



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
Friday, September 11, 2026 - 9:30 a.m.

This meeting will be held in-person and virtually.

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

Watch the meeting on the Pinelands Commission YouTube channel via the following link:

<https://www.youtube.com/watch?v=1fF1O4Z8mVk>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 841 8882 0903

1. Call to Order

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

2. Adoption of Minutes

- August 14, 2026

3. Committee Chairs' and Executive Director's Reports

- Discussion of proposed Memorandum of Agreement with the Cape May County Municipal Utilities Authority, the Borough of Woodbine and the New Jersey Department of Human Services

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None

- Public Development Projects and Waivers of Strict Compliance:

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

- Application No. 2004-0412.002 - Maurice River Township
Construction of an eight foot wide paved bike path in the Hunters Mill Road right-of-way
Maurice River Township

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

- Application No. 2026-0081.001 - Woodbine Borough
Installation of water main in the Sumner Avenue and Heilprin Avenue rights-of-way
Woodbine Borough

B. Planning Matters

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

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

A. Public Development Projects

- Application No. 1987-0065.037 – Borough of Woodbine
Construction of a 475 foot long paved aircraft taxiway at the Woodbine Municipal Airport
Borough of Woodbine
- Application No. 1994-0288.002 – NJDEP Forest Service
Forest management and cedar regeneration on 171 acres within Wharton State Forest
Waterford Township
- Application No. 2007-0300.003 – Cellco Partnership on behalf of Stafford Township
Construction of a 150 foot high communication tower
Stafford Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Berlin Township Ordinance 2026-3
- Buena Borough Ordinance 787
- Egg Harbor City Ordinances 8-2026 & 9-2026
- Evesham Township Ordinance 9-3-2026
- Franklin Township Ordinances O-5-2026 & O-10-2026
- Hamilton Township Ordinances 2139-2026 & 2144-2026
- Jackson Township Ordinance 2026-09
- Little Egg Harbor Township Ordinance 2026-06
- Maurice River Township 2026 Housing Element and Fair Share Plan Addendum
- Medford Township Ordinance 2026-12
- Monroe Township Ordinances O:30-2026 & O:31-2026
- Mullica Township Ordinance 06-2026
- South Toms River Borough Ordinance 2026-05

7. Other Resolutions

- To Authorize a Final Extension for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway
- To Adopt the Pinelands Commission's Fiscal Year 2027 Budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund

8. General Public Comment

9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

10. Adjournment

Upcoming Meetings

Fri., September 25, 2026
Fri., October 9, 2026

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

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
August 14, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=NnOmr7Qduuw>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Azeem Chaudry.

Commissioners Absent

Deborah Buzby-Cope, Jerome H. Irick, Theresa Lettman and Laura E. Matos.

Call to Order

Vice Chair Avery called the meeting to order at 9:33 a.m.

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

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

The Commission pledged allegiance to the Flag.

Minutes

Vice Chair Avery presented the minutes from the Commission's July 10, 2026 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Rittler Sanchez seconded the motion.

The minutes from the July 10, 2026 Commission meeting were adopted by a vote of 10 to 0.

Committee Reports

Vice Chair Avery provided a summary of the July 31, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the June 26, 2026 meeting.

The Committee heard a presentation from the Cape May County Municipal Utilities Authority (CMCMUA) on the feasibility and technical scope of their Shared Conveyance System Project and proposed Memorandum of Agreement (MOA) with the Commission. CMCMUA representatives addressed questions from Committee members on alternatives and environmental impacts. The Committee voted in favor of bringing the proposed MOA to the full Commission to obtain authorization for staff to begin gathering further information and writing the MOA.

Executive Director Grogan presented Fiscal Year 2026 accomplishments through the lens of the Policy and Implementation Committee. She highlighted the challenges of rule implementation and discussed the wide array of projects and topics tackled by the staff and the Committee in the past year. She also presented proposed Fiscal Year 2027 initiatives, including Comprehensive Management Plan (CMP) amendments, climate resiliency initiatives, new, unanticipated and ongoing projects.

Executive Director's Report

ED Grogan provided information on the following matters:

- A Personnel and Budget Committee is scheduled for August 18th. Staff will review the Fiscal Year (FY) 2027 draft budgets and make a recommendation to retain a company that will provide payroll, time and accounting and human resource services.
- At the September 11th Commission meeting, CMCMUA will provide details about its proposed project. The Commission will be asked to consider whether to authorize staff to begin work on a draft MOA, which is the next step in the MOA process.
- The exterior of Fenwick Manor continues to look worse as the painting contractor is scraping and sanding in preparation for the new paint color. A considerable amount of work is occurring in the two front rooms of the building. The floors have been stripped away and what is left are piles of dirt. The fireplaces have also been dismantled. The structural engineer has to change the scope of work based on what they found in terms of where the walls are and where there's no connection to the walls. During the excavation, they uncovered very large oyster shells, some depression era glass and a few other things.

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

- The P&I Committee will meet remotely on August 28th and the only item on the agenda is related to the extension of the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway that the Commission authorized two years ago.
- Staff, including Chair Matos, met with representatives from Burlington County related to a proposed multimodal trail system that would stretch over 75 miles and connect different trails systems throughout the County. The trail system will require an MOA with the Commission. Many portions of the paved trail are proposed in wetlands and wetlands buffers and have potential impacts on threatened and endangered species. At that meeting, staff suggested scaling back and refining the project for portions of the trail that are located in Pinelands Area. The project in its current state deviates too much from CMP standards.
- Certain staff members continue to work on creating a new Application Information System, which is being funded by the National Park Service.
- Last November, staff presented data from the Alternate Design Wastewater Treatment Systems Pilot Program, a program that began back in 2002. When an alternate design septic system is installed, three years of quarterly monitoring is required. Recently, three houses that require quarterly monitoring have become vacant. Testing results are not available from the manufacturer due to the vacancies, which has never occurred since the pilot program began.

Ernest Deman, Regulatory Programs Supervisor, provided information on the following regulatory matters:

- Commission staff recently participated in several meetings related to landfill closures in the following towns: Mullica Township, Maurice River Township, Egg Harbor City and the Borough of South Toms River. Three of the municipalities plan to develop solar energy facilities after the landfill has been capped. The Borough of South Toms River is not proposing a solar energy facility. The Egg Harbor City landfill capping project has been selected as one of ten New Jersey Permitting Dashboard Pilot projects, a new initiative launched by the Governor in an attempt to streamline the state's permitting process and allow applicants to check the status of their applications.
- The New Jersey Bureau of Forest Management submitted an application for forestry activities on a 171-acre portion of Wharton State Forest for Atlantic White Cedar restoration. The application may be up for public comment at the September Commission meeting.
- Hexa Builders in Monroe Township consists of two different development applications. The original application was for two warehouses. That application received a Certificate of Filing (CF) and staff requested additional information related to the preliminary site plan approval issued by the Monroe Township Planning Board. In the interim, the

applicant submitted an application for a warehouse and a data center. Staff advised that an amended CF would be necessary and recently sent the applicant a letter requesting additional information.

- In 2006, the Commission issued a CF for a 40,000 square foot warehouse in Hamilton Township's industrial park. In 2007, staff issued a letter allowing the municipal site plan approval to take effect. The warehouse was never built. In 2024, staff responded to two inquiries regarding the status of the 2007 approval. Staff noted to the applicant that any new permit or approval would have to be consistent with the current applicable standards, including stormwater and threatened and endangered species. In early July, the applicant's attorney sent a letter indicating that the 2007 township approval remains valid and that the proposed development does not need to meet the Commission's current rules. Staff responded, reiterating that any development must demonstrate consistency with the current standards.

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

- The Court issued a decision affirming the Commission's adoption of the Kirkwood-Cohansey water management amendments. It found that all of the appellants' arguments were wrong. Staff requested that the Division of Law ask for publication of this decision because published decisions are considered precedent.
- Staff determined that an amended CF would be required for Hexa's application to build a data center and warehouse. The application was submitted. Their attorney then submitted a request for an Office of Administrative Law (OAL) hearing under the judicial review provisions of the CMP. A decision as to whether or not an application is required is not one of the items within the CMP that is afforded an OAL hearing. Next, Hexa's attorney filed a Notice of Appeal with the Appellate Division. The clerk assigned to that matter noticed that it was most likely not a final decision and requested the parties to submit finality letters as to whether it was or wasn't a final decision. The Attorney General's office responded advising that a CF is not a final decision. Hexa's counsel then filed its response to the finality letter request by filing a Notice of Appeal to the motion for an opportunity to file an interlocutory appeal of the Commission's decision: 1. to require an amended CF and 2. denying its OAL request. The Commission submitted a brief and opposition to that motion. Hexa's attorney asked the court for permission to submit a reply.

Brad Lanute, Chief Planner, provided the following updates:

- The Commission continues to receive municipal ordinances prohibiting data centers in the Pinelands Area. To date, the Commission has approved six such ordinances, with one additional ordinance pending staff review. We are also aware of three in the process of adoption at the municipal level.
- The Commission has received a significant number of comments from Manchester Township residents regarding a redevelopment plan for an area within the Township's

Regional Growth Area that permits data centers. There is currently an application pending before the Commission for this site that proposes the development of approximately 1.1 million square feet of warehouse space across ten buildings. The pending application does not propose a data center.

- Staff members have been receiving inquiries from developers and municipal officials regarding the permissibility of Battery Energy Storage Systems, or BESS, in the Pinelands. These facilities store electricity in batteries for later use. They can range from small systems serving an individual property to large, utility-scale facilities consisting of multiple battery enclosures and associated electrical equipment. The Commission does not currently have any BESS applications pending. However, the growing number of inquiries suggests that we may begin receiving applications for these facilities in the future. The Land Use Programs Office is currently evaluating these types of facilities, their potential land use and environmental impacts, and how they should be addressed under the CMP. We anticipate bringing this topic to the P&I Committee for further discussion at a future meeting.

Paul Leakan, Communications Officer said the 10th annual Pinelands Summer Short Course received overwhelmingly positive reviews. The event was held at Stockton University's Kramer Hall in Hammonton on July 17, 2026. Ninety-eight percent of those who responded to the online, attendee evaluations rated the event as excellent or good, and 98 percent said they would return next year. Mr. Leakan also noted the success of two recent presentations by the Commission's science staff that the Commission hosted as part of this year's Pinelands Speaker Series.

Public Development Projects and Other Permit Matters

Vice Chair Avery introduced a resolution recommending the approval of two Public Development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1987-0381.005 & 2019-0027.001) (See Resolution # PC4-26-18). Commissioner Mauriello seconded the motion.

Mr. Deman said the first application is for the replacement of a septic system at Whitesbog Village. He said the current septic system is failing. The septic system will service the general store. The replacement of a septic system is typically exempt from Commission review but because Whitesbog Village is a designated historic resource, it required an application to the Commission.

An aerial (attached) was displayed to show where the disposal field will be located. An alternate design septic system (Hoot ANR) is being installed and will be no closer to wetlands than the existing septic system.

The second application is for the installation of scour countermeasures at a bridge on Route 206 in the Town of Hammonton. The NJ Department of Transportation (NJDOT) has indicated that

this bridge has been scoured severely and is in need of repair. In order to restore the bridge, the NJDOT proposes to install riprap baskets to prevent additional scouring.

The resolution was adopted by a vote of 10 to 0.

Planning Matters

Vice Chair Avery said next on the agenda is an amendment to the Pinelands Infrastructure Trust Fund (PITF) Master Plan.

Director Berg said the amendment details eligible types of infrastructure, the ranking criteria that would be used to evaluate project proposals submitted during the proposal period and the funding structure that is being recommended.

The P&I Committee reviewed the amendment and recommended it for the Commission's approval. The Commission's role is to adopt a master plan that sets the criteria used for project evaluation and identifies priority projects. Once the Commission adopts an amendment to identify the priority projects, the funding process transfers to the NJ Department of Environmental Protection (NJDEP), where the projects are reviewed for eligibility. The Infrastructure Bank (I-Bank) processes the grants and the loans. Since 1986, there have been several master plan amendments. More recently, the Commission adopted an amendment in 2019 that identified five priority projects. The original Infrastructure Trust Bond Act resulted in \$30 million in funding. Currently, there is approximately \$11 million to award. A more precise number will be known at the time the awards are made.

A needs assessment was conducted by staff, that looked at prior priority projects, including projects that municipalities and utilities have been trying to move forward in recent years. Based on that, staff is suggesting only wastewater and water supply projects be funded this round as opposed to the last round, which included transportation projects. All of those are eligible under the bond act.

A public comment period was established, and a public hearing was held. The Commission received one written comment and no oral comments. The one written comment was from Hamilton Township and agreed with the project criteria.

Director Berg reviewed the project criteria. All projects must provide service to a Regional Growth Area. Mandatory criteria include level of service, PDC opportunities, local match and the provision of service to residential or nonresidential development or redevelopment.

She described the non-mandatory factors of the evaluation, meaning projects don't have to address these criteria in order to be a priority project. However, if they do address the non-mandatory factors, they can score higher which may move them up on the project priority list for funding.

