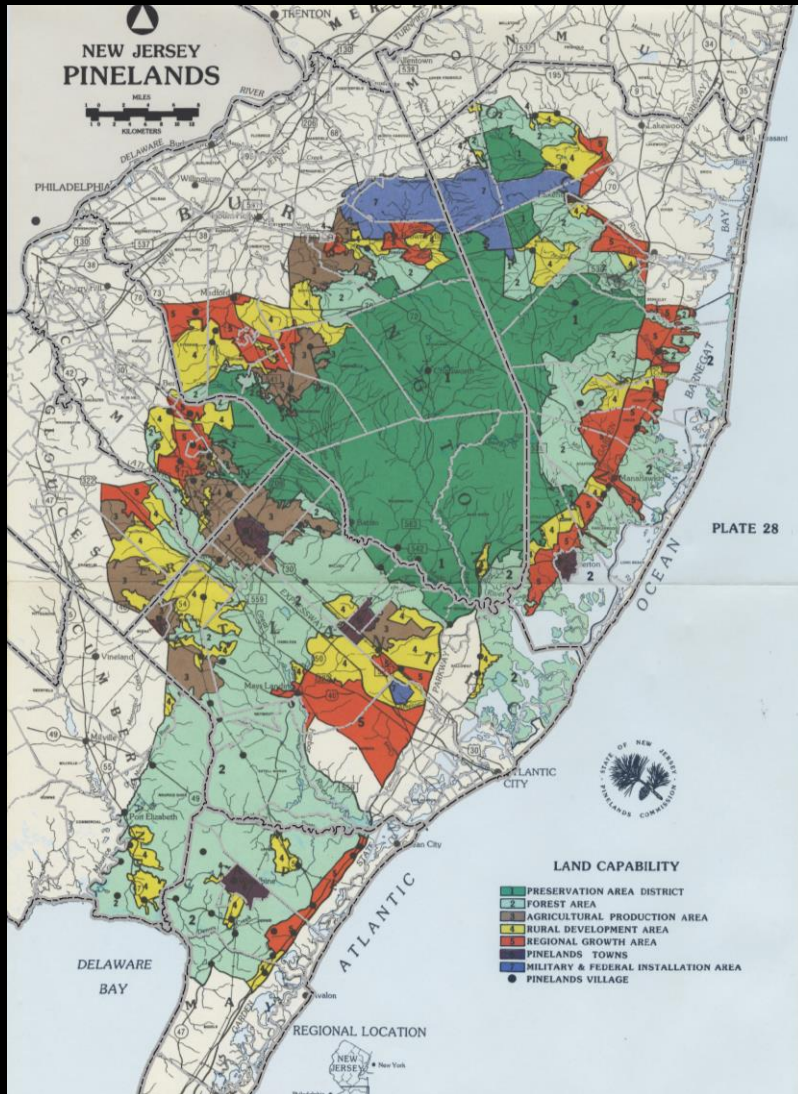


# Conformance in the Pinelands

- The Pinelands Protection Act requires all counties and municipalities with land in the Pinelands Area to revise their master plan and land use ordinances to implement the objectives and standards of the Pinelands CMP.
- This conformance process is implemented by rules contained in the Pinelands CMP.



# Coming into Conformance

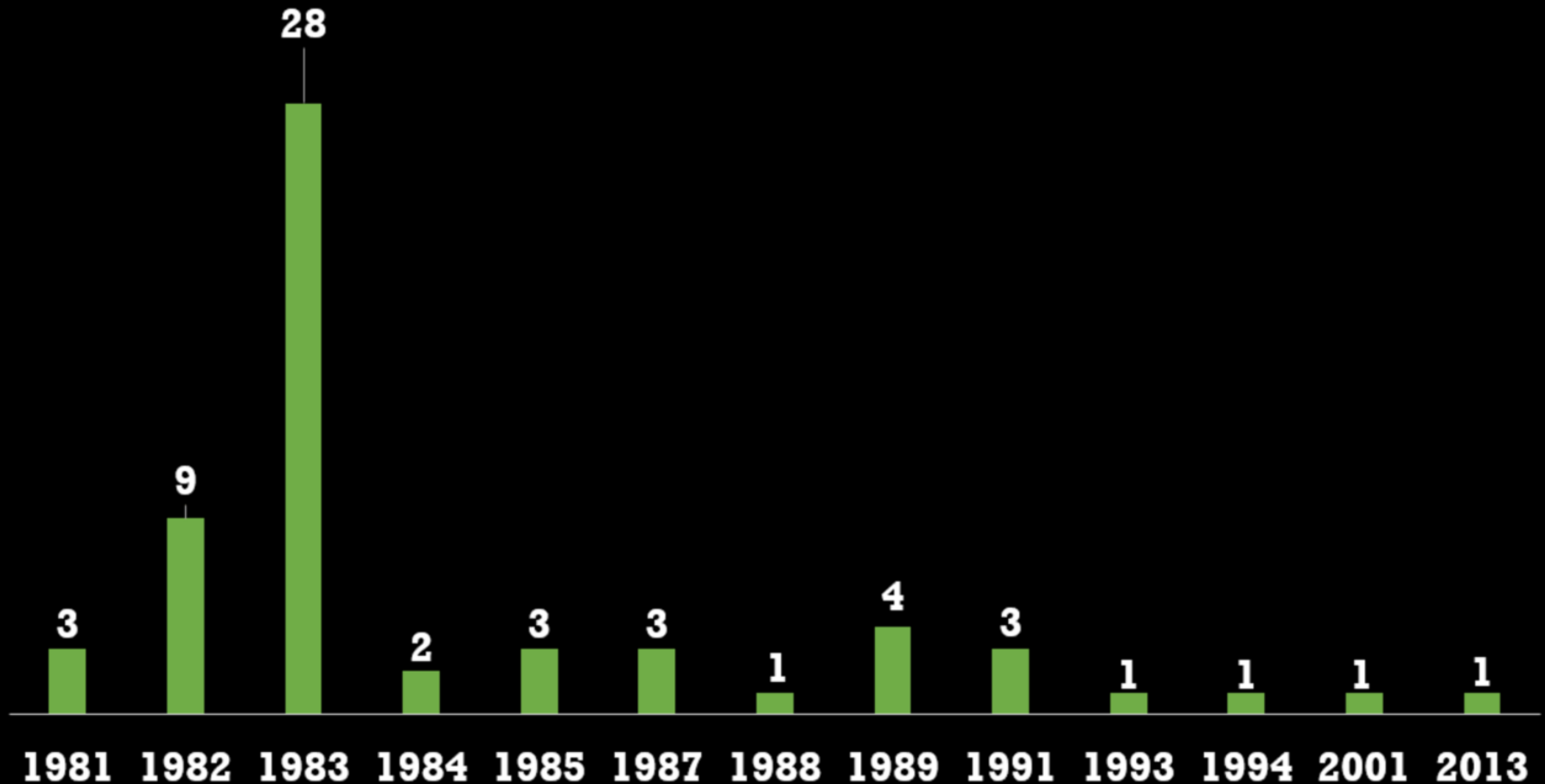


Original Pinelands Land Capability Map

## Municipalities had to:

- Adopt CMP environmental standards
- Align zoning plan with the CMP land capability map
- Align permitted uses and intensities with Pinelands management areas
- Delineate Pinelands Villages
- RGAs needed to meet residential density requirements and provide PDC opportunities

# Initial Certification of Counties & Municipalities by Year



# Reaching a Milestone

As of October 2013, the Commission has certified the master plans and ordinances of all 53 Pinelands municipalities and all 7 Pinelands counties.

25  
RILEY GARWOOD HOUSE  
THIS CLASSIC 18TH CENTURY  
GEORGIAN HOUSE OF FLEMISH BOND  
BRICK WAS BUILT c. 1715. NOTE  
THE BELT COURSE ON THE 2nd  
FLOOR AND THE WATERTABLE BRICK  
DETAILS ON THE FIRST FLOOR.