Director Berg reviewed the non-mandatory factors:

- If a project is ready to proceed, points can be provided (example: design work is complete and a development application has been initiated with the Commission).
- If a project is located in a financially disadvantaged community based on certain economic factors, points can be provided.
- Water supply projects can gain points by using non-Kirkwood-Cohansey aquifer water supply.
- If a project proposes regional infrastructure that supports more than one municipality, more points can be attained.
- A project can gain points if includes provision of sewer service to an area of existing development currently using septic systems, particularly where a public health problem may be identified. The project must first serve new development or new redevelopment in the Regional Growth Area in order to be eligible for funding.

Director Berg reviewed the funding structure. She said this amendment is suggesting a 2% interest rate for the loan, similar to what the I-Bank is currently utilizing. The amendment covers eligible costs that could be funded from the Infrastructure Trust, including land acquisition, administrative expenses, working capital, and engineering and professional services.

Lastly, she reviewed the next steps and provided a timeline once the amendments are adopted. Staff will request proposals from utility authorities, counties and municipalities. The proposal deadline staff has suggested is early January. Project recommendations could be reviewed by the P&I Committee as early as its January meeting. Another public hearing will be scheduled to accept comment on the priority projects. Next, a master plan amendment must be adopted setting a list of priority projects. Staff would then forward the list of projects to the NJDEP and the I-Bank where it will be put in the legislative appropriations (see attached presentation slides).

Vice Chair Avery requested a motion for a resolution to amend the Pinelands Infrastructure Trust Master Plan.

Commissioner Lohbauer made a motion To Adopt an Amendment to the Pinelands Infrastructure Master Plan (See Resolution # PC4-26-19). Commissioner Mauriello seconded the motion.

Commission Matro raised concern about the export of Kirkwood-Cohansey water from towns in Camden County where houses have private, individual wells but discharge to public sewers. He sought clarification on whether the evaluation criteria in the PITF master plan amendment would encourage additional export of water from the Pinelands Area.

Director Berg said agreements are in place to ensure the protection of the Kirkwood-Cohansey including caps on how much water can be discharged through the sewer lines in South Jersey. She noted that any proposals through this amendment would not change those caps. The Kirkwood-Cohansey rules also offer additional protection of the aquifer.

Commissioner Mauriello said he hopes staff have enough time to review the projects based on the current timeline.

ED Grogan said there is no requirement that states a specific schedule must be followed. If necessary, staff will be afforded additional time to review projects and make recommendations to the P&I Committee.

Commissioner Rittler Sanchez asked if there is any reference to what extent watersheds have been found to be at or close to being beyond the threshold of water availability.

Director Berg said when staff review applications for water withdrawals, data from the State's 2024 Water Supply Master Plan is used. Information on which watersheds are constrained can be found on the Commission's website under application guidance materials.

The resolution was adopted by a vote of 10 to 0.

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

There was no public comment provided for the two public development applications, which propose a bike path in Maurice River Township and a water main in Woodbine Borough.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed seven ordinances and one Housing Element and Fair Share Plan in the past month that raised no substantial issue. Some towns continue to refine their tree removal and replacement ordinance to comply with their MS4 permit requirements. North Hanover Township adopted an ordinance banning data centers.

Other Resolutions

Vice Chair Avery introduced a resolution authorizing certain staff and Commissioners to sign checks on behalf of the Commission.

Commissioner Lohbauer made a motion Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks (See Resolution # PC4-26-20). Commissioner Pikolycky seconded the motion.

ED Grogan said with Chuck Horner's retirement there was a need to have additional staff members that can sign checks on behalf of the Commission.

The resolution was adopted by a vote of 10 to 0.

Presentation

ED Grogan said she thought it was a good time to provide an update on Memorandum of Agreements (MOAs) due to the number of proposals being made for new MOAs.

Ms. Roth said MOAs can only be entered into with a Federal, State or a local government agency. The Commission cannot enter into an MOA with a private entity. There are two types of MOAs: Permit Streamlining MOAs and Deviation MOAs.

She said deviation MOAs are necessary when a development activity cannot meet certain standards of the CMP. These types of MOAs require an offsetting measure that will provide at least an equivalent level of protection of the Pinelands. There is a 13-step process for these agreements, which can take up to one-year or more to complete. The process for these agreements was revised in February of 2016. Ms. Roth provided details on seven past MOAs. She reviewed two recent MOAs that were both related to accessible trails. She provided an update on the Black Run Preserve MOA that staff continue to work on with Evesham Township. She said there are two future MOAs that are at the beginning of the process. One MOA would allow for future development at the Atlantic City Airport and the other with CCMUA would allow the construction of a shared conveyance system to collect landfill leachate and municipal wastewater through pipes rather than by truck (See attached presentation slides).

Commissioner Lohbauer said Carleton Montgomery recently provided comments to the Commission about his experience with the MOA process for the Pemberton Lake accessible trail. Mr. Montgomery said the 13- step process is onerous for an accessible trail project. Commissioner Lohbauer asked if we are considering changing the process.

ED Grogan said changing the MOA process would need to be initiated by the Commission. She said when the MOA process was reevaluated and changed in 2016, it aimed at making the process more public and allow both the P&I Committee and the Commission to understand and expressly authorize staff to work on these agreements. She said if the Commission is interested in changing the process, it can be discussed.

ED Grogan said staff has been considering amendments to the CMP that would include specific standards to address accessible trails in the Pinelands Area with respect to wetlands protection. She said this item will be listed in the FY 27 work plan when it is discussed as part of the budget next month.

Commissioner Mauriello said he appreciated the MOA presentation. He said he would be open to hearing about changing the process to be more efficient as long as the protection and transparency are not compromised.

Commissioner Meade asked how often funds flow through the MOAs.

Ms. Roth said it depends. She said with the New Jersey Board of Public Utilities transmission line (Conectiv) MOA, \$13 million was provided to the Commission. That offset resulted in the creation of the Pinelands Conservation Fund, which assists with land preservation projects, among other initiatives. She said when possible, habitat replacement is preferred but it's not always feasible.

Commissioner Rittler Sanchez said she initially thought the MOA process was burdensome, especially for public nonprofit types of projects that are making it easier for people to enjoy the

outdoors. She said another obstacle is grant funding, which include specific timelines that don't always align with the Commission's schedule. She said after Mr. Montgomery's comments, someone reminded us that there is a reason for the process being as open and as long as it is.

She said CMP standards for assessable trails will make it easier for projects like Pemberton Lake. However, she does not support changing the process for other types of development that have permanent impacts on the Pinelands. She supports the process in place. She said the level of scrutiny is justified for projects that cannot meet the standards of the CMP.

General Public Comment

Heidi Yeh of the Pinelands Alliance (PA) said it was only a year ago that the Alliance received an email about the data center that is currently being constructed in Vineland, NJ. She said municipalities around the state are being tasked with the regional impacts of data centers. The PA, along with 60 other organizations, asked the governor for a moratorium on data centers. She said New York State recently implemented a year-long moratorium on data centers. The Alliance recently launched a campaign to bring awareness about data centers to Manchester Township. The Mayor of Manchester Township has indicated that he supports an ordinance banning data centers. She said just yesterday the developer at the Vineland Data Center was issued a stop work order for working on natural gas infrastructure that they don't have a permit for. The Alliance has requested intervenor status in the data center lawsuit facing Monroe Township.

Charles Errera, Mullica Township, asked if Waivers of Strict Compliance applications will expire in February of 2027.

ED Grogan said Waivers that the Commission approved prior to 1992 will all expire in February of 2027. She said Waiver expirations were part of CMP amendments that the Commission authorized in October of 2025 and went into effect in early January of 2026. She noted that Waivers approved after 1992 were issued with a five-year expiration date.

Mr. Errera raised concerns about review times by the Regulatory Programs staff being longer than usual and asked if considerations would be provided if an applicant is actively working with Commission staff to complete the application and approval process related to an expiring waiver.

ED Grogan said there aren't many pre-1992 waivers. Staff is aware of the date, and the Commission will do everything it can do review the materials in a timely manner.

Mr. Errera asked how property owners were notified about the waiver expirations.

ED Grogan said staff sent letters to the addresses the Commission had on file about the upcoming expiration deadline and has communicated the information to some municipalities as well. Commissioner Pikolycky suggested that the staff remind municipalities of the upcoming expiration date and ask them to convey that information to landowners.

Dinkar Ganti of Princeton, NJ, said he owns a parcel in Hamilton Township that was referenced in the public comment on the Infrastructure Master Plan amendment. He said if Commissioners have any questions, he is available to answer them.

Other

Commissioner Lohbauer noted three take aways from the meeting that are all connected and suggested the Commission consider these matters in the future:

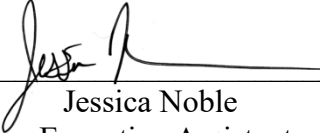
- There is a direct link between landfill capping and the development of solar energy facilities on the landfill once capped.
- Battery Energy Storage Systems are critical in optimizing solar energy facilities by storing the energy for later use.
- The PITF should be further amended to include energy infrastructure projects to support solar.

Commissioner Asselta said in order for the solar projects to continue being constructed in this state, the New Jersey Board of Public Utilities needs to release the Solar Renewable Energy Credits (SRECs). He said SREC funds have not been spent in a long time and are waiting to be invested in new clean energy projects.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 11:24 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: August 21, 2026



Pinelands Infrastructure Trust Fund Master Plan Amendment:

Eligible Types of Infrastructure
Ranking Criteria
Funding Structure

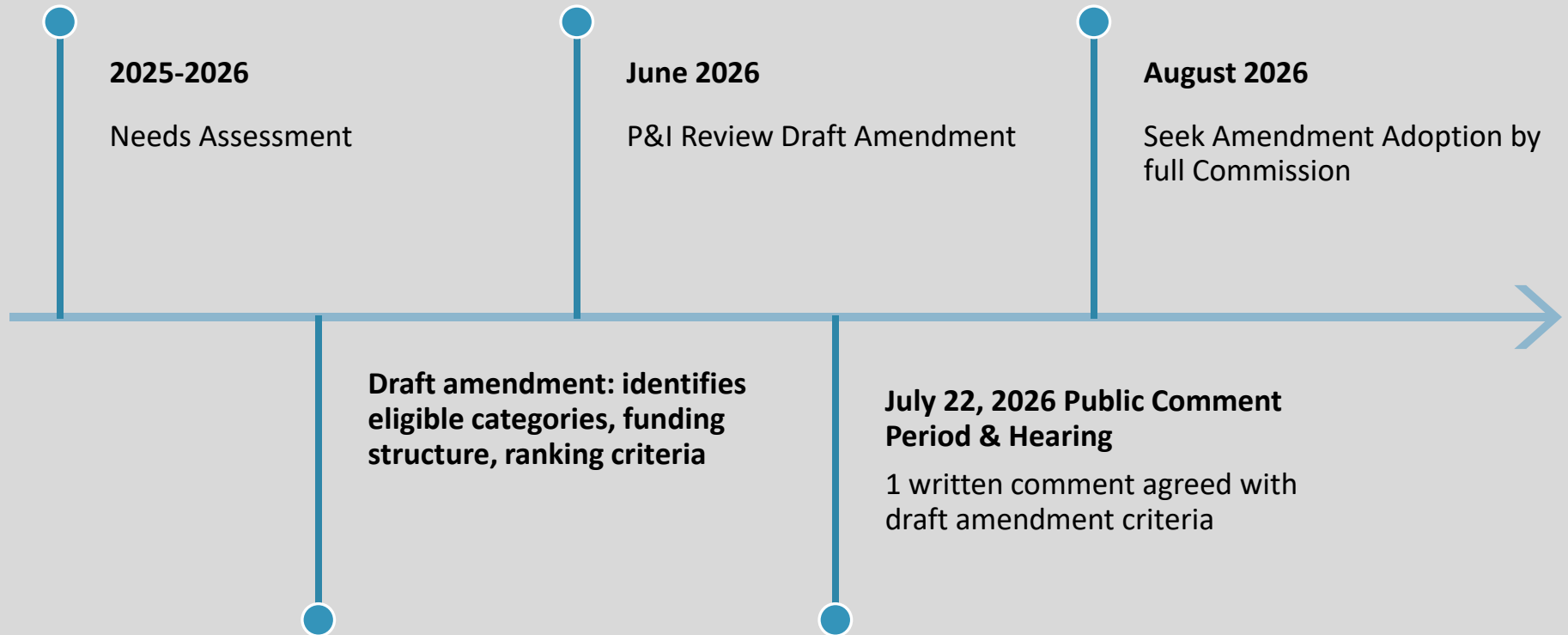
AUGUST 14, 2026

Background



Commission's role to adopt an Infrastructure Master Plan to set project evaluation criteria, set funding structure, and identify priority projects. Public hearings are required
DEP & I-Bank provide grant/loan administration and include in legislative appropriations
Multiple Master Plan amendments in the past, most recently in 2019
Funding available now is approximately \$11M

Amendment Process To Date



Project Proposal Evaluation

Mandatory Requirements for Infrastructure Project Proposals	Max Possible Points	Revised Criterion from 2019
Level of service (#DUs to be served)	40	N
Potential PDC Use in supported development	40 – Higher points awarded if municipal ordinance has mandatory PDC use	N
Local Matching Funds	20	N
Project will serve new development or redevelopment	10	

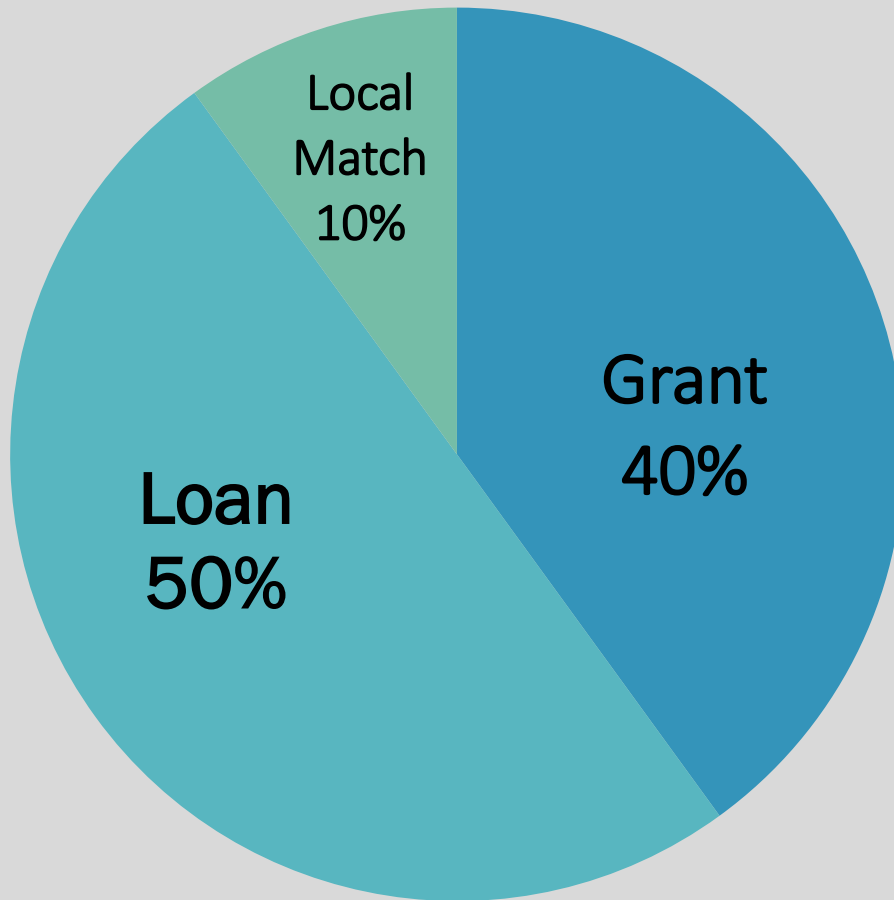
Maximum Points Possible = 110

Non-mandatory Factors

Additional Criterion	Maximum Points Possible	2019 Criterion
Readiness to Proceed	15	N
Economic Factors	20	N
Non-K/C water supply source	10	Y
Regional Infrastructure	10	N
Conversion of Septic Service Areas	10	*added by P&I

Additional Points Possible = 65
All Criteria = 175 points maximum

Proposed Funding Formula



- In cases of hardship, the local match may be waived allowing for 50% grant
- Federal funding must be deducted from project costs
- 2% Interest rate on loan portion
- Interest rate comparable to I-Bank current average

Funding Details

Eligible Costs

- Land acquisition
- Engineering, planning, legal, other professional services
- Administrative expenses incidental to project
- Establishment of working capital

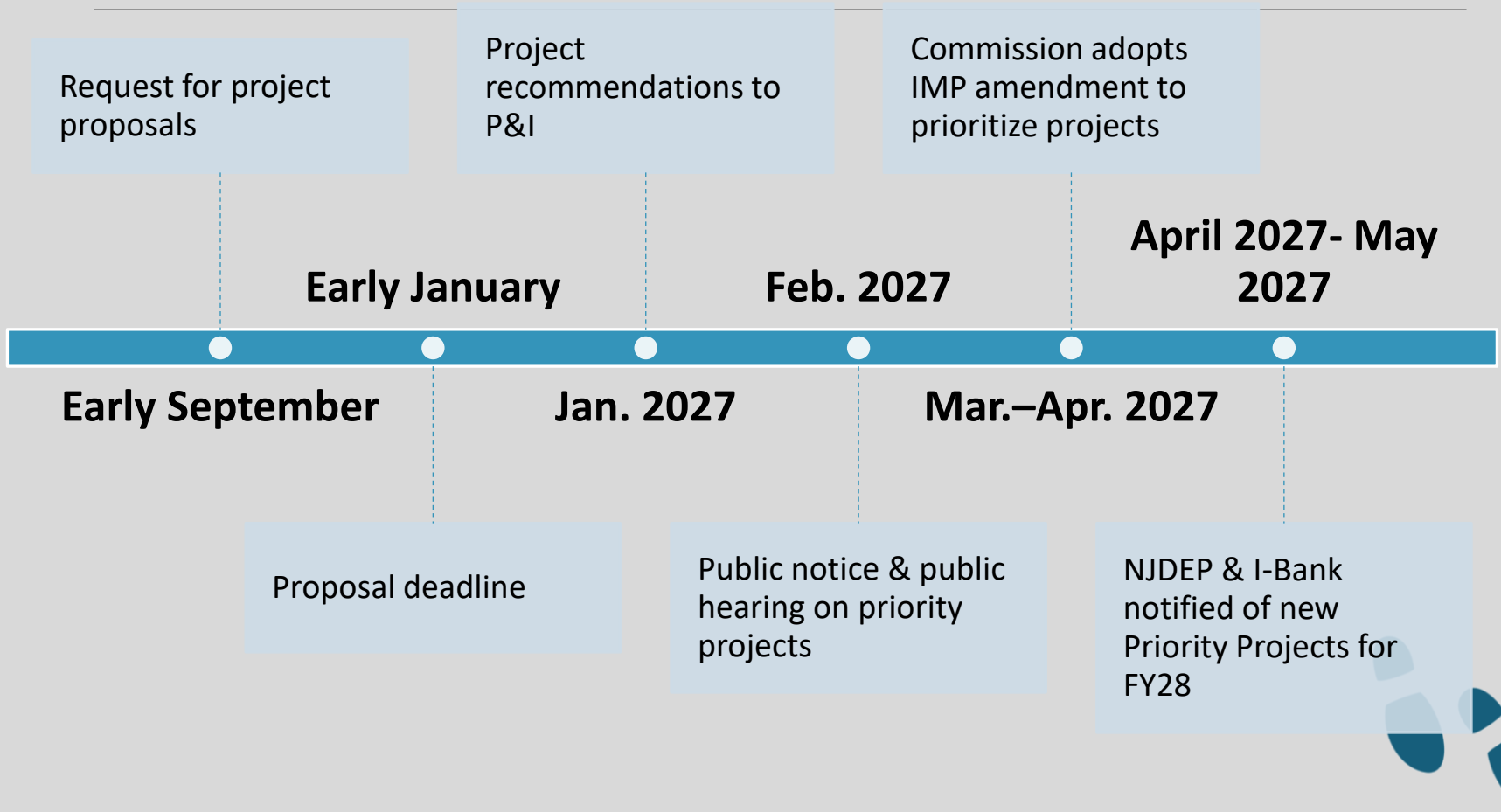
Interest Rate

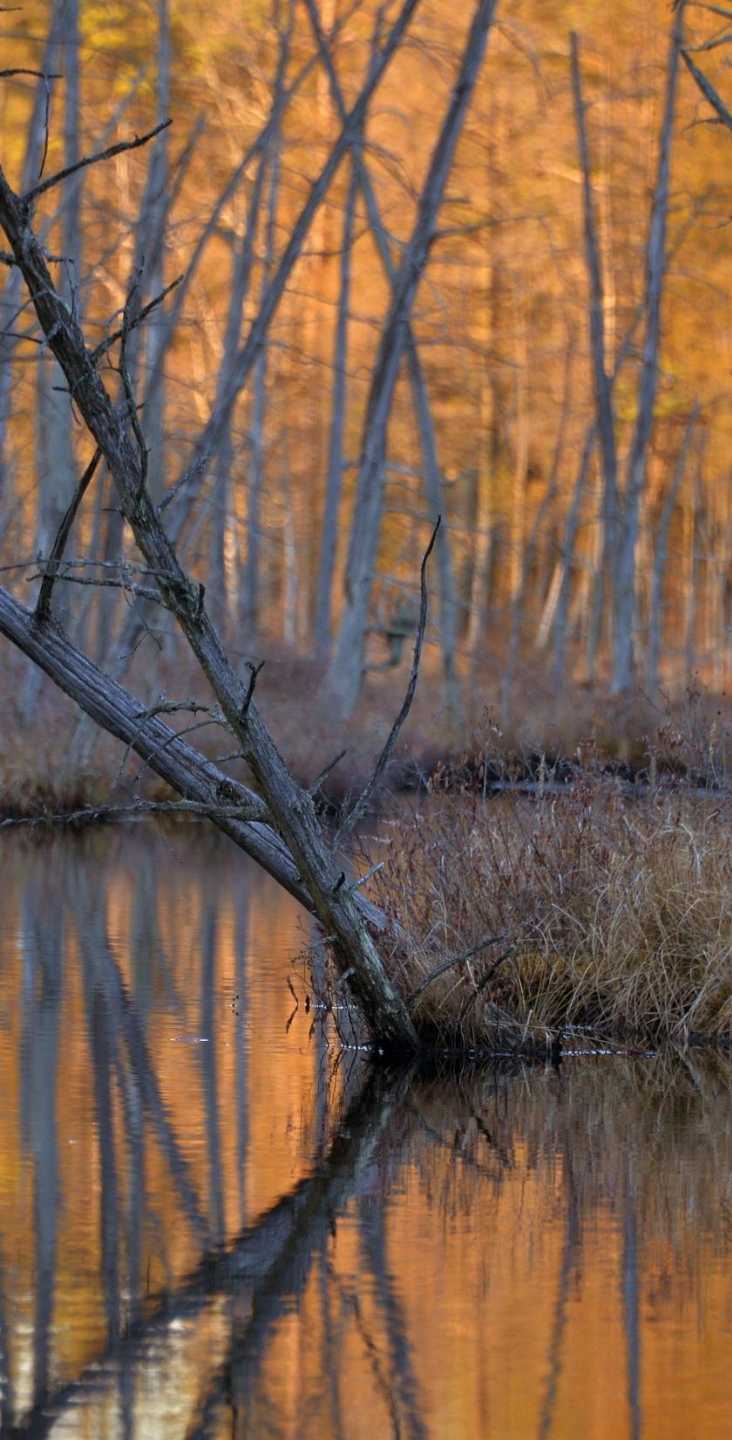
- 2% Proposed
- Not more than 50% of average Bond Buyer Municipal Index for preceding 26 weeks
- 30-year loan

Restrictions

- Federal funding must be deducted from project costs and that portion is not eligible for PITF funding

Next Steps





Questions



MEMORANDA OF AGREEMENT 2026 UPDATE



**Pinelands Commission Meeting
August 14, 2026**

OVERVIEW

- ▶ Who is eligible for an MOA
- ▶ Types of MOAs
- ▶ MOA Process
- ▶ Significant Past Deviation MOAs
- ▶ Recent Deviation MOAs
- ▶ MOAs in Progress
- ▶ Possible Future MOAs

TYPES OF MOA

- ▶ CMP authorizes the Commission to enter into intergovernmental Memoranda of Agreement with any Federal, State or local governmental agency
- ▶ Permit Streamlining MOAs
 - ▶ Permits specified development activities consistent with CMP requirements without securing individual approvals from the Commission
- ▶ Deviation MOAs
 - ▶ Permits specified development activities not consistent with CMP requirements. Requires offsetting measures and a finding that an equivalent level of protection has been provided to Pinelands resources

MOA PROCESS

Adopted June 2008

Revised February 2016

► 13 Step Process

- Starts with meeting with staff to discuss development plan and regulatory options
- If Public Agency wishes to proceed with MOA, next step is to meet with Chair and Executive Director
- Submission of detailed proposal to Executive Director
- Agency Presentation to the P&I Committee and obtain recommendation for consideration by full Commission
- Commission is briefed and makes decision whether to authorize staff to move forward with administrative/drafting process
- Executive Director consults with P&I Committee as draft is prepared

MOA PROCESS

CONT.