1847-1897

# An Ongoing Process

A photograph of a pond filled with green lily pads and several water lilies in various stages of bloom. The water is dark, and the background shows reflections of trees and sky.

The CMP requires Commission review and approval of all master plan and land use ordinance amendments before they take effect.

## Common triggers:

- Updates to state law
- Updates to the CMP
- Affordable housing rounds
- Master plan reexaminations
- Community planning
- Changes in market conditions

# Materials Submitted

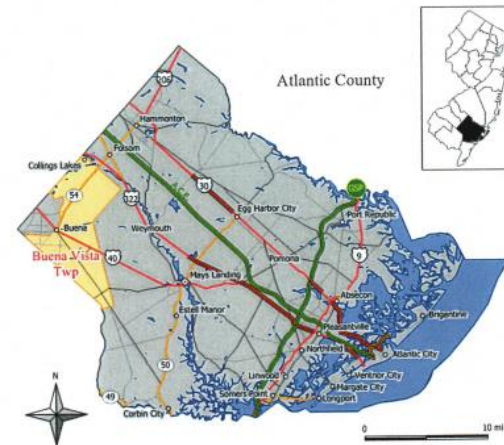
## Master plans

- Reexamination reports
- Land use elements
- Housing element and fair share plans
- Open space and recreation plans
- Public facilities plans
- Coastal resiliency plans

### 2022 Master Plan Reexamination Report Township of Buena Vista Atlantic County, New Jersey

Adopted after a public hearing by Resolution # 2-2022 by the  
Township of Buena Vista Joint Land Use Board on October 20, 2022

Certified by the Pinelands Commission on \_\_\_\_\_



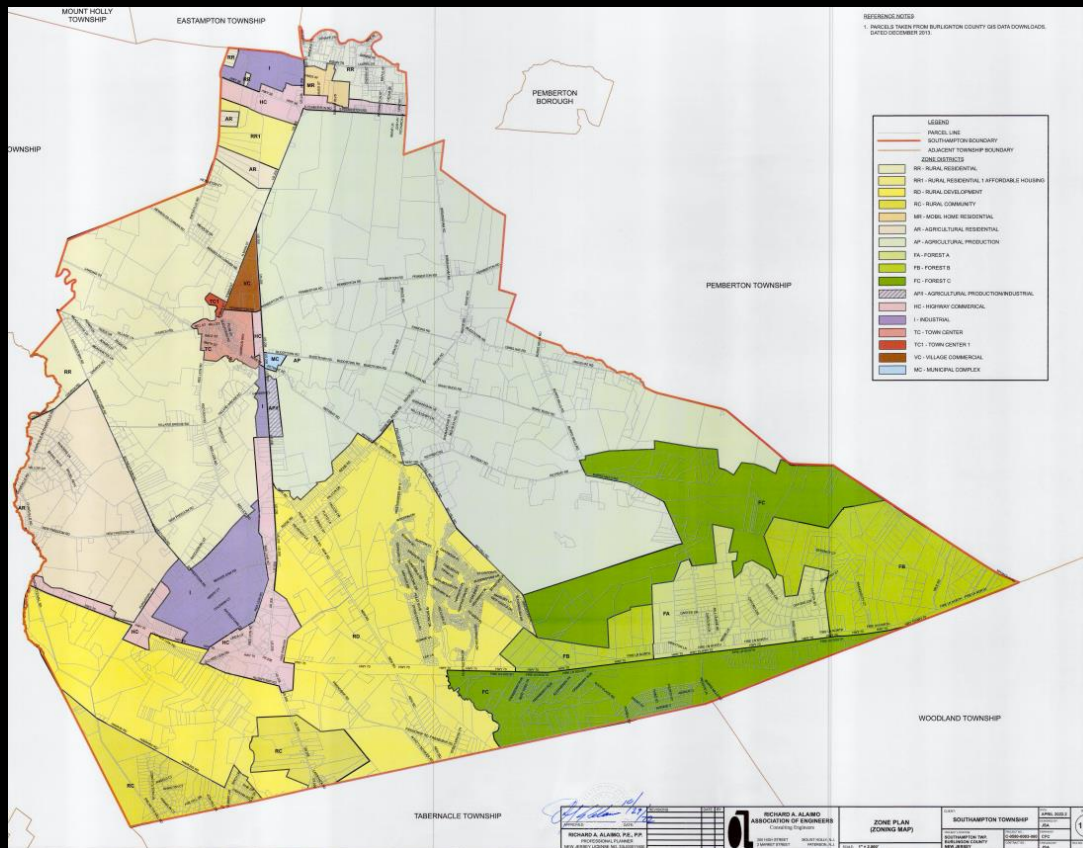
PREPARED BY:

Tiffany A. Cuvillo, PP, LLC  
*Community Development and Planning*

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7 Equestrian Drive • Galloway, NJ 08205  
Phone (856) 912-4415  
tamorrissey@comcast.net

# Materials Submitted



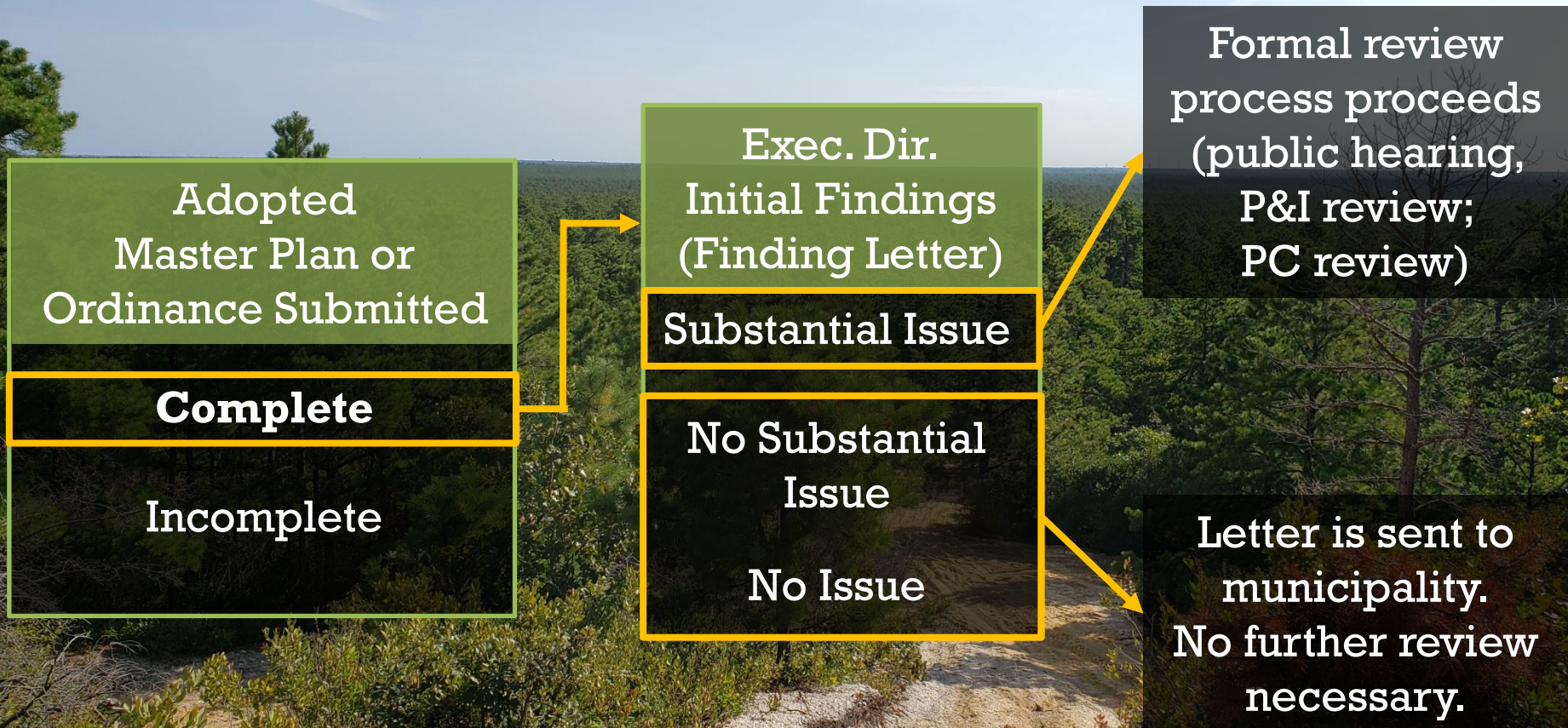
## Ordinances

- Zoning maps
- Redevelopment plans
- Permitted uses
- Bulk standards
- Design Standards
- Signage
- Fees
- Permitting procedures

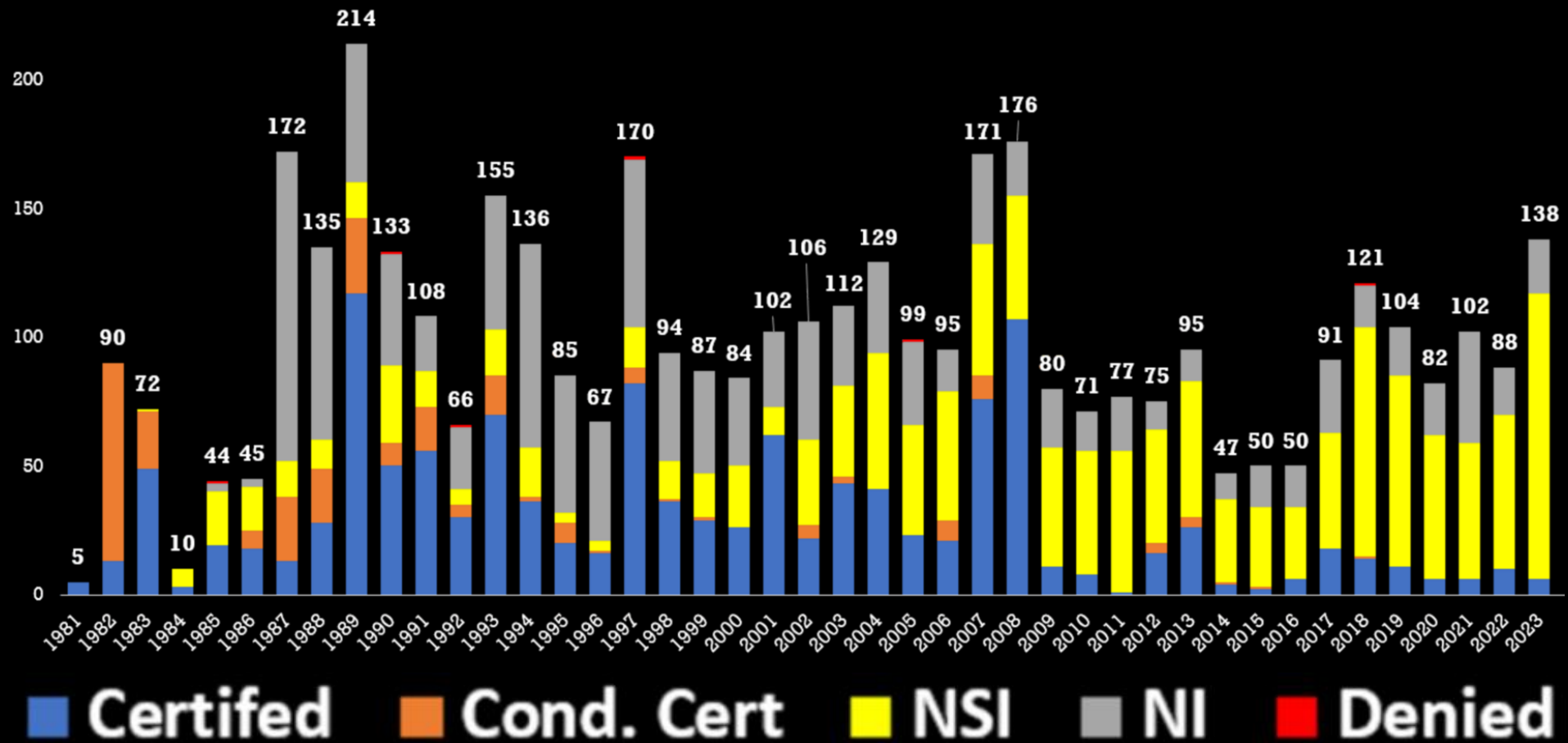
# Municipal Officials Involved

- Clerks
- Administrators
- Community Development Directors
- Consulting planners/engineers
- Municipal attorneys
- Planning Board Secretaries
- Mayors/Governing Body

# Submission and Staff Findings



# Master Plans & Ordinances Reviewed 1981-2023



# 2022-2023 Conformance Activity

	2022	2023
<b>Master Plans/Ordinances Received</b>		
Adopted	109	137
Drafted or Introduced	86	71
Total*	137	142
<b>Master Plans/Ordinances Reviewed</b>		
Substantial Issue Finding	8	6
No Substantial Issue Finding	61	111
No Issue Finding	18	21
Total	88	138
<b>Finding Letters Issued</b>	58	106

\*Does not double count ordinances that were submitted as drafts

# **Ordinances Reviewed by P&I Committee and the Commission**

## **Monroe Township**

- Hexa Builders Redevelopment Plan (RGA)
- Goal of the plan is to facilitate the development of warehousing
- Included a mandatory PDC requirement for non-residential uses

## **Waterford Township**

- Haines Boulevard Redevelopment Plan (RGA)
- Established an Industrial Overlay Zone to facilitate the development of warehouses
- Included a mandatory PDC requirement for non-residential uses in the overlay zone
- Eliminated streamlined permitting procedures in the redevelopment area

# **Ordinances Reviewed by P&I Committee and the Commission**

## **Bass River Township**

- 2022 Master Plan Reexamination and implementing ordinance
- Revised zoning map establishing new infill areas
- Updated permitted uses and min. lot size requirements in the Village of New Gretna

## **Pemberton Township**

- Spruce Boulevard/Junction Road Redevelopment Plan (RGA)
- Included a mandatory PDC requirement for market-rate residential development
- Residential units made affordable to low- and moderate-income exempt from PDC requirement

# 2023 Trends

## No Substantial Issue Findings

- Response to 2022 CMP stormwater amendments (~50)
  - Model ordinance development/distribution
  - Adoption tracking
- Redevelopment plans (~14)
  - 4 new redevelopment plans/10 amendments
    - Solar on landfills
    - Cannabis
    - Affordable housing
    - Redevelopment of commercial properties
- Cannabis-related zoning changes (~10)

# 2023 Trends

## No Substantial Issue Findings

- Master Plan Reexamination Reports
- Zoning changes not requiring management area change
- Changes to permitted uses within a zone
- Warehouse standards
- Various bulk, area, design, signage and use standards
- Electric vehicle supply/service equipment ordinances (response to P.L. 2021, c. 171)
- Ordinance amendments in Certified PNR Areas

# 2023 Trends

## No Issue Findings

### Ordinances Applicable Outside the Pinelands Area

- Stormwater control ordinances (NJDEP Model)
- Redevelopment plans
- Zoning changes
- Historic landmark designations

### Regulations not related to the standards of the CMP

- Zoning map updates consistent with certified zoning
- Cannabis licensing procedures and standards (not zoning)
- Recodification of regulations without amendments
- Application fees (exclusive of forestry application fees)
- Lead-based paint inspections (response to P.L. 2021 c.182)
- Privately-owned salt storage (MS4 Tier A ordinances)

# Post-Certification

## Tracking what's been approved

### Data

- Conformance process tracking
- Database of certified zoning
- GIS zoning layers (interactive map)
- Physical files

### Users

- Commission Land Use Programs Office
- Commission Regulatory Programs Office
- Counties/Municipalities (interactive map)
- Developers/Property Owners

# What's Ahead in 2024

- Distribution of model ordinances implementing:
  - December 2024 CMP amendments (KC rules)
  - July 2023 NJDEP stormwater amendments
- Redevelopment plans, including more like Monroe and Waterford Townships
- Ongoing local responses to cannabis and warehouse economy
- Keeping up with 3<sup>rd</sup> round affordable housing obligations (...and 4<sup>th</sup> round coming soon!)
- Climate Change-Related Hazard Vulnerability Assessments (in response to P.L. 2021, c.6) (?)
- ...and the unexpected

Questions?