- Draft MOA discussed with P&I Committee
- Public Hearing Scheduled
- Executive Director's Recommendation Report with Response to Comments Prepared
- Executive Director's Report Presented to P&I Committee for Recommendation
- P&I Committee's Recommendation is Incorporated into Proposed Commission Resolution
- Presentation of Proposed MOA and Resolution for Commission consideration

ATLANTIC CITY AIRPORT 2004



- South Jersey Transportation Authority
- Authorized Short-Term projects:
 - Terminal Building Expansion and gates; Runway Upgrades – ILS, approach light system, localizer antenna, marker beacons, holding apron; Relocation of Apron and Taxiway, etc.
 - Auxiliary Development Area; Parallel Taxiway West of Runway 4-22; Airplane Parking and taxiways, etc.
 - Hotel and conference center
- Deviation – Wetlands and T&E species protection
- Offsets– 290-acre Grassland Conservation and Management Area in Northwest Quadrant; two Forest Preservation areas totaling ~407 acres and designated as “not to be developed” on the Airport Layout Plan

NEW ELECTRIC TRANSMISSION LINE – 2004

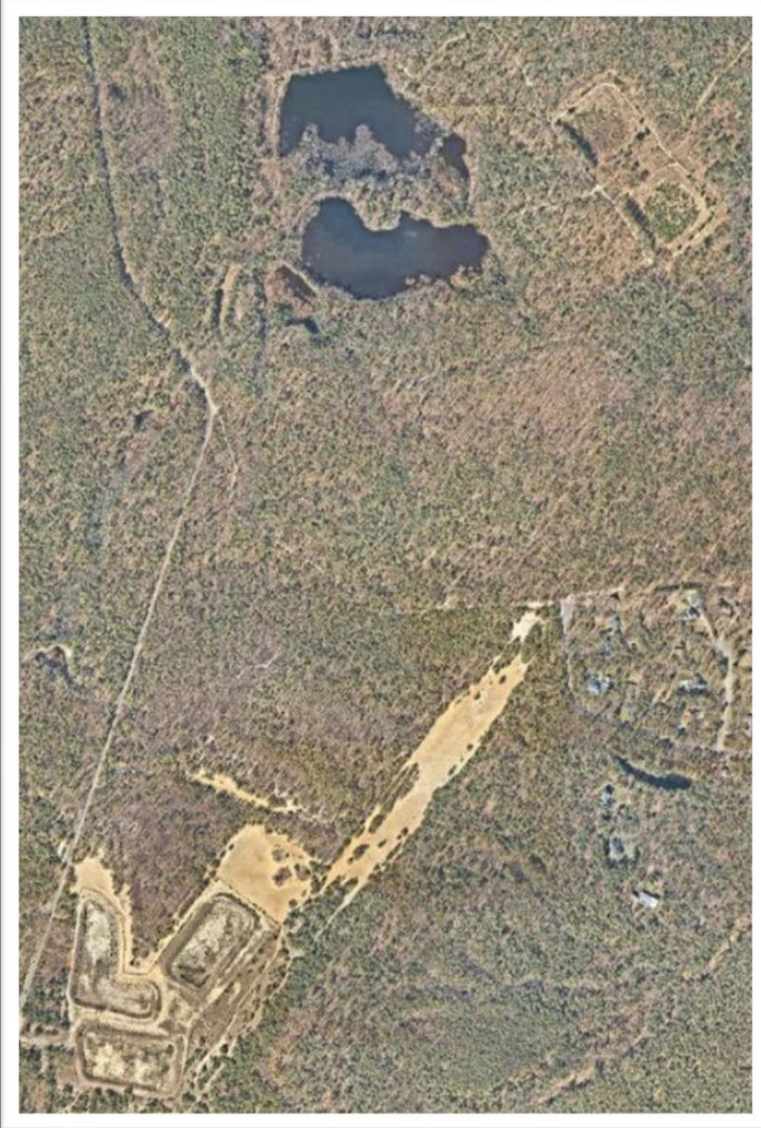


- Board of Public Utilities
- 33-mile corridor adjacent to Garden State Parkway
- Deviation: wetlands and permitted use standards
- Offset: \$13 million contribution (PCF)
- Other Outcomes: ROW vegetation maintenance plan; GSP Overlay District rules

STAFFORD LANDFILL AND BUSINESS PARK – 2006/2010



- Stafford Township and Ocean County
- 2006 - closure of landfills and redevelopment of existing business park in the Regional Growth Area
- 2010 Amendment – solar facility on closed landfill
- Deviation – wetlands buffers and T&E standards
- Offset - deed restriction of 570 acres in the Forest Area and 75 acres of snake habitat; green building design; species management plan; funding for Pinelands landfill closure study



EVESHAM WASTEWATER LAGOONS – 2007

- Evesham MUA, and Evesham Township
- New wastewater lagoons (recharge basins) in the Rural Development Area
- Offset: protection of 900 acres in the RDA; elimination of spray irrigation fields; participation in beneficial reuse program at golf courses

ANCORA HOSPITAL SEWER SERVICE – 2007, AMENDMENT - 2010

Ancora Deed of Conservation Restriction - Township of Winslow, Camden County



- NJDHS, NJDEP and CCMUA
- Extension of sewer to serve existing hospital in Rural Development Area
- Deviation: permitted use standards
- Offset: deed restriction of 350 acres on the hospital campus; future hospital expansion limited to specific development area
- Other Benefits: discharge of treated wastewater to Blue Anchor Brook Watershed eliminated; cessation of water withdrawals from the K/C Aquifer, except for temporary withdrawals and emergency situations

OCEAN COUNTY AIRPORT EXPANSION (ROBERT MILLER AIRPARK) - 2012



- Ocean County
- Permitted construction of new crosswind runway and upgrades to an existing airport in the Preservation Area District and Forest Area
- Deviation: wetlands and T&E species standards
- Offset – Protection of 485 acres of upland T&E species habitat near the airport; creation of new grassland bird habitat and reptile habitat management areas; sickle-leaved golden aster management plan

FIRST AMENDMENT TO THE ATLANTIC CITY INTERNATIONAL AIRPORT MOA - 2019



- South Jersey Transportation Authority
- Removal of Grassland Conservation and Management Area on the Airport per FAA policy to address bird strikes; removal of seasonal mowing restrictions
- Deviation: T&E species protection
- Offset: Creation of a new Grassland Conservation and Management Area in the vicinity of the airport for T&E migratory birds; financial contribution to the PCF for land acquisition
- Enhancement of 12 additional acres of the Forest Preservation Area in the Northeast Quadrant of the airport for Frosted Elfin butterfly (threatened species)

RECENT MOAS

LAKE PEMBERTON MOA – FEBRUARY 2024

- Lake Pemberton Accessible Trail
- Pemberton Township
- Deviation – Wetland protection standards
- Offset – revegetation of disturbed areas with native vegetation; installation of rain garden; barriers and accessible parking



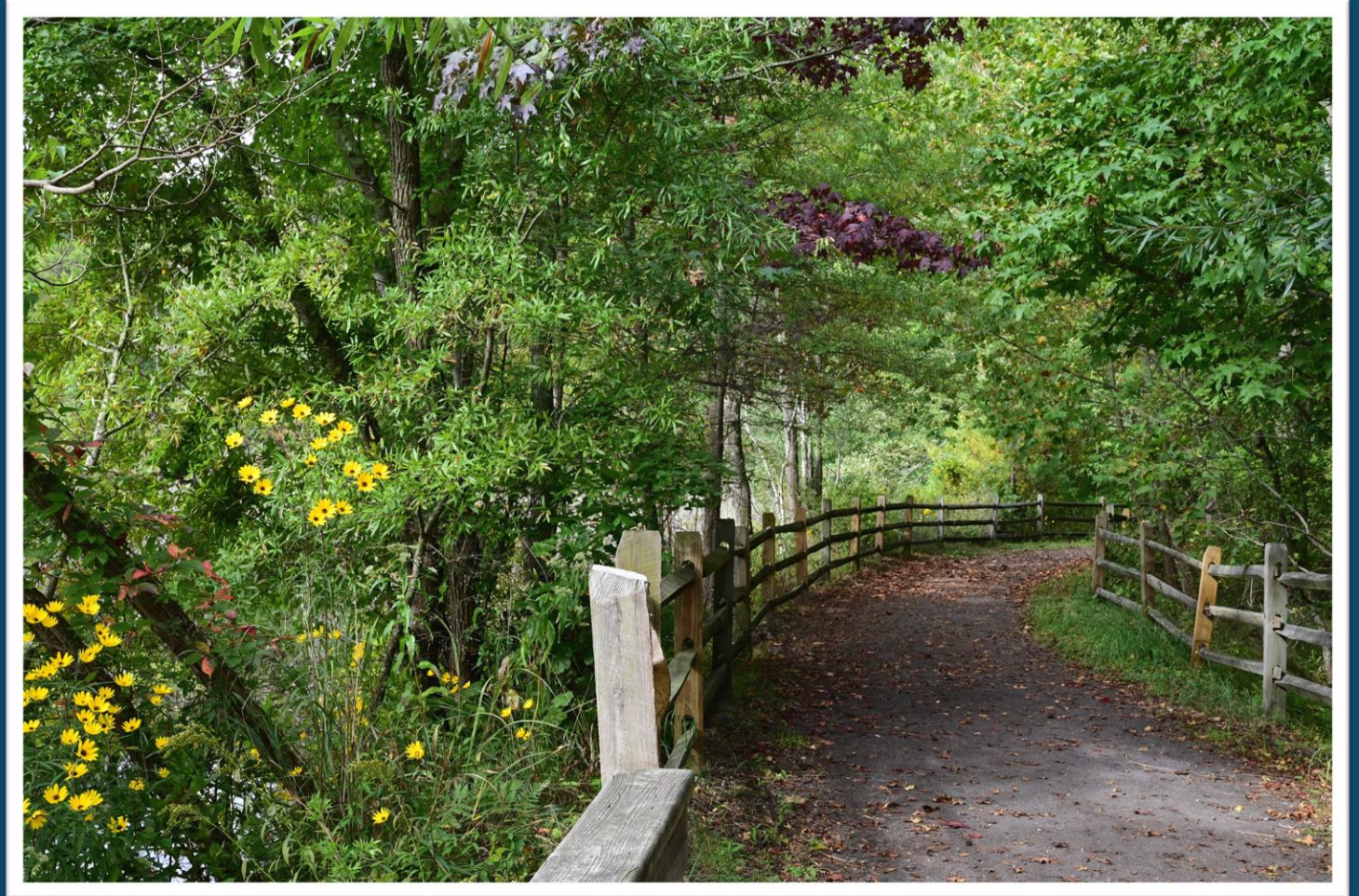
FORECASTLE LAKE PARK ACCESSIBLE TRAIL MOA – NOVEMBER 2024

- ▶ Stafford Township
- ▶ Deviation – Wetland Buffer Standards
- ▶ Offset – Revegetation (tree planting) in two areas adjacent to Canal Avenue consisting of 35,000 sq. ft. in total; barriers and accessible parking



MOAS IN PROGRESS

- Black Run Preserve
 - Evesham Township
 - Proposed – accessible trail within wetlands/buffers; resolution of numerous outstanding violations related to trails and parking areas
 - Anticipated Deviations – wetlands and buffer standards; T&E species protection standards



POSSIBLE FUTURE MOAS

- South Jersey Transportation Authority – potential development of the northwest quadrant at the Atlantic City International Airport
- Cape May County MUA –shared conveyance system to collect leachate from the Cape May Landfill and future sewer flows from Woodbine Borough and the Department of Human Services (Woodbine Developmental Center)

A dark, wooded landscape with a wooden fence and the word 'QUESTIONS?' overlaid. The scene is dimly lit, with a dense forest of trees and foliage. A wooden fence runs across the middle ground, partially obscured by branches and leaves. The word 'QUESTIONS?' is written in large, white, bold, sans-serif capital letters on the left side of the image.

QUESTIONS?



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 18

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0381.005 & 2019-0027.001)

Commissioner Lohbauer moves and Commissioner Mauriello seconds the motion that:

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

1987-0381.005	
Applicant:	NJDEP State Parks, Forests and Historic Sites
Municipality:	Pemberton Township
Management Area:	Pinelands Preservation Area District
Date of Report:	July 23, 2026
Proposed Development:	Replacement of a septic system at Whitesbog Village; and

2019-0027.001	
Applicant:	NJ Department of Transportation
Municipality:	Town of Hammonton
Management Area:	Pinelands Town
Date of Report:	July 23, 2026
Proposed Development:	Installation of scour countermeasures at the Cedar Branch Bridge on Route 206.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

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

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

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1987-0381.005 & 2019-0027.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

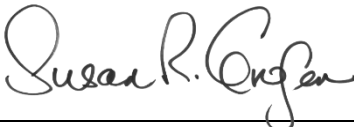
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope			X		Mauriello	X				Wallner	X			
Irick			X		Meade	X				Matos			X	
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 14, 2026



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Re: Application # 1987-0381.005
Block 898, Lot 1
Pemberton Township

Dear Mr. Cecil:

The Commission staff has completed its review of your application for the replacement of a septic system at Whitesbog Village. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 14, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Cameron Corini, PE (via email)
Allison Pierson (via email)



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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Application No.: 1987-0381.005
Block 898, Lot 1
Pemberton Township

This application proposes the replacement of a septic system at Whitesbog Village located on the above referenced 261.34 acre parcel in Pemberton Township.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.1(a)10) provides that the replacement of an existing on-site wastewater disposal system does not require the completion of an application with the Commission unless the proposed replacement is located within a historic resource designated by the Commission. Whitesbog Village has been designated by the Commission as a historic resource. Therefore, the proposed replacement septic system requires the completion of an application with the Commission.

The Whitesbog General Store is serviced by an onsite septic system. The existing septic system is comprised of a septic tank and a small disposal field. The applicant has indicated that the existing septic system is failing. This application proposes to replace the existing septic system with a system comprised of a four septic tank system and an 864 square foot disposal field.

STANDARDS

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

Land Use (N.J.A.C. 7:50-5.22)

The parcel is located in the Pinelands Preservation Area District. The replacement of a septic system is permitted in the Pinelands Area.