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## Memorandum

To: Policy and Implementation Committee

From: Gina A. Berg *gab*  
Director, Land Use Programs

Re: Pinelands Conservation Fund Acquisition Priorities, Funding, Mapping & Schedule

### Introduction

As laid out in the Pinelands Conservation Fund (PCF) Policy last amended August 8, 2014, the objectives of the Land Acquisition component of the PCF continue to be preserving important natural, cultural, historic, and agricultural resources in the Pinelands Area. Beginning in 2007, this was accomplished by providing grants to non-governmental organizations, municipalities, and counties to assist them in their efforts to permanently preserve land in the Pinelands Area. To date, 8,971 acres in the Pinelands Area have been preserved through the Commission's allocation of \$9.42 million from the PCF.

Due to an infusion of funding from the 2019 Memorandum of Agreement with the South Jersey Transportation Authority (SJTA), the P&I Committee adjusted the priority of the various characteristics used to evaluate potential land acquisition projects for funding. The adjustments reflected a requirement of the SJTA agreement to prioritize protection of grassland habitat. The modified priorities also addressed more recent Pinelands Commission objectives related to climate change impacts and historic resources. The matrix of characteristics set in 2020 is attached (att. A), and it was used for two rounds of grant offerings. Those two rounds did not attract high quality land acquisition project proposals and, ultimately, no projects were funded.

In 2023, the Commission convened a Permanent Land Protection Summit of non-governmental organizations and government agencies that have participated in land preservation in the Pinelands Area to gain insight into their goals for land preservation and the obstacles to achieving those goals. The partner organizations and agencies that attended the Summit raised the challenges of stewardship as perhaps the largest obstacle to permanent land protection. The priorities and funding structure of the PCF set in 2020 leave room for better recognition of the stewardship challenges.

Also in 2023, the New Jersey Department of Environmental Protection (DEP) issued its five-year outdoor recreation plan, which helps define the priorities for funding by the DEP Green Acres Program. Notably, the recreation plan shifts priorities to focus on environmental justice communities, urban parks, and climate change impacts or resilience, without completely ruling out ecosystem values or threatened or endangered species habitat protection as a priority. While the 2020 PCF priorities did give weight to certain climate change impact functions like flood protection, wildfire hazard, and carbon sequestration potential, they did not directly address environmental justice communities.

In all prior grant rounds, the Commission focused its land acquisition efforts on areas either identified in the original federal legislation (Section 502 areas) or by the Commission itself (the 20 Acquisition Target Areas). More recently, the Commission's Climate Committee directed staff to analyze the need to change Pinelands Management Area boundaries due to potential climate change impacts. That analysis identified an opportunity to address some potential impacts from sea level rise inundation, riverine flooding, and forest fires by adding new land acquisition target areas, expanding existing Acquisition Target Areas or targeting locations identified by the analysis as being most at-risk from climate change impacts.

Another potential tool for making the PCF land acquisition program more successful is to integrate the New Jersey Conservation Blueprint. The Blueprint is widely used by land preservation entities, and it maps lands across the state based on a variety of characteristics like adjacency to preserved land, water quality, or agricultural capacity. Users can see where a potential project falls in the mapped spectrum of characteristics or of a specific characteristic. Particular Blueprint maps that may align with PCF priorities include the Green Infrastructure Augmentation map that shows areas adjacent to schools, trails, or recreational lands including open space, and the Ecosystems to Protect, 2020, map that ranks lands that were not preserved in 2020 for ecosystem services like water quality, rare species habitats, and climate change resilience. Unfortunately, the Blueprint does not include the PCF as a funding source for land acquisition projects, nor does the Blueprint include the Section 502 and/or 20 Acquisition Target Areas used in the PCF priorities. Staff would reach out to the Blueprint steering committee and The Nature Conservancy to request the PCF acquisition target areas.

The issues discussed above point to a need to reevaluate the PCF priorities and funding structure. Stewardship challenges might be addressed by a change to the funding structure for selected projects. Adding a criterion for environmental justice communities could make projects more feasible for partners by incorporating Green Acres project concerns. Climate change risks identified during the management area boundary evaluation project could be used to add or expand Acquisition Target Areas, thereby giving projects in those areas a higher ranking in the evaluation matrix. With these points in mind, recommendations for revised priorities, funding structure, and Acquisition Target Areas are discussed below.

## Priorities

The 2020 matrix of land acquisition project criteria included the following priorities:

- Grassland habitat with highest priority given to projects nearest the SJTA airport
- Climate change risks from flooding or wildfires
- Capability to maintain/defined maintenance plan of lead partner
- Higher proportion of parcel acquisition costs (67% minimum)
- Large Atlantic White Cedar swamps (carbon sequestration value)

- Threatened or endangered species habitat
- Proximity to other preserved lands
- Size
- Some additional points for projects focusing on carbon sequestration, open space, or historic preservation.

Due to the association of funding derived from the SJTA, acquisition of grassland habitats must remain as a top priority such that projects proposing to acquire and maintain grasslands will score highest in the evaluation process. Staff recommends that the evaluation matrix continue to prioritize properties located in 502 and the 20 Acquisition Target Areas. Mitigation for climate change, protection of threatened or endangered species habitats, proximity to other preserved lands, and project size should also continue to be prioritized.

For the 2024 round of offerings, we recommend several changes to the priorities. These include removing historic sites and bonus points for large Atlantic White Cedar swamps from the matrix and adding points for projects located in Environmental Justice Communities identified by DEP. A sample document for a census block in Waterford Township and the Town of Hammonton that lists all the environmental justice stressors is attached for reference (*CAMDEN\_BG\_340076089043-Waterford*).

*PCF 2024 Draft Matrix*

<b>Priority Matrix</b>			
Factor	Low (1)	Medium (3)	High (5)
Location <sup>1</sup> : Is the project in PCF focus areas for flood or wildfire	In RGA, Town, Village or Rural Development Area AND one of the designated focus areas	In designated focus areas and PAD, SAPA, APA or Forest Area	Within a five-mile radius of SJTA and inside the State Pinelands Area
T&E Habitats <sup>2</sup> :	No state/federal T&E habitat per NJDEP Landscape Model AND no NJPC and ENSP sightings	T&E habitat exists based upon NJDEP Landscape model and/or NJPC and ENSP sightings	Grassland habitat exists based upon NJDEP Landscape model and/or NJPC and ENSP sightings
Size:	Less than 50 acres	Between 50 and 100 acres	100 acres or more; add 3 additional points if greater than 500 acres
Contiguity:	Less than one mile from preserved open space	Less than one mile from known grassland T&E habitats but not contiguous	Contiguous with preserved habitat or open space
Partner Contribution:	66.7% of acquisition costs	At least 75% of acquisition costs	Greater than 75% of acquisition costs
Maintenance & Stewardship:	Written maintenance/stewardship plan	Written maintenance/stewardship plan and specific	Written maintenance/stewardship plan and agreement to

		stewardship project proposal	partner on future grant proposal for stewardship projects
Environmental Justice Communities Stressors <sup>3</sup> :	One stressor identified	Three or four stressors identified	More than five stressors identified
<ol style="list-style-type: none"> <li>1. Projects must also be located in Section 502 acquisition target areas or in one of the Pinelands Commission identified 21 acquisition target areas.</li> <li>2. An additional three points will be awarded for projects that are intended to preserve open space with the objective of maintaining grassland habitat.</li> <li>3. Environmental Justice Community stressors are identified by NJDEP and include: high ozone, heavy traffic, known contaminated sites, solid waste facilities, and impaired surface water among other stressors. See attached example, “Overburdened Community Stressor Summary” for a census block located in the Pinelands Area of Waterford Township.</li> </ol>			

### Funding Structure

Staff suggests a revised funding structure for projects that accelerate stewardship of preserved lands. The existing funding structure provides that projects may be awarded up to one-third of acquisition costs. A funding structure that promotes better maintenance of preserved lands and assists partners with achieving that goal could be authorized. If an acquisition project proposal is submitted that a) includes a written maintenance or stewardship plan and resources, b) the applicant agrees to partner with the Pinelands Commission in a future grant proposal to grow capacity for stewardship and protection of sensitive habitats, c) the acquisition proposal includes specific stewardship projects quantified in terms of area, benefits, and cost to implement, then a funding award of greater than 33% may be offered.