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

There are wetlands located within 300 feet of the proposed development. The replacement septic system will be located in the same location as the existing septic system.

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

The proposed development will be located within an existing maintained lawn area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize the disturbed areas, the applicant proposes replanting the maintained lawn area with turf grasses.

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

A cultural resource survey was completed within the project area. The survey demonstrated that the project area does not contain any significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 30, 2026. Online news publication notice was completed on June 15, 2026. The application was designated as complete on the Commission's website on June 16, 2026. The Commission's public comment period closed on July 10, 2026. The Commission received one written public comment regarding this application.

Public Comment: The commenter requested that the Commission approve the proposed septic system replacement application.

Staff Response: The Commission appreciates the commenter's interest in the application and notes that this report recommends that the Commission approve this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of three sheets, prepared by Roberts Engineering Group, LLC and dated as follows:

Sheet 1 - July 3, 2024
Sheets 2 & 3 - October 9, 2024
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 10, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

From: Allison Pierson (whitesbogpreservationtrust@gmail.com)
Received: 7/7/2026 3:47:25 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: Application and Development Submission or Questions
Attachments: None

Below is the result of your feedback form. It was submitted by
Allison Pierson (whitesbogpreservationtrust@gmail.com) on Tuesday, July 7, 2026 at 15:46:57

email: whitesbogpreservationtrust@gmail.com

subject: Application and Development Submission or Questions

print_blank_fields: 1

Name: Allison Pierson

Phone Number: 2155860454

Contact Purpose: Application or Site-Specific

Subject Municipality: Pemberton Township

Existing Application Number Prefix: 1987

Existing Application Number : 0381

Existing Application Number Suffix: 005

Property address: 120 W Whites Bogs Rd, Browns Mills, NJ 08015

Message: It is hard to emphasize how important it is to Whitesbog Historic Village to have a working septic system for the General Store. All of our visitors hope for bathroom access, many visit from an hour away as well as locally to learn about and experience our New Jersey and National Register Historic District site, the birthplace of cultivated blueberries, and not having indoor bathrooms available is quite a letdown for visitors, especially seniors. Please, please, please, please, approve the septic system work. It is an existing system that needs an update and it is long overdue. As a non-profit, we depend on community support and visitors to meet our mission. It will be greatly appreciated. -Allison Pierson, Executive Director of Whitesbog Preservation Trust

Submit: Submit



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Re: Application # 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

Dear Mr. Brock:

The Commission staff has completed its review of your application for the installation of scour countermeasures at the Cedar Branch Bridge on Route 206. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 14, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Town of Hammonton Planning Board (via email)
Town of Hammonton Construction Code Official (via email)
Town of Hammonton Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Brian Lainson, PE (via email)



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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Application No.: 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

This application proposes the installation of scour countermeasures at the Cedar Branch Bridge within the Route 206 right of way and on the above referenced 2.05 acre parcel in the Town of Hammonton.

The applicant has indicated that the bridge has been affected by ongoing erosion and that the bridge is at high risk for scour undermining (erosion of dirt and sediment beneath the bridge foundation). This application proposes the installation of approximately 2,657 square feet of articulated concrete block matting and rip-rap stone to protect the bridge from further erosion.

A portion of the proposed development will be located on Block 4702, Lot 18 owned by a private property owner(s). The applicant proposes to acquire the area where development will occur on Block 4702, Lot 18 through an agreement with the property owner. If an agreement with the property owner cannot be reached, the applicant has indicated that they will exercise eminent domain. A condition is included in this Report indicating that no development shall occur on Block 4702, Lot 18 until the applicant has obtained lawful right of access to the affected property.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following CMP standards are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located in the Pinelands Town of Hammonton. The proposed development is permitted in a Pinelands Town.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed development will be located in wetlands and the required buffer to wetlands. The proposed development will disturb approximately 2,657 square feet of wetlands.

The CMP permits bridges (linear improvements) and improvements associated with bridges, such as erosion countermeasures, in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve the safety of the existing bridge. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

The applicant received a Freshwater Wetlands General Permit and a Flood Hazard Area General Permit from the New Jersey Department of Environmental Protection (NJDEP) on March 5, 2021 for the proposed development. That permit expired on March 5, 2026. On March 17, 2026, the NJDEP granted a five year extension of the permit.

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

The proposed scour countermeasures will be installed within areas containing herbaceous vegetation, maintained grass, and open water. All soil disturbance and clearing will be limited to that which is necessary to accommodate the proposed development.

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

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on June 10, 2026. The Commission’s public comment period closed on July 10, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 8 sheets, prepared by Dewberry Engineers, all sheets dated October 18, 2023.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native

grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a valid Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sediment from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.
7. No development proposed in this application shall occur on the above referenced lot unless and until the applicant obtains the necessary lawful right of access.

CONCLUSION

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



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

LAURA E. MATOS
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Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 10, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-19

TITLE: To Adopt an Amendment to the Pinelands Infrastructure Master Plan

Commissioner Lohbauer moves and Commissioner Mauriello seconds the motion that:

WHEREAS, P.L. 1985, Chapter 302 (the Pinelands Infrastructure Trust Bond Act) authorized creation of a debt of the State of New Jersey by issuance of bonds in the sum of \$30,000,000 for the purpose of providing grants and loans to local units of government in the Pinelands Area for infrastructure capital projects necessary to accommodate development in the Regional Growth Areas; and

WHEREAS, P.L. 1985, Chapter 302 required that the Pinelands Commission adopt an infrastructure master plan to be used in evaluating projects to be financed, to specify funding structure in terms of grants and loans to be awarded, and to recommend the level of funding for selected projects; and

WHEREAS, the Department of Environmental Protection adopts regulations regarding grant and loan procedures and regulations regarding allowable costs in N.J.A.C. 7:22 – 6 and 7 to implement the awards specified in the adopted Pinelands Infrastructure Master Plan; and

WHEREAS, on January 16, 1987, the Pinelands Commission adopted the original Pinelands Infrastructure Master Plan by Resolution PC4-87-03; and

WHEREAS, since that time, the Pinelands Commission adopted a number of amendments to the Pinelands Infrastructure Master Plan, most recently in 2019 through Resolution PC4-19-35; and

WHEREAS, with that 2019 amendment Pinelands Commission allocated available funding of \$15,000,000 among five infrastructure projects; and

WHEREAS, three of the five projects prioritized by the 2019 amendment failed to proceed resulting in approximately \$10,000,000 in the Pinelands Infrastructure Trust Fund that could be reallocated to support future infrastructure projects in the Regional Growth Area, and

WHEREAS, the Pinelands Commission has evaluated the current needs for infrastructure to support the demands of the Regional Growth Area; and

WHEREAS, it is necessary to revise the Pinelands Infrastructure Master Plan to create a framework for ranking new projects and to design a structure for funding that will address the current needs for infrastructure; and

WHEREAS, a public hearing to receive testimony on a proposed amendment to revise the project ranking criteria and funding structure was duly advertised, noticed and held virtually on July 22, 2026, at 10:00 a.m.; and

WHEREAS, the Executive Director has found that the amendment to revise the categories of infrastructure and the criteria for ranking project proposals supports the objectives of the Pinelands Infrastructure Bond Act; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending adoption of the June 2026 Pinelands Infrastructure Master Plan amendment; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the June 2026 Infrastructure Master Plan amendment be adopted; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the amendment and has reviewed the Executive Director’s report; and

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

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

NOW, THEREFORE BE IT RESOLVED that

- 1. An Order is hereby issued to amend the Pinelands Infrastructure Master Plan by revising the project ranking criteria and funding structure in accordance with the June 2026 amendment.
- 2. The Executive Director shall issue a request for project proposals and in the event that projects are submitted to and evaluated by the Commission in accordance with the amended Infrastructure Master Plan, selection of projects and funding awards will be considered in a future amendment.

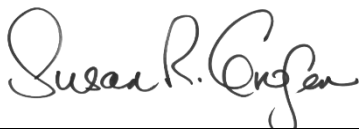
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope			X		Mauriello	X				Wallner	X			
Irick			X		Meade	X				Matos			X	
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 14, 2026



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair

New Jersey Pinelands Commission



PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT

PROJECT RANKING CRITERIA AND FUNDING STRUCTURE

PC4-26-19

August 14, 2026

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Overview

The Pinelands Infrastructure Trust Fund (PITF) was established in 1985 to help local governments and utility authorities defray the costs associated with supporting the population and economic growth targeted at Pinelands Regional Growth Areas. The Pinelands Infrastructure Bond Act became law on August 23, 1985. Voters subsequently approved a bond issue that allowed \$30 million to fund the PITF. The funds are disbursed through grants and loans for certain types of infrastructure projects that serve the needs of Pinelands Regional Growth Areas (RGA).

The Pinelands Commission prepared the original Pinelands Infrastructure Master Plan (IMP) as required by the PITF Act. That Infrastructure Master Plan accomplished three things. First, it delineated a funding structure for loans, grants, and local matching funds (originally 40%, 40%, and 20%, respectively). Second, it created a ranking system by which proposed infrastructure projects would be judged for funding eligibility. Third, it generated the list of projects that were deemed eligible for the initial round of funding. In 2019, the IMP was amended and the Commission set a funding structure that allowed project costs to be funded with up to 50% loan and 40% grant from PITF with a required a 10% local match. The list of prioritized projects was then forwarded to the New Jersey Infrastructure Bank (I-Bank) for management of the funding process.

In that funding round, five projects were awarded funding. Of those, only two (Pemberton Township water system improvements and Galloway Township sewer extension) have made some progress and accessed or will be accessing the funds to complete the projects. For the remaining projects including water, sewer, and transportation development, local sponsors have declined to proceed subsequent to the award or have made no significant progress in the past seven years. Therefore, staff is recommending that the Commission consider amending the IMP to set new criteria for funding, and subsequently, to prioritize projects for funding award. This process will result in the Commission amending the IMP twice, first identifying types of eligible infrastructure projects and ranking criteria along with a funding structure, and second, awarding new grants and/or loans to prioritized projects.

Currently, there is approximately \$10 million available to be disbursed as loans and/or grants. This is the remaining funding available after deducting the amount awarded to the two projects from 2019 that have made significant progress. For consideration of a new IMP amendment, a new funding structure will be outlined below. For a new funding round, new project priorities and ranking criteria are recommended and will be further discussed below.

Following review by the Policy & Implementation Committee of an IMP amendment to revise project ranking criteria and set a funding structure for proportions of grant, loan, and/or local match requirements, a public hearing must be held regarding the amendment. Staff will return to the Committee to review public comments and to seek a recommendation to forward it on to

the Commission to adopt the ranking criteria and funding structure amendment, as well as to move forward with posting a new request for project proposals.

If authorized to proceed, the Commission will announce a Request for Proposals to solicit applications for the 2026 funding round. Submitted applications will be ranked by staff and reviewed by the Policy & Implementation Committee. Subsequently, a second Master Plan amendment will be prepared, which will include the list of projects to be prioritized for funding. The second amendment to the IMP will then proceed through the same route of public hearing, committee review and adoption by the Commission. Following adoption of the IMP by the Commission, legislative appropriation must occur prior to funding awards through the Infrastructure Bank.

It should be noted that projects selected for funding prioritization through the Infrastructure Master Plan are not approved for development. All must follow normal permitting procedures including application to the Pinelands Commission and any other necessary permits or approvals before development may occur.

Objectives

The purpose of this Pinelands Infrastructure Trust Master Plan amendment is twofold. First, it proposes to create a revised set of ranking criteria for evaluating projects that will serve the needs of the Pinelands Regional Growth Areas. For this round, only projects involving water supply and wastewater projects would be solicited. Second, it proposes a new interest rate for any loans disbursed from the Pinelands Infrastructure Trust while maintaining the funding structure used in the 2019 funding round (50% loan, 40% grant, and 10% minimum local match).

The Pinelands Infrastructure Act was intended to also enhance the Pinelands Development Credit (PDC) program while also supporting the increased infrastructure needs and costs associated with development in RGA. Therefore, any project that receives PITF funding in this round must support new development or redevelopment for which PDC use is required or permitted by a municipal ordinance. Recommended ranking criteria reflect the underlying objective of the Pinelands Infrastructure Act of supporting both the PDC program and infrastructure needs of the RGA.

Eligible Infrastructure Types

The 2019 IMP amendments expanded the types of infrastructure projects eligible for funding to include transportation, green infrastructure projects, and water supply projects, as well as wastewater infrastructure. Prior to the 2019 funding round, all previous Infrastructure Plans had

awarded funding only to wastewater infrastructure projects. Due to the interest in and success of water supply and wastewater infrastructure projects, staff is recommending that the next round of funding be offered only to water supply or wastewater infrastructure projects. This would amend the IMP to only allow funding to be used for water supply and wastewater infrastructure projects that serve development in RGAs.

Ranking Criteria

There are two categories of ranking criteria: mandatory requirements and additional criteria. Mandatory requirements allow any project to earn up to 110 points and have largely remained the same from the 2019 funding round. The mandatory requirements emphasize the importance of infrastructure projects that will serve areas zoned for significant PDC redemption opportunities. Under the additional criteria section, the 2019 ranking criteria are revised to include four criteria: municipal economic factors, readiness to proceed, non-Kirkwood Cohansey water sources, and regional infrastructure support. The economic criterion is included in this funding round to recognize financially distressed Pinelands communities, because the cost of additional connections and/or upgrades can cause further financial strain for such communities. The readiness-to-proceed criterion is included to ensure that a municipality has a plan in place for project completion, thereby increasing the likelihood that the goals of the PITF will be realized. If maximum points are awarded to the proposed infrastructure project, a total of 175 points is possible in the ranking criteria including both the mandatory requirements and the additional criteria further described below.

Mandatory Requirements

All projects must provide service to a Regional Growth Area. Only infrastructure that supports new residential or mixed-use development and redevelopment will be considered. Only project costs associated with facilities and infrastructure inside the Pinelands Area will be eligible for funding. All projects must be eligible for points in these first three criteria. A project may be awarded up to 110 points under the mandatory requirements.

1. Level of Service (40 points)

This refers to the number of new dwelling units that are potentially served based on municipal zoning. Projects that will serve a larger number of residential units will be awarded higher points in this category. This category reflects the PITF's goal of supporting new development in the RGA to achieve the growth-oriented objectives in the Comprehensive Management Plan.

Scoring Factor	Number of Points
25 – 50 residential units	5
50 – 100 residential units	10
100 – 200 residential units	15
200 – 300 units	20
300 – 400 units	25
400 – 500 units	30
Greater than 500 units	40

2. Potential for PDC use - based on certified municipal zoning (40 points)

The project must serve areas where PDC use is optional or mandatory based on a certified municipal ordinance. Mandatory use is granted additional points in bonus factors. Potential use of greater numbers of PDCs increases awarded points. This criterion emphasizes the CMP's goal of ecological preservation and protection while supporting the PITF's objective of providing financial assistance for development in the RGA. Notably, many certified municipal ordinances and redevelopment plans include mandatory PDC use provisions.

Scoring Factor	Number of Points	
5 PDCs (20 rights)	5 for optional use	10 for mandatory use
7.5 PDCs (30 rights)	7 for optional use	15 for mandatory use
10 PDCs (40 rights)	10 for optional use	20 for mandatory use
12.5 PDCs (50 rights)	12 for optional use	25 for mandatory use
15 PDCs (60 rights)	15 for optional use	30 for mandatory use
Greater than 15 PDCs (>60 rights)	20 for optional use	40 for mandatory use

3. Local matching funds (20 points)

Not less than 10% of project funding must come from non-PITF sources, unless a hardship exists and the project otherwise is highly ranked. As funding is limited, some costs of the project must come from the municipality or local government entity to fund the project. This criterion also reflects the commitment of the municipality or project sponsor to carry out the project.

Percent Match	Number of Points
10-30%	14
Greater than 30%	20

4. Project will serve new development or redevelopment (10 points)

Recognizing that the PITF focused on the growth that was expected to occur in the RGA, projects proposed for funding must support new residential or non-residential development. Infrastructure to serve only existing development is not eligible. Infrastructure projects that will serve residential or non-residential development where the development is currently active and may have progressed to the point of obtaining local approvals are eligible. It should be noted that residential projects have the potential to rank higher in these evaluation criteria.

Additional Criteria

Although project proposals are not required to address these criteria, they may increase the project ranking score by addressing these criteria.

1. Readiness to proceed (15 points)

This criterion is to prioritize projects that are more likely to be completed/show a commitment to completing a project. This ensures that the funding is provided for projects that will be completed, which fulfills the goal of directing development to the RGA.

Scoring Factor	Number of Points	
	Task Initiated	Task Completed
Engineering design, plans, reports, feasibility	2	3
Registration with I-Bank or municipality adopted resolution for local funding	2	4
Development application to Commission initiated	5	8

2. Economic Factors (20 points)

An aspect of PITF is to ensure that the tax burden of providing utilities to serve residential development in the RGA does not fall on residents. As such, this criterion is

included to slightly increase priority for projects occurring in financially disadvantaged communities where financial burdens may be a barrier. If a project municipality qualifies under two or more of the following factors, no local match will be required. Therefore, the project could be awarded 10% more in grant allocation, for a total of 50% grant, 50% loan for the proposed project. This does not remove the mandatory project criteria above, but the local match requirement may be removed when the Commission amends the IMP to prioritize projects and award funding. Final award and determination of the required local match would be subject to review and authorization by the Commission.

Median household income, unemployment rate, percentage of population receiving TANF or SNAP benefits, and population trend data can be found in the 2026 NJ Department of Community Affairs (NJDCA)'s [Community Revitalization Index \(CRI\)](#). The values provided as the average for South Jersey are derived from the NJDCA's CRI table. For the purpose of this funding, South Jersey refers to the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem. The values in the table below are based on 2024 data.

Economic Criterion	South Jersey Average	Number of Points
Median household income of service area municipality is at or below 80% of South Jersey median household income	\$99,663	5
Service area municipality's unemployment rate is higher than the South Jersey average unemployment rate.	5.3%	5
Percentage of population receiving TANF or SNAP benefits is greater than the South Jersey average	7.9% SNAP; 11.5% TANF	5
Population trend is less than the South Jersey population increase trend	3.2%	5

3. Water Resources – Non-Kirkwood Cohansey Water Source (10 points)

The Pinelands Comprehensive Management Plan (CMP) implements water management standards at N.J.A.C. 7:50-6.86. Those standards direct applicants to first consider water supply sources that are alternatives to the Kirkwood Cohansey aquifer system. Additionally, the Kirkwood Cohansey aquifer is the surface water aquifer that supports the ecosystems and wetlands habitats of the Pinelands Area. To assist with creating

viable alternatives to the Kirkwood Cohansey aquifer for water supply purposes, additional points will be awarded to projects that result in bringing non-Kirkwood Cohansey water supply to serve development of Regional Growth Areas. Any water supply project that will use a non-Kirkwood Cohansey source will be awarded a total of ten additional points.

4. Regional Infrastructure (10 points)

Project sponsors must be local government entities with jurisdiction over the project or project service area. Projects with multiple project sponsors may be more viable. Therefore, projects with multiple local government entities involved or supporting the project proposal, or projects with multiple local government entities providing a portion of the required local matching funds will receive additional points at five points for each additional sponsor up to a maximum of 10 points to include four project sponsors. No points will be awarded for the first project sponsor.

5. Conversion of Existing Septic Service Areas to Sanitary Sewer Service (10 points)

The mandatory requirements for an infrastructure project to be funded through the Pinelands Infrastructure Trust Fund limit eligible projects to those that will serve new development in Regional Growth Areas. However, there may be wastewater infrastructure projects that will also extend the potential for sewer service to areas of existing development served by onsite septic disposal systems. While any sewer extensions into such existing development is not an eligible cost for infrastructure project funding through the PITF, an infrastructure project that would increase the likelihood for sewer service to be extended to that existing development will be awarded up to ten additional points. Under this criterion, points will be awarded for infrastructure projects that could possibly lead to the extension of sewer service to existing developments currently served by onsite septic systems in a Regional Growth Area. Points will be awarded on a scale depending on the number of existing dwellings served by onsite septic systems and any identified existing public health issue for the area of existing development.

Total Possible Points:

Mandatory Criteria	
Level of Service	40
Potential for PDC Use	40
Local Matching Funds	20
New development or redevelopment	10
Additional Criteria	
Readiness to proceed	15
Economic Factors	20
Non-Kirkwood Cohansey Water Source	10
Regional Infrastructure	10
Conversion of Onsite Septic System in RGA	10
Total Possible Points	175

Funding Structure

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. The underlying funding structure will be unchanged from the proportion of loan, grant, and local match set in the 2019 IMP amendments, that is 50% loans, 40% grants, 10% local matching fund. However, due to increases in interest rates since 2019 and to the lack of expected additional State bond acts in the future to fund the Pinelands Infrastructure Trust, the interest rate on the loan portion of any award will be increased to 2%. This will allow the trust to be replenished over time and enable more projects to be funded.

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. When the funding structure includes a portion of the award to be disbursed as loan(s), the Act requires that the interest rate will not “exceed 50% of the average interest rate of the Bond Buyer Municipal Bond Index for bonds available for purchase during the last 26 weeks preceding approval of the loan....” Terms of the loan or grant agreement shall be specified by the State Treasurer.

The Pinelands Infrastructure Master Plan financing structure for disbursement of the loans and grants would be amended as follows pending adoption by the Commission:

1. The portion awarded as loans will be 50% of the total project award.
2. The portion awarded as grants will be 40% of the total project award.
3. A local match of 10% of the total project award will be required. For municipalities that qualify under the affordability criteria, the local match will be waived, and the award will be allocated as 50% loan and 50% grants.
4. Loans will carry an interest rate of 2%.

The Act limits project costs that would be eligible for award to those remaining after deducting any Federal contribution. The Act indicates that the following costs may be included in the project award:

- ☐ Acquisition and development of real estate for use in connection with the project
- ☐ Execution of agreements or franchises
- ☐ Procurement of engineering, inspection, planning, legal, financial or other professional services
- ☐ Administrative, organizational or operating expenses incident to the authorized project
- ☐ Establishment of working capital

However, N.J.A.C. 7:22 sets for the regulatory basis for review of eligible costs by the New Jersey Department of Environmental Protection after projects are prioritized by the Pinelands Commission and the sponsoring entity moves forward to obtain funding through the Infrastructure Bank.

Outline for PITF Infrastructure Project Funding Applications

I. Application form

- a. See attached form
- b. Project Map (all maps must also be submitted in GIS formats)
 - i. Facility and infrastructure location
 - ii. Zoning district boundaries
 - iii. Development to be served boundary
 - iv. Pinelands Management Area boundaries
 - v. Municipal Boundaries
 - vi. Scale
 - vii. Compass Rose

II. Detailed Proposal

- a. Facilities, System and Service Area Description
- b. Block and lot numbers, if applicable
- c. Municipal Zoning Districts to be served
- d. Residential units and PDC Use
 - i. Total number of new residential units to be served (subject to verification)
 - ii. Number of units expected as PDC units
 - ii. Assurance of PDC use, where optional
- e. Municipal/Regional Benefits (for example, where the project will correct an existing problem or support redevelopment of an area)
- f. Costs – including a statement of the local or non-PITF funding match for the project and a statement of Federal funding associated with the project
- g. Sponsoring entity resolution indicating intent to provide local match and
- h. Project Schedule
- i. If applying for points under the economic factors criteria, provide information to address municipal population trends, median household income, TANF/SNAP benefits, and municipal unemployment rates
- k. Provide documents detailing the status of the infrastructure project. Examples include preliminary design or report, proof of application to the Commission, proof of application fee payment to Commission, etc.
- l. Provide the names/contact information of all local entities involved in the project proposal, if any.
- m. If the project is for water supply, provide the source of water that will be used

Pinelands Infrastructure Trust Project Proposal Application Form

I. Applicant Information

Applicant Name

Applicant Address

Contact Name and Address

Contact Phone Number

II. Costs and Financing Estimated Total Project Cost

_____ Local Match

Funds _____ Federal

Funds _____ PITF

Funding Assistance Requested _____

III. Detailed Proposal

Attach project description and map as described in “Outline for Project Funding Applications”. Please address the project evaluation criteria outlined in the Pinelands Infrastructure Master Plan.

IV. Resolution of the Sponsoring Entity(ies)

Attach a copy of the adopted resolution authorizing application and assigning the point of contact. The Sponsoring Entity must be a local unit or units of government with jurisdiction over the project.



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

REPORT ON THE JUNE 2026 PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT TO SET RANKING CRITERIA AND FUNDING STRUCTURE

The 1985 Pinelands Infrastructure Trust (PITF) Bond Act created an initial source of funding with the goal of defraying the costs of infrastructure in Pinelands Regional Growth Areas while simultaneously offering land value equity to property owners in the Preservation Area District, Agricultural Production Area and Special Agricultural Production Area through the use of Pinelands Development Credits (PDC). The PITF Act directed the Pinelands Commission to prepare a Master Plan to evaluate and identify infrastructure projects and to include a funding structure through which the State would administer grants and/or loans for projects that are identified in the Master Plan. Infrastructure projects must serve new development in the Regional Growth Area and the development supported by the infrastructure projects must provide opportunities or have requirements for the redemption of PDCs.

Prior to 2019, the Commission adopted various PITF Master Plan amendments that set forth projects and ranking, and funds were disbursed in the form of loans and grants. Repayment of loans replenished the Fund. In 2019, the Commission again amended the Master Plan to allocate approximately \$15,890,000 from the PITF to five infrastructure projects. Of those five projects, only two have moved forward, one being the Pemberton Township water system improvements and the second being the Galloway Township Pinehurst sewer extension. The Pemberton Township project was awarded \$2,636,100 in grant and loan, and the Galloway Township Pinehurst sewer extension project was awarded \$3,144,096. After deducting those loans and grants from the available funding, there remains approximately \$10 million that could be allocated to new priority projects.