Under the circumstances where an acquisition project proposal includes all three of the stewardship priorities, PCF funding may be increased to 40% of the acquisition costs. If the project proposal includes only a specific stewardship project quantified as described above, the funding award may be increased above 33% by the full cost of the stewardship project, but not more than 40% of the total acquisition cost. For example, if a project scored highly on the matrix, included a specific \$10,000 stewardship project, and had an acquisition cost of \$500,000, the project could be awarded  $((\$500,000 \times 33\%) + \$10,000) = (\$165,000 + \$10,000) = \$175,000$  or 35% of total acquisition cost. If this same project met all three stewardship priorities, it could receive an award of \$200,000.

### Target Acquisition Areas

In 2023, the Climate Committee requested that staff evaluate the need for changes to Pinelands Management Area boundaries for purposes of mitigating impacts of climate change. As a result of that analysis, staff recommended and the Climate Committee agreed that one existing Acquisition Target Area should be expanded and one new Acquisition Target Area should be established.

#### *Port Elizabeth – Bricksboro Village (Expansion of existing Acquisition Target Area)*

An area of Maurice River Township in the Pinelands Village of Port Elizabeth – Bricksboro is at risk of flooding along the Muskee Creek and the Manumuskin River, both from storm events and from inundation due to sea level rise. The Peasley-Belleplaine Acquisition Target Area is adjacent to the

Village. To address the risks posed by flooding and inundation from sea level rise, the Climate Committee supported expanding the Peasley-Belleplain Acquisition Target Area to include two areas totaling approximately 274 acres within the Pinelands Village. See the attached map.

*Pemberton Regional Growth Area (New Acquisition Target Area)*

An area in Pemberton Township was identified that is targeted for growth but is also subject to high hazard of flooding and of wildfire. The area is also adjacent to Joint Base McGuire-Dix-Lakehurst and is within the flight path of airport runways at the base. These factors point to land preservation as an appropriate approach to managing risk factors from climate change. The Climate Committee supported creating a new Acquisition Target Area comprised of approximately 52 acres within Pemberton Township's Regional Growth Area. See the attached map.

**Schedule**

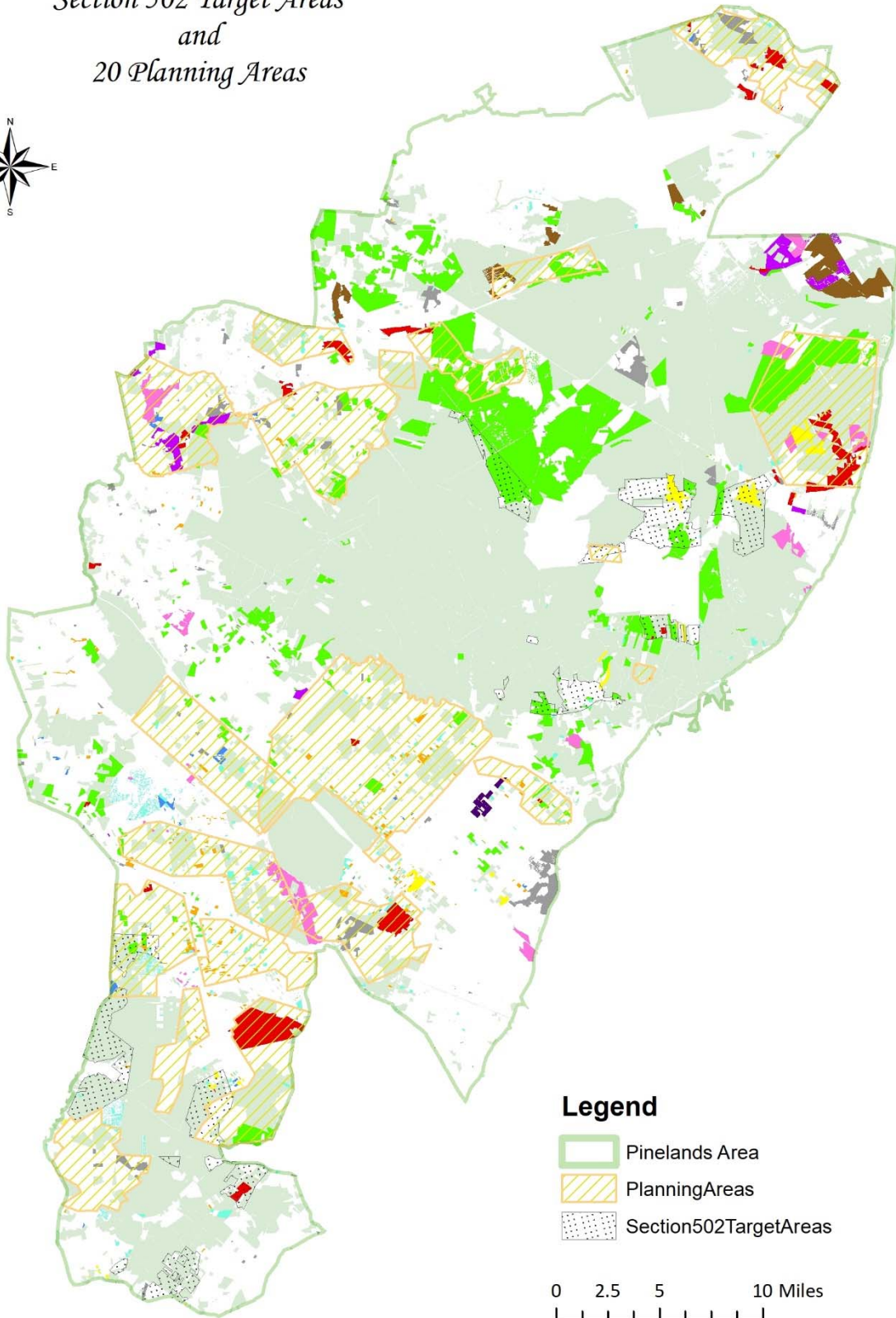
Staff recommends the timetable below for preparation, launch and completion of a new PCF acquisition grant round. Due to the increased effort that may be required of funding applicants relative to stewardship and maintenance planning, we have included an extended period of time between the launch of project solicitation and submission.

1. P&I Committee approval of Evaluation Matrix and expanded Acquisition Target Areas – February 23, 2024
2. Permanent Land Protection Summit – Early April 2024
3. Report on Summit to P&I – April 26, 2024
4. Project solicitation – May 1, 2024
5. Project submission deadline – September 13, 2024
6. Funding recommendations to P&I – October 25, 2024

**Attachments**

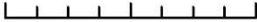
1. Existing Section 502 and 20 Acquisition Target Areas
2. Environmental Justice Community Stressors sample document (Waterford Township)
3. New or expanded acquisition target area maps (2)
4. Grassland focus area map
5. Flood hazard map
6. Wild-Urban Interface Map

*Section 502 Target Areas  
and  
20 Planning Areas*



**Legend**

-  Pinelands Area
-  Planning Areas
-  Section 502 Target Areas

0 2.5 5 10 Miles  


# Overburdened Community Stressor Summary

Block Group: 340076089043

Municipality: Waterford Township

County: Camden

OBC Criteria: Adjacent

Combined Stressor Total	
Block Group Value: Combined Stressor Total	3
Greatest Stressed OBC Neighbor CST Value if applicable	20
County	14
State	13
Geographic Point of Comparison	13
Adverse Cumulative Stressors	Higher than 50th Percentile

Concentrated Areas of Air Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Ground-Level Ozone (3-year average days above standard)	1.000	1.333	0.999	0.999	Yes
Fine Particulate Matter (PM <sub>2.5</sub> ) (3-year average days above standard)	0.333	0.333	0.333	0.333	No
Cancer Risk from Diesel Particulate Matter (estimated cancer risk/million)	45.567	113.980	82.459	82.459	No
Cancer Risk from Air Toxics Excluding Diesel Particulate Matter (estimated cancer risk/million)	31.997	42.920	37.728	37.728	No
Non-Cancer Risk from Air Toxics (Combined Hazard Quotient)	1.162	2.273	1.663	1.663	No

Mobile Sources of Air Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Traffic – Cars, Light- and Medium-Duty Trucks (Annual Average Daily Traffic (AADT)-mile/square mile)	0.000	41396.113	23004.559	23004.559	No
Traffic – Heavy-Duty Trucks (AADT-mile/square mile)	0.000	1422.017	417.954	417.954	No
Railways (rail mile/square mile)	0.214	0.009	0.000	0.000	Yes

Contaminated Sites					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Known Contaminated Sites (weighted sites/square mile)	0.000	2.351	1.401	1.401	No
Soil Contamination Deed Restrictions (percent area)	0.000	0.000	0.000	0.000	No
Ground Water Classification Exception Area/Currently Known Extent Restrictions (percent area)	0.000	0.000	0.000	0.000	No

Transfer Stations, or Other Solid Waste Facilities, Recycling Facilities, Scrap Metal Facilities					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Solid Waste Facilities (sites/square mile)	0.001	0.000	0.000	0.000	Yes
Scrap Metal Facilities (sites/square mile)	0.000	0.000	0.000	0.000	No

Point-Sources of Water Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Surface Water (percent of uses impaired)	66.685	100.000	92.056	92.056	No
Combined Sewer Overflows (count)	0.000	NA	NA	NA	No

May Cause Potential Public Health Impacts					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Drinking Water (count of public drinking water violations or exceedances, or percent of private well testing exceedances)	0	NA	NA	NA	No
Potential Lead Exposure (percent houses older than 1950)	0.000	13.864	14.133	13.864	No
Lack of Recreational Open Space (population/acre of open space within 0.25 mile)	0.000	24.840	19.154	19.154	No
Lack of Tree Canopy (percent lack of tree canopy)	23.476	67.942	61.640	61.640	No
Impervious Surface (percent impervious surface)	0.741	42.400	34.880	34.880	No
Flooding (Urban Land Cover) (percent urban land use area flooded)	1.141	1.583	2.338	1.583	No

Density/Proximity Stressors					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Emergency Planning Sites (sites/square mile)	0.000	0.050	0.041	0.041	No
Permitted Air Sites (sites/square mile)	0.029	1.336	0.792	0.792	No
NJPDES Sites (sites/square mile)	0.000	0.000	0.000	0.000	No

Social Determinants of Health					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Unemployment (percent unemployed)	0.000	3.655	3.950	3.655	No
Education (percent without high school diploma)	0.000	3.411	3.282	3.282	No



# Overburdened Community Stressor Summary

Block Group: 340010108002

Municipality: Hammonton Town

County: Atlantic

OBC Criteria: Low Income

Combined Stressor Total	
Block Group Value: Combined Stressor Total	20
Greatest Stressed OBC Neighbor CST Value if applicable	NA
County	10
State	13
Geographic Point of Comparison	10
Adverse Cumulative Stressors	Higher than 50th Percentile

Concentrated Areas of Air Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Ground-Level Ozone (3-year average days above standard)	1.000	0.333	0.999	0.333	Yes
Fine Particulate Matter (PM <sub>2.5</sub> ) (3-year average days above standard)	0.333	0.000	0.333	0.000	Yes
Cancer Risk from Diesel Particulate Matter (estimated cancer risk/million)	44.156	41.213	82.459	41.213	Yes
Cancer Risk from Air Toxics Excluding Diesel Particulate Matter (estimated cancer risk/million)	30.674	29.756	37.728	29.756	Yes
Non-Cancer Risk from Air Toxics (Combined Hazard Quotient)	1.053	0.927	1.663	0.927	Yes

Mobile Sources of Air Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Traffic – Cars, Light- and Medium-Duty Trucks (Annual Average Daily Traffic (AADT)-mile/square mile)	7986.699	15039.211	23004.559	15039.211	No
Traffic – Heavy-Duty Trucks (AADT-mile/square mile)	423.354	538.625	417.954	417.954	Yes
Railways (rail mile/square mile)	0.001	0.000	0.000	0.000	Yes

Contaminated Sites					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Known Contaminated Sites (weighted sites/square mile)	0.773	0.647	1.401	0.647	Yes
Soil Contamination Deed Restrictions (percent area)	0.000	0.000	0.000	0.000	No
Ground Water Classification Exception Area/Currently Known Extent Restrictions (percent area)	0.054	0.000	0.000	0.000	Yes

Transfer Stations, or Other Solid Waste Facilities, Recycling Facilities, Scrap Metal Facilities					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Solid Waste Facilities (sites/square mile)	0.000	0.000	0.000	0.000	No
Scrap Metal Facilities (sites/square mile)	0.003	0.000	0.000	0.000	Yes

Point-Sources of Water Pollution					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Surface Water (percent of uses impaired)	76.978	66.667	92.056	66.667	Yes
Combined Sewer Overflows (count)	0.000	NA	NA	NA	No

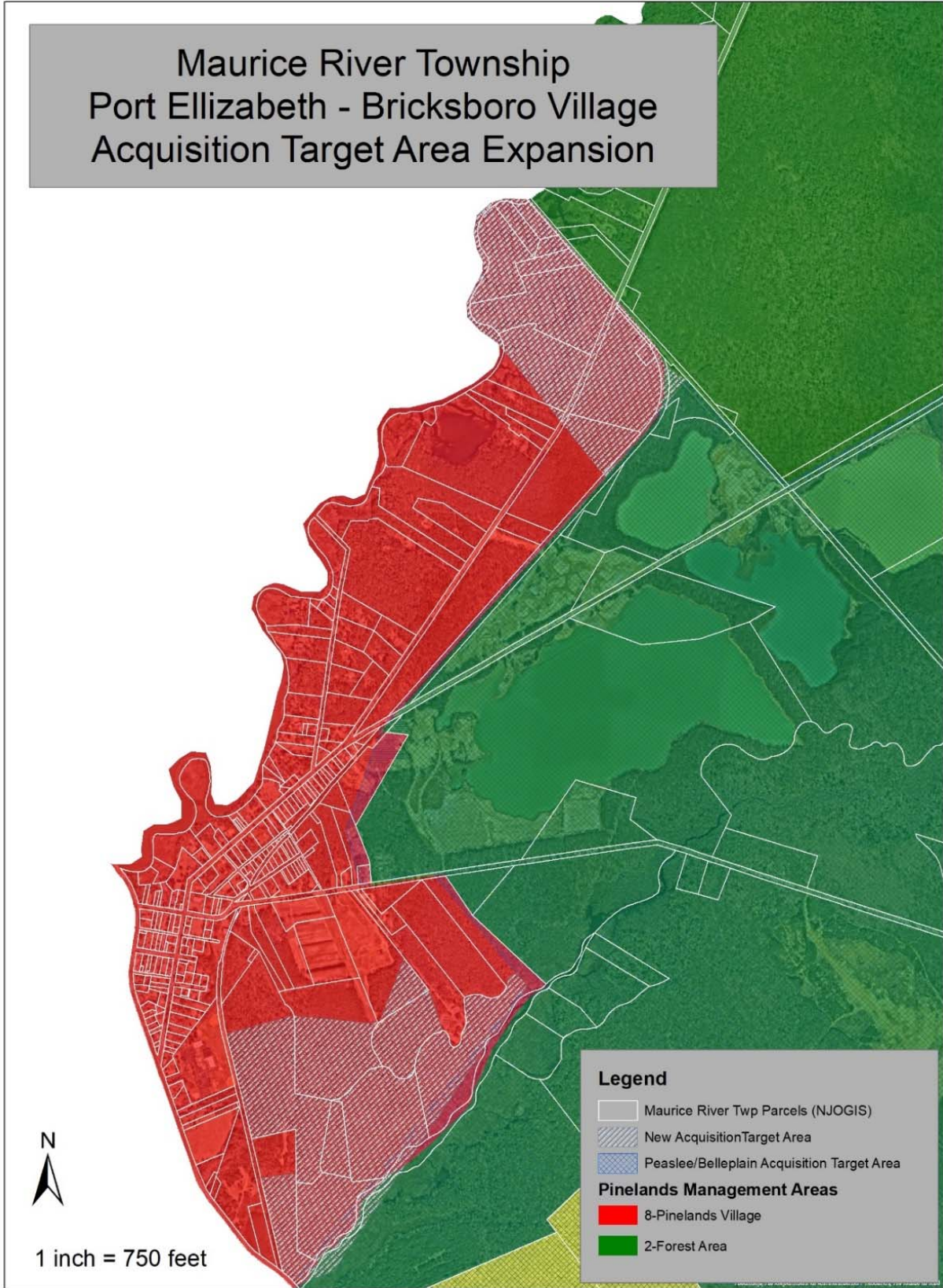
May Cause Potential Public Health Impacts					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Drinking Water (count of public drinking water violations or exceedances, or percent of private well testing exceedances)	0	NA	NA	NA	Yes
Potential Lead Exposure (percent houses older than 1950)	14.042	11.550	14.133	11.550	Yes
Lack of Recreational Open Space (population/acre of open space within 0.25 mile)	27.093	11.950	19.154	11.950	Yes
Lack of Tree Canopy (percent lack of tree canopy)	62.262	66.118	61.640	61.640	Yes
Impervious Surface (percent impervious surface)	9.007	34.212	34.880	34.212	No
Flooding (Urban Land Cover) (percent urban land use area flooded)	3.153	23.607	2.338	2.338	Yes