To better address current infrastructure needs, staff is recommending that the Commission consider amendments to the Master Plan. In preparing the attached ranking criteria and funding amendment, staff sought input from local governments and utilities regarding current infrastructure needs and considered historical information to assist with preparation of the proposed PITF Master Plan Amendment. This first amendment will revise the categories of infrastructure that might qualify and will also change some of the criteria used to evaluate infrastructure projects that local sponsors propose for funding. This amendment retains the 2019 funding structure of any award consisting of 50% loan, 40% grant, and a minimum of 10% local matching funds. However, the amendment will increase the interest rate to 2% on the loan portion of any awarded funding.

Pending Commission adoption of the June 2026 amendment, Commission staff anticipates issuing a request for project proposals in late August 2026. A proposal deadline will be set in early December. Any submitted infrastructure proposals will be evaluated against the criteria included in this Master Plan amendment. Staff will then draft a second Master Plan amendment to identify a list of specific projects and to recommend loan and grant amounts.

PUBLIC HEARING

A public hearing to receive testimony concerning the PITF Master Plan amendment ranking criteria and funding structure was duly advertised, noticed, and held virtually on July 22, 2026 at 10:00 A.M. Ms. Gina Berg conducted the hearing. No testimony was given by the public at the hearing.

Written comments on the PITF Master Plan amendment were accepted through July 27, 2026. One comment was received.

1. Honorable Carl Pitale, Mayor, Hamilton Township (see Exhibit #1) submitted written comments stating that the ranking criteria should support large central water or wastewater projects that can open Regional Growth Areas for redevelopment, serve multiple development projects, and leverage existing public systems. Mayor Pitale said that regional infrastructure projects to serve a wider area would better address municipal needs. The written comments also support allowing funding to be used for either wastewater or water supply infrastructure projects.

EXECUTIVE DIRECTOR'S RESPONSE

The written comments (Exhibit #1) stated that the ranking criteria should prioritize regional infrastructure projects that support development of more than one site, promote orderly growth, and extend water or wastewater along corridors, and supported funding of water or wastewater projects.

The comments closely align with several criteria in the proposed Master Plan amendment. The ranking criteria offer higher ranking for projects that would serve a larger number of residential units. If a project proposal would allow service to multiple sites, that would score higher in the evaluation matrix. Likewise, a project would score higher if it could serve not only new development, but also redevelopment in the Regional Growth Area. Finally, additional points would be awarded for projects supported or sponsored by multiple local government entities as a regional infrastructure project. The commenter agreed with the proposed amendment to fund wastewater and water infrastructure projects.

CONCLUSION

Based on the background and comments described above, the Executive Director has concluded that the June 2026 PITF Master Plan amendment will support the objectives of the PITF Act. Accordingly, the Executive Director recommends that the Commission adopt the Amendment as proposed.

ATTACHMENT

gab

Township of Hamilton
6101 Thirteenth Street
Mays Landing, New Jersey 08330
The Office of the Administrator
609-625-1511
Mayor@HamiltonATLNJ.gov



*New Jersey's Largest
Municipality*

July 27, 2026

Re: Hamilton Township Comments on Proposed Amendment to the Pinelands Infrastructure Trust Master Plan

Dear Pinelands Commission:

Hamilton Township appreciates the opportunity to submit comments on the proposed amendment to the Pinelands Infrastructure Trust Master Plan. The Township supports the Commission's effort to modernize the criteria used to evaluate infrastructure projects eligible for potential funding through the Pinelands Infrastructure Trust Fund.

Hamilton Township has long been recognized as a Regional Growth Area municipality, and infrastructure planning remains essential to ensuring that growth occurs where the Pinelands Comprehensive Management Plan intends it to occur. The original Infrastructure Master Plan was designed to prioritize fundable projects and allow flexibility for new or modified projects as planning policies evolve.

The Township respectfully encourages the Commission to ensure that the amended ranking criteria give meaningful consideration to projects that create **backbone infrastructure** serving more than a single parcel or development. Priority should be given to water and wastewater improvements that open planned corridors for redevelopment, serve multiple properties, leverage existing public systems, and support orderly growth within Regional Growth Areas.

A current example in Hamilton Township is the redevelopment opportunity at **6370–6380 Black Horse Pike**, where approximately two miles of public water and sanitary sewer extension may be necessary. While such infrastructure would support that site, its greater public value would be in establishing utility capacity for additional existing and future development opportunities along the Black Horse Pike corridor.

Hamilton Township therefore recommends that the Commission's revised criteria recognize and reward projects that:

- serve designated Regional Growth Areas;
- support redevelopment, rehabilitation, and adaptive reuse;
- extend public water and wastewater infrastructure in a corridor-based manner;
- benefit multiple parcels or property owners;
- promote compact growth and reduce pressure for development outside planned growth areas;
- support employment-generating commercial and mixed-use development; and
- improve the long-term efficiency, resiliency, and capacity of regional utility systems.

The Township also supports the inclusion of both wastewater and water supply projects as eligible infrastructure categories, particularly where such improvements serve new development or redevelopment in Regional Growth Areas.

Hamilton Township appreciates the Commission's consideration of these comments and looks forward to working collaboratively on infrastructure planning that supports responsible growth, environmental protection, and economic vitality within the Pinelands Region.

Respectfully submitted,

Mayor Carl Pitale
Township of Hamilton
Atlantic County, New Jersey



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 20

TITLE: Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission maintains a checking account at The Bank of Princeton to pay operating expenses and clear debts; and

WHEREAS, the Pinelands Commission wishes to provide authorization to those individuals in the following positions to sign the Pinelands Commission’s checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

WHEREAS, two signatures are required for all checks written, including the signature of one of the two authorized Commission members and the signature of one of the four authorized Commission staff members; and

WHEREAS, this resolution supersedes any previous resolution of the Commission that authorized check signers by name or position title; and

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

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby authorizes the following individuals to sign checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope			X		Mauriello	X				Wallner	X			
Irick			X		Meade	X				Matos			X	
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 14, 2026

Susan R. Grogan
Executive Director

Alan W. Avery Jr.
Vice Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 2004-0412.002)

Commissioner _____ **moves and Commissioner** _____ **seconds the motion that:**

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

2004-0412.002
Applicant:
Municipality:
Management Area:
Date of Report:
Proposed Development:

Maurice River Township
Maurice River Township
Pinelands Forest Area
August 21, 2026
Construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for this application; and

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2004-0412.002 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 21, 2026

Denise Peterson (via email)
Maurice River Township
590 Main Street
P.O. Box 218
Leesburg NJ 08327

Re: Application # 2004-0412.002
Hunters Mill Road right-of-way
Maurice River Township

Dear Ms. Peterson:

The Commission staff has completed its review of your application for the construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 11, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Maurice River Township Planning Board (via email)
Maurice River Township Construction Code Official (via email)
Secretary, Cumberland County Planning Board (via email)
Cormac Morrissey, PE (via email)



State of New Jersey
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

August 21, 2026

Denise Peterson (via email)
Maurice River Township
590 Main Street
P.O. Box 218
Leesburg NJ 08327

Application No.: 2004-0412.002
Hunters Mill Road right-of-way
Maurice River Township

This application proposes the construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way located in Maurice River Township.

Hunters Mill Road is an existing two-lane dirt roadway ranging in width from 32 feet to 39 feet. This application proposes to pave an eight-foot-wide by 10,000-foot-long portion of the existing dirt roadway within the Hunters Mill Road right-of-way from Weatherby Road to New Jersey Route 49 to establish a paved bike path. The bike path will be separated from vehicular traffic by a proposed asphalt curb. This application also proposes to remove approximately five feet of the existing dirt roadway from the outside edge of the proposed bike path and to replace that section of roadway with native sand. An approximate 18-25 foot-wide dirt, two-lane roadway will remain after the proposed development is completed.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.23)

The proposed development is located in a Pinelands Forest Management Area. Public service infrastructure, such as a bike path, is permitted in a Pinelands Forest Management Area provided the infrastructure is intended to primarily serve the needs of the Pinelands. The entirety of the proposed bike path is located in the Pinelands Area.

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

There are wetlands located within 300 feet of the proposed development. While the proposed bike path will be located outside of wetlands, portions of the proposed bike path will be located within 300 feet of wetlands. As the proposed development is located entirely within the limits of the existing dirt roadway, the proposed development will not result in a significant adverse impact on those wetlands.

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

The proposed bike path will be located within the limits of the existing graded dirt roadway.

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

The existing dirt roadway is considered an impervious surface for the purposes of calculating stormwater runoff in accordance with the stormwater management standards of the CMP. This application proposes to remove approximately five feet of the existing dirt roadway from the outside edge of the proposed bike path and to replace that section of roadway with native sand. The proposed replacement of that section of roadway with native sand will result in a decrease of impervious surfaces by approximately 50,000 square feet. There will be no increase in the volume and rate of stormwater runoff because of the proposed development. Therefore, the proposed development is consistent with stormwater management standards.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notice. Online new publication notice was completed on June 24, 2026. The application was designated as complete on the Commission's website on July 15, 2026. The Commission's public comment period closed on August 14, 2026. No public comment was submitted to the commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of five sheets, prepared by Dixon Associates Engineering, LLC and dated as follows:

 Sheets 1-4 - November 6, 2024; last revised April 23, 2026
 Sheet 5 - February 3, 2026; last revised April 23, 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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MIKIE SHERRILL
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DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on September 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 2026-0081.001)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

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

2026-0081.001

Applicant: Woodbine Borough

Municipality: Borough of Woodbine

Management Area: Pinelands Town

Date of Report: August 21, 2026

Proposed Development: Installation of water main in the Sumner Avenue and Heilprin Avenue rights-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for this application; and

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2026-0081.001 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 21, 2026

William Pikolycky, Mayor (via email)
Woodbine Borough
501 Washington Ave.
Woodbine NJ 08270

Re: Application # 2026-0081.001
Sumner Avenue and Heilprin Avenue rights-of-way
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of your application for the installation of a water main in the Sumner Avenue and Heilprin Avenue rights-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 11, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Borough of Woodbine Planning Board (via email)
Borough of Woodbine Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
James Mullan (via email)



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Lt. Governor

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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

August 21, 2026

William Pikolycky, Mayor (via email)
Woodbine Borough
501 Washington Ave.
Woodbine NJ 08270

Application No.: 2026-0081.001
Sumner Avenue and Heilprin Avenue rights-of-way
Borough of Woodbine

This application proposes the installation of 4,050 linear feet of a potable water main in the Sumner Avenue and Heilprin Avenue rights-of-way located in the Borough of Woodbine.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located in the Pinelands Town of Woodbine. The proposed development is a permitted use in a Pinelands Town.

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

The proposed water main will be located under existing paved surfaces.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notice. Online news publication notice was completed on

July 27, 2026. The application was designated as complete on the Commission's website on August 4, 2026. The Commission's public comment period closed on August 14, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 23 sheets, prepared by Van Note-Harvey, all sheets dated July 23, 2026.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on September 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
Planning Specialist

Date: August 31, 2026

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed 16 ordinances and one Housing Element and Fair Share Plan that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Berlin Township Ordinance 2026-3 – amends Chapter 340, Zoning, of the Code of Berlin Township. Specifically, the ordinance defines the term “Fueling Station with Convenience Retail Sales” and conditionally permits fueling stations with convenience retail sales within the Highway Commercial C-1 and C-2 districts. The ordinance also establishes associated conditional use standards related to siting, minimum lot size, setbacks, landscaping, and signage. The C-2 District is located within a Pinelands Regional Growth Area, while the C-1 District is located outside the Pinelands Area.

Buena Borough Ordinance 787 – adopts the Buena Borough Landfill Redevelopment Plan, dated May 22, 2026. The redevelopment area encompasses approximately 21 acres and consists of three lots (Block 120, Lots 3, 5, and 6). The area contains a former municipal landfill that has ceased operation, an active municipal public works facility, a community center, and an existing single-family dwelling. The redevelopment area is located entirely within the Pinelands Residential PR-4 Zone and a Pinelands Town management area.

The purpose of the redevelopment plan is to facilitate the redevelopment of the former municipal landfill as a solar energy facility following the capping and closure of the landfill, while maintaining existing Borough operations and buildings in the southwestern portion of the site. To that end, the redevelopment plan continues to permit uses allowed in the underlying PR-4 Zone and additionally permits solar or photovoltaic energy facilities, engineering controls and structures related to landfill maintenance, and groundwater monitoring and remediation equipment. The redevelopment plan also establishes various bulk, landscaping, and design requirements, including standards consistent with the CMP standards for the development of solar energy facilities in a Pinelands Town management area (N.J.A.C. 7:50-5.36).

In addition, the plan requires all development within the redevelopment area to comply with the minimum environmental standards of the CMP.

Egg Harbor City Ordinance 8-2026 – amends Chapter 170, Land Use and Development, of the Code of Egg Harbor City. Specifically, the ordinance amends the conditional use standards for fast-food restaurants by repealing a requirement that such restaurants be located at least 1,000 feet apart. Fast-food restaurants are conditionally permitted in the City’s Highway Commercial (HC) District, which is located within a Pinelands Town management area.

Egg Harbor City Ordinance 9-2026 – amends the Redevelopment Plan for the 801 Philadelphia Avenue Rehabilitation Area, which was previously found to raise no substantial issue with respect to CMP standards. The ordinance permits cannabis cultivation to occur outdoors in hoopouses located on existing asphalt, in addition to indoor cultivation. The ordinance also establishes security provisions for outdoor cultivation in hoopouses. The 801 Philadelphia Avenue Rehabilitation Area is located within a Pinelands Town management area.