Density/Proximity Stressors					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Emergency Planning Sites (sites/square mile)	0.040	0.000	0.041	0.000	Yes
Permitted Air Sites (sites/square mile)	0.121	0.287	0.792	0.287	No
NJPDES Sites (sites/square mile)	0.006	0.000	0.000	0.000	Yes

Social Determinants of Health					
Stressor	Block Group Value	County Non OBC 50th	State Non OBC 50th	Geographic Point of Comparison	Adverse Stressor
Unemployment (percent unemployed)	18.217	4.655	3.950	3.950	Yes
Education (percent without high school diploma)	9.771	5.149	3.282	3.282	Yes



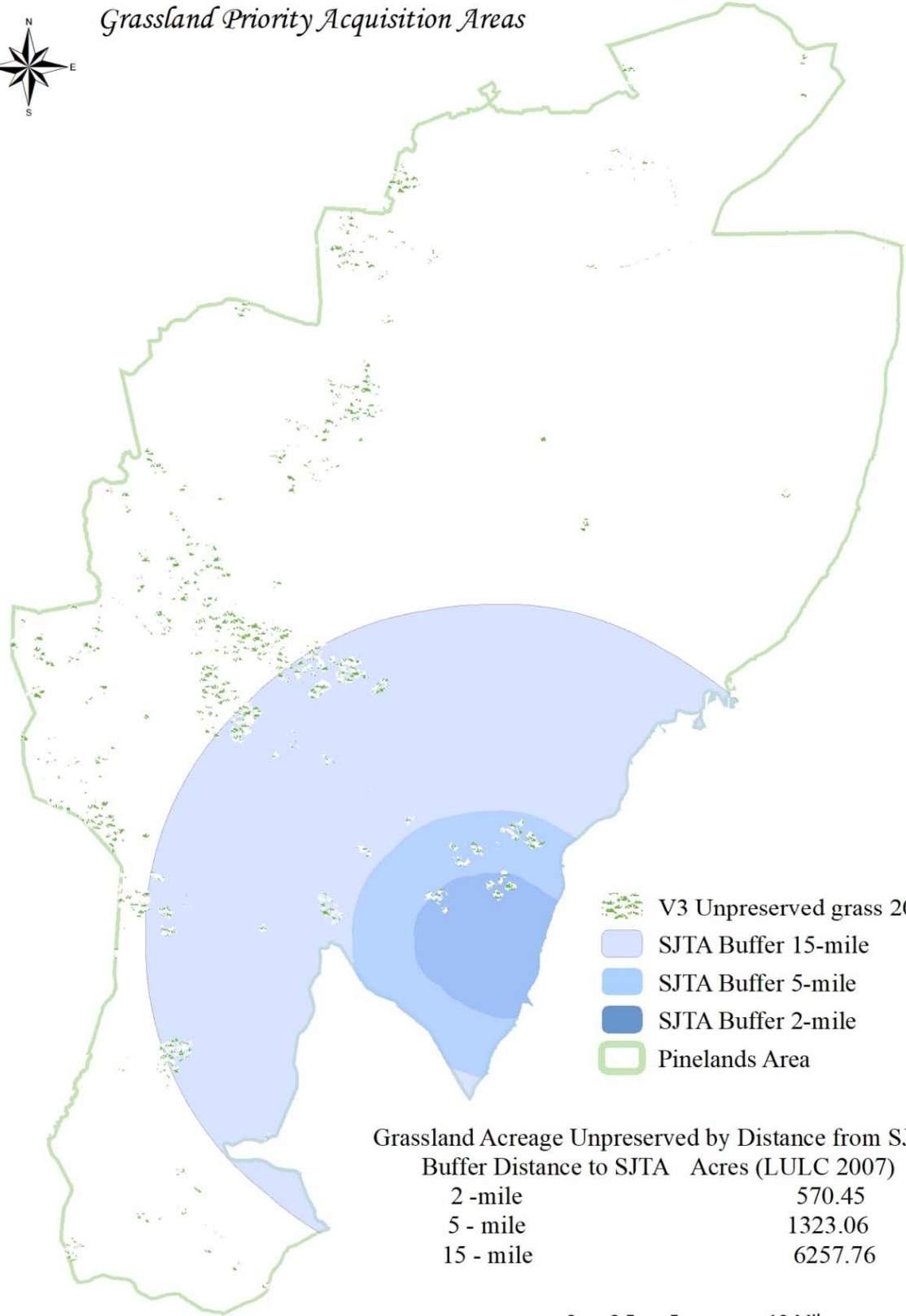
# Maurice River Township Port Elizabeth - Bricksboro Village Acquisition Target Area Expansion







# Pemberton Township Regional Growth Area New Acquisition Target Area



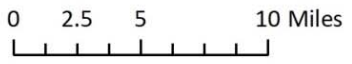
# Grassland Priority Acquisition Areas



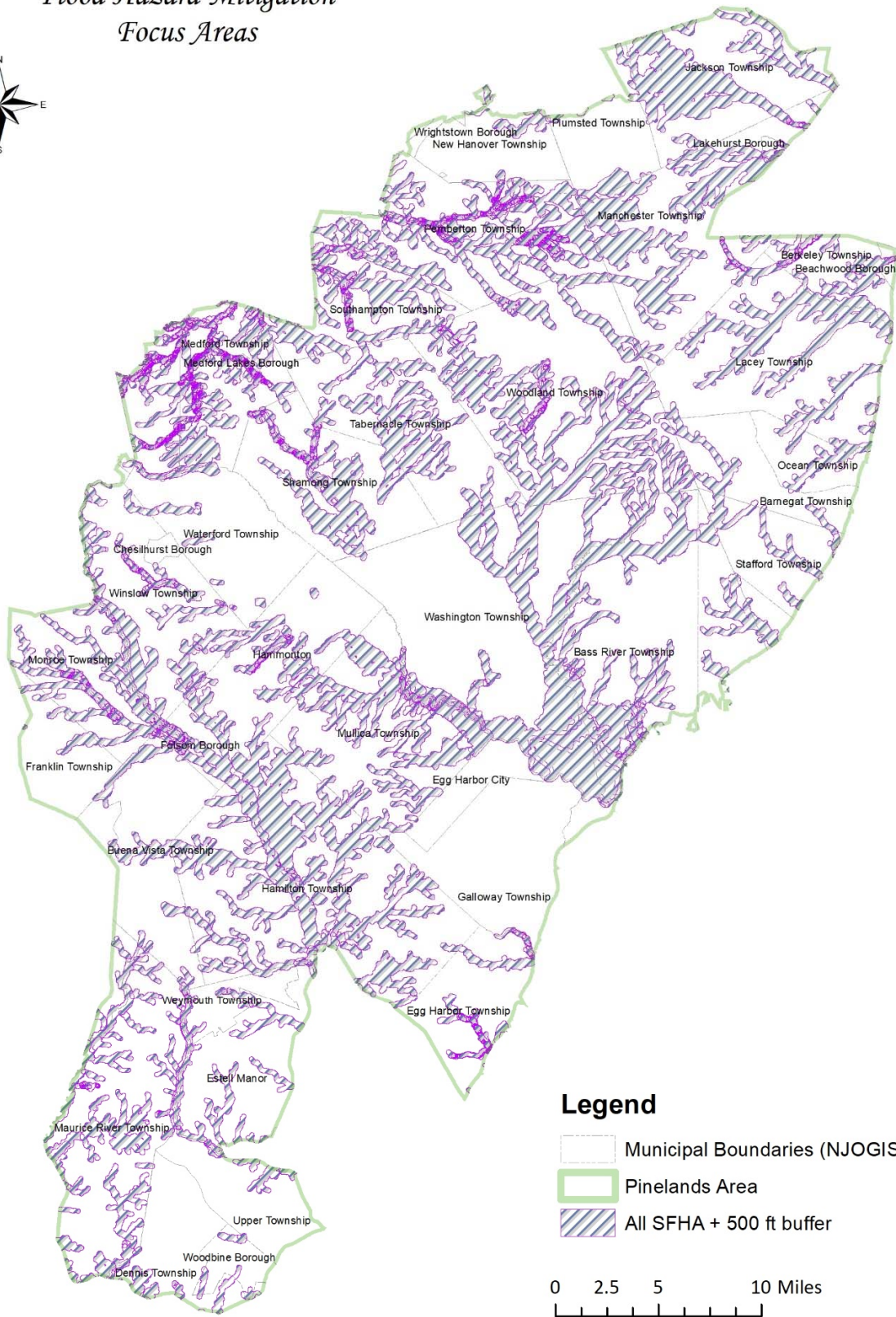
-  V3 Unpreserved grass 2020
-  SJTA Buffer 15-mile
-  SJTA Buffer 5-mile
-  SJTA Buffer 2-mile
-  Pinelands Area

Grassland Acreage Unpreserved by Distance from SJTA

Buffer Distance to SJTA	Acres (LULC 2007)
2 - mile	570.45
5 - mile	1323.06
15 - mile	6257.76

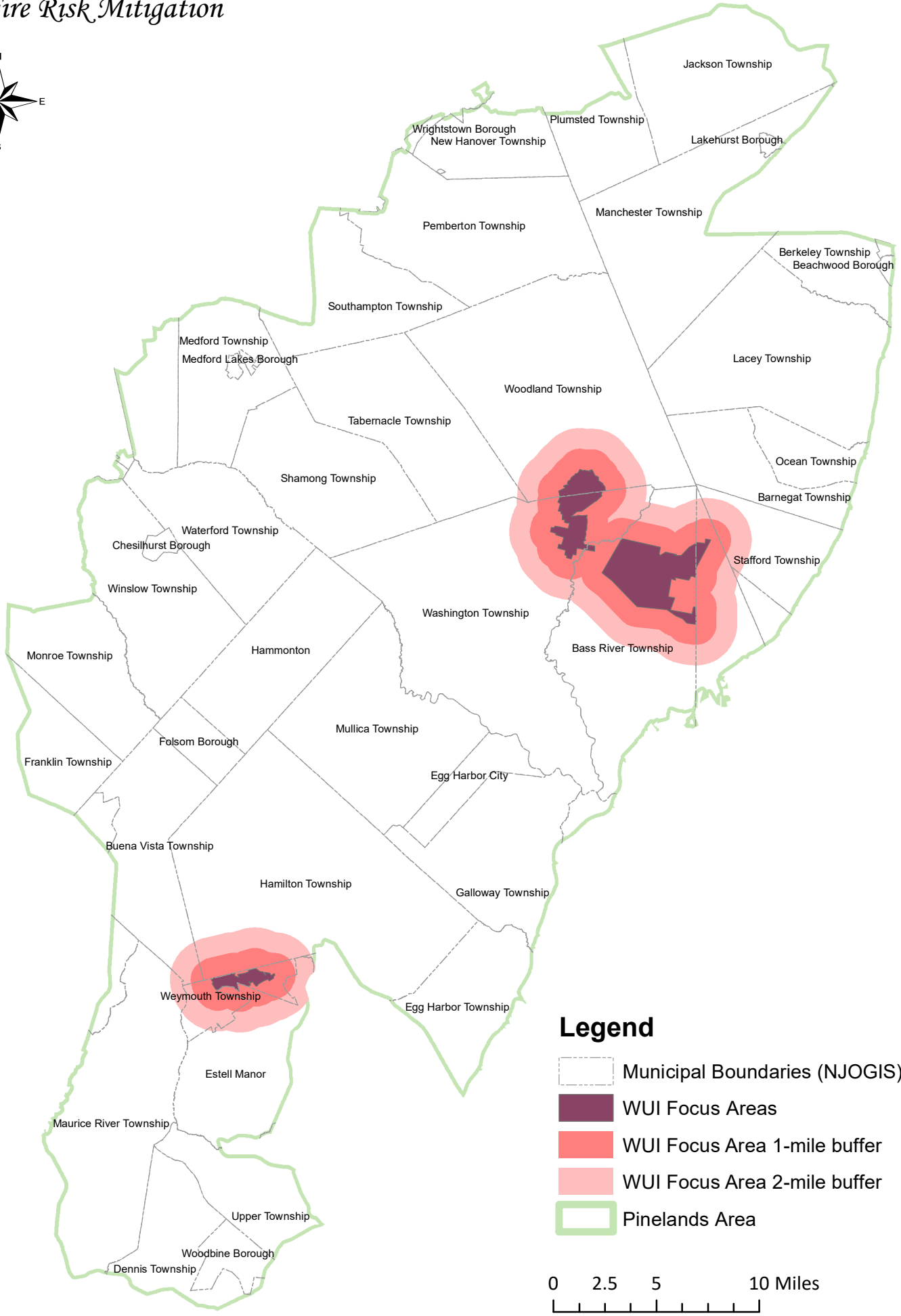


# Flood Hazard Mitigation Focus Areas



Jackson Township  
 Wrightstown Borough  
 Plumsted Township  
 Lakehurst Borough  
 New Hanover Township  
 Manchester Township  
 Pemberton Township  
 Berkeley Township  
 Beachwood Borough  
 Southampton Township  
 Lacey Township  
 Medford Township  
 Medford Lakes Borough  
 Woodland Township  
 Tabernacle Township  
 Ocean Township  
 Shamong Township  
 Barnegat Township  
 Waterford Township  
 Chesilhurst Borough  
 Stafford Township  
 Winslow Township  
 Washington Township  
 Monroe Township  
 Hammonton  
 Bass River Township  
 Franklin Township  
 Folsom Borough  
 Mullica Township  
 Egg Harbor City  
 Buena Vista Township  
 Hamilton Township  
 Galloway Township  
 Weymouth Township  
 Egg Harbor Township  
 Estell Manor  
 Maurice River Township  
 Upper Township  
 Woodbine Borough  
 Dennis Township

# Fire Risk Mitigation



## Legend

- Municipal Boundaries (NJOGIS)
- WUI Focus Areas
- WUI Focus Area 1-mile buffer
- WUI Focus Area 2-mile buffer
- Pinelands Area