Evesham Township Ordinance 9-3-2026 – amends Chapter 160, Zoning, of the Code of Evesham Township by amending signage regulations applicable to cannabis related businesses in the Commercial-1, -2, -3, and the Industrial Park (IP) districts. The C-2 District is located in a Pinelands Rural Development Area, while the remaining three zones are located outside the Pinelands Area.

Franklin Township Ordinance O-5-2026 – amends Chapter 253, Land Development, of the Code of Franklin Township. Specifically, the ordinance establishes definitions for the terms “Data centers” and “Computer center.” The ordinance also prohibits data centers, internet data centers and cloud data centers within the Township.

Franklin Township Ordinance O-10-2026 – amends Chapter 138, Affordable Housing, of the Code of Franklin Township. The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Hamilton Township Ordinance 2139-2026 – amends Chapter 203, Land Use and Development, of the Code of Hamilton Township by defining the term “Data Centers” and expressly prohibiting data centers in all zoning districts throughout the Township.

Hamilton Township Ordinance 2144-2026 – amends the Redevelopment Plan for the Landfill Redevelopment Area, which was previously found to raise no substantial issues with respect to the standards of the CMP. The ordinance expands the redevelopment area by adding four contiguous lots totaling approximately 10.7 acres (Block 994, Lots 58.12, 58.13, 58.14, and 58.15). These lots are being incorporated into the redevelopment area to provide a protected 100-foot-wide forested corridor, ensuring that soil capping activities at the existing landfill site (Block 994, Lot 57) meet the threatened and endangered species habitat protection standards of the CMP. All of the aforementioned lots are located within a Pinelands Regional Growth Area.

Jackson Township Ordinance 2026-09 – amends Chapter 244, Land Use and Development Regulations, of the Code of Jackson Township. The ordinance contains updated standards governing the collection, maintenance, and expenditure of affordable housing development fees. It also repeals and

replaces Article XIII, Affordable Housing, with updated regulations addressing affordability controls, construction standards, affirmative marketing, and administrative procedures.

Little Egg Harbor Township Ordinance 2026-06 – amends Chapter 215, Land Use and Development, of the Little Egg Harbor Township Code. The ordinance repeals and replaces Article XX, Mandatory Development Fees, with updated standards governing the collection, maintenance, and expenditure of affordable housing development fees. The ordinance also repeals and replaces Article XXI, Affordable Housing, with updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent.

Maurice River Township 2026 Housing Element and Fair Share Plan Addendum – dated May 20, 2026, the addendum removes one transitional housing credit from the fourth-round prospective need plan because a specified facility is not yet fully operational and remains subject to permitting, licensing, and construction. The Township’s fourth-round housing obligation remains eight units. The Township’s 2025 Housing Element and Fair Share Plan was previously found to raise no substantial issue with respect to the CMP.

Medford Township Ordinance 2026-12 – amends the Land Development Regulations of the Code of Medford Township by repealing and replacing Section 613, Affordable Housing Provisions. The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Monroe Township Ordinance O:30-2026 – amends Chapter 175, Land Management, of the Code of Monroe Township by defining “detention, correctional, and carceral facilities” and expressly prohibiting such uses throughout the Township.

Monroe Township Ordinance O:31-2026 – amends Chapter 175, Land Management, of the Code of Monroe Township by prohibiting the use of on-site generators as a primary power source when fueled by fossil fuels, nuclear materials, petroleum-based products, or other combustible materials, except under limited circumstances. The ordinance further requires facilities to obtain power from the regional electrical grid, zero-emission energy sources, and/or clean energy generators. The ordinance also establishes limited exceptions for on-site generators powered by fossil fuel, petroleum products, biomass, or other combustible materials, as well as enforcement provisions and penalties.

Mullica Township Ordinance 06-2026 – amends Chapter 144, Land Development, of the Code of Mullica Township. The ordinance adds definitions for “Mini Animals,” “Fowl Animals,” and “Pastoral Animal” and updates regulations regarding the keeping and care of pastoral animals and associated shelter structures. The ordinance also establishes minimum acreage requirements based on the number and type of animals or fowl kept on the property. In addition, the ordinance defines and establishes regulations for “Emotional Support Animals” and establishes enforcement standards. These regulations apply throughout the entire Township.

South Toms River Borough Ordinance 2026-05 – amends Chapter 26, Land Development Regulations, of the Code of South Toms River Borough. The ordinance removes the requirement prohibiting any portion of a Planned Development containing conditional uses from being closer than 1,000 feet to County Route 530 (Dover Road) within the Special Economic Development (SED) District. The SED District is located within a Pinelands Regional Growth Area.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: To Authorize a Final Extension for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway

Commissioner _____ moves and Commissioner _____
seconds the motion that:

WHEREAS, on January 7, 2014, the Pinelands Commission (Commission) and Atlantic County (the County) entered into a Secondary Impacts Agreement (the Agreement) as a means of obviating the potential secondary impacts associated with the completion of Interchange 44 of the Garden State Parkway; and

WHEREAS, this Agreement obligated the County to limit the development potential of parcels totaling 356 acres located within 1.5 miles of Interchange 44 within the Pinelands Area referred to in the Agreement as Tier 1; and

WHEREAS, the County had three years to obviate the secondary impacts within the Tier 1 area ending January 7, 2017; and

WHEREAS, the Agreement provided that should the County fail to acquire the required acreage within the required time period, the County would pay an amount equal to the value of any acreage that remained to be acquired to a non-profit, government entity or university or college to undertake the acquisition of Pinelands Development Credits from agricultural lands or other projects, including land acquisition, to improve water quality within the boundaries of Tiers 1 through 3 in Atlantic County; and

WHEREAS, based on the terms of the Agreement, the County requested, and the Executive Director granted an 18-month extension of the deadline for completion of the County’s obligation in Tier 1 through July 7, 2018; and

WHEREAS, the Pinelands Commission granted four additional extensions of the acquisition deadline on the following dates:

- 1) May 8, 2020, extending the deadline from January 7, 2020 to January 7, 2022;
- 2) September 9, 2022, extending the deadline from January 7, 2022 to September 7, 2023;
- 3) September 8, 2023, extending the deadline from September 7, 2023 to September 7, 2024; and
- 4) September 13, 2024, extending the deadline from September 7, 2024 to September 7, 2026.

WHEREAS, to date, the County has acquired and preserved 353.75 acres of the total 356 acres required by the Agreement, including approximately 1.75 acres since September 7, 2024; and

WHEREAS, on August 17, 2026, the County sent a letter to the Commission’s Executive Director requesting an additional extension of the Tier 1 acquisition deadline; and

WHEREAS, the County further advised that it had sent out offer letters to the owners of four lots in Tier 1 and was initiating contact with other property owners in the area; and

WHEREAS, the County noted its continuing commitment to acquire an additional 100 lots, totaling approximately 90 acres, beyond its obligation in the Agreement;

WHEREAS, given the County’s continued efforts to complete its obligations under the Agreement, and its commitment to preserve substantially more acreage within Tier 1 than required by the Agreement, the Commission believes a final extension of the acquisition deadline for Tier 1 is warranted; and

WHEREAS, at the expiration of this extension, should the County not acquire and preserve any portion of the remaining 2.25 acres, the provisions in the Agreement requiring payment of funds to a non-profit, governmental entity, or university or college should be triggered; and

WHEREAS, payment to the Commission’s Pinelands Conservation Fund of fair market value for any portion of the remaining 2.25 acres in Tier 1 that has not been acquired and preserved through recordation of a deed of conservation restriction would satisfy the terms of the Agreement; and

WHEREAS, the Commission’s CMP Policy & Implementation Committee reviewed the County’s extension request at its August 28, 2026, meeting and recommended its approval by the Commission; and

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

NOW, THEREFORE BE IT RESOLVED that:

- 1. The Commission hereby grants Atlantic County a final extension for completion of its land acquisition and preservation obligations under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway until March 8, 2027.
- 2. Should Atlantic County fail to acquire and preserve the remaining required acreage of up to 2.25 acres in Tier 1 by March 8, 2027, the County shall make a financial contribution to the Pinelands Conservation Fund equivalent to the fair market value of the remaining acreage necessary to fulfill the County’s obligation. Fair market value shall be confirmed at the time the payment is made but shall be at least \$9,000 per acre. Such payment shall be transmitted to the Pinelands Commission no later than April 8, 2027, after which it shall be deposited in the Land Acquisition account of the Pinelands Conservation Fund.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Stacey P. Roth 
Chief, Legal & Legislative Affairs

Date: August 28, 2026

Subject: Atlantic County's Request for an Additional Extension of the Deadline to Complete Acquisition of Parcel to Address Secondary Impacts Associated with the Completion of Garden State Parkway Interchange 44.

At the Commission's September 11, 2026 monthly meeting, we will be discussing Atlantic County's request to extend the deadline for it to satisfy its land acquisition obligations under the January 7, 2014 Secondary Impacts Agreement. This Agreement required the County to obviate the secondary impacts associated with the completion of Garden State Parkway Interchange 44. Specifically, the County was required to limit the development potential of parcels located within 1.5 miles of Interchange 44 (356 acres) within the Pinelands Area. From the outset, the County decided to acquire and deed restrict the required 356 acres. As of August 27, 2026, the County has preserved 353.75 acres

A resolution granting the County's extension request is included in the packet. Unlike past resolutions, this resolution only grants the County 6 months to complete its acquisition and preservation of the remaining 2.25 acres. Further, the resolution would require the County to make a payment to the Land Acquisition account of the Pinelands Conservation Fund (PCF) for any acreage not yet acquired and deed restricted at the time the extension expires. Staff believes it is appropriate to limit the amount of additional time afforded the County to complete the obligations to which it agreed under the Secondary Impacts Agreement in 2014 and conclude this matter. The requirement to pay monies to the PCF provides a mechanism for the County to complete its obligations should acquisition and deed restriction of the remaining 2.25 acres not occur within the 6 month time frame.



Dennis Levinson
County Executive

Atlantic County

Department of Regional Planning and Development

Ranae Knowles
Department Head

Division of Planning
609/645-5898 FAX: 609/645-5836
TDD: 348-5551

Division of Engineering
609/645-5898 FAX: 609/645-5836

Office of GIS

August 17, 2026

Susan Grogan, Executive Director
NJ Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

RE: GSP Interchange 44, Galloway Twp. – Secondary Impacts Agreement

Dear Ms. Grogan,

Please accept this letter as a request for an additional extension of the above-referenced agreement between Atlantic County and the NJ Pinelands Commission, previously executed in connection with the NJ Turnpike Authority's expansion of Interchange 44 of the Garden State Parkway. We sincerely appreciate the Commission's thoughtful consideration in granting prior extensions to allow for continued progress.

To date, Atlantic County has acquired most of the land required to satisfy the requirements of that agreement, including the preservation of approximately 354 acres of the 356 acres of land required within the Tier 1 area targeted for preservation. Despite our efforts, we have experienced unfortunate delays in acquiring the remaining acreage for various reasons, although we remain committed to doing so.

As previously reported, the County is currently pursuing acquisition of approximately 100 additional lots within the Tier 1 target area, totaling over 90 acres – well in excess of the acreage remaining under our agreement. Atlantic County recently closed on six lots (Deeds are in the process of being recorded). The purchase price for these properties is equal to the Fair Market Value as determined by appraisal. In addition, offer letters were sent out last week to the owners of four additional lots, based on Fair Market Value. As previously reported, title issues continue to impact some of the lots, further complicating the acquisition process. In some cases we have had willing sellers who could not establish clear title. As we await responses to our most recent offer letters, our department is initiating contact with the next phase of property owners.



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Based on our progress to date and documentation demonstrating continuing efforts to satisfy the requirements of our agreement, we respectfully request the Commission's consideration of an additional extension of time to complete this project.

As stated, the Commission's consideration of this and prior requests is greatly appreciated. If you or your staff have any questions regarding this request or the County's progress to date, please feel free to contact me at 609-645-5898. Thank you.

Respectfully,



Ranae L. Knowles, PP, AICP, CPM
Department Head

cc: Stacey Roth, Esq., Chief, Legal and Legislative Affairs, NJ Pinelands Commission



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: To Adopt the Pinelands Commission’s Fiscal Year 2027 Budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with the continuing implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, the State of New Jersey has appropriated \$4,377,000 to support the Commission's operations during Fiscal Year 2027; and

WHEREAS, the Commission anticipates financial assistance from the State in the amount of \$687,000 to offset a portion of its Fiscal Year 2027 health benefit and pension costs; and

WHEREAS, the Commission anticipates that additional funding sources of \$1,304,500 will be available to further support the Commission's operations, including interest income, an annual grant from the National Park Service, a 2000 settlement agreement related to timber rattlesnake monitoring, wetlands permitting, and development application fee and escrow payment revenue; and

WHEREAS, the Operating Budget for Fiscal Year 2027 totals \$7,935,438; and

WHEREAS, the Fiscal Year 2027 Operating Budget reflects the continuation of the Energy Conservation Reserve established in Fiscal Year 2023 at the request of the Pinelands Climate Committee, with funds to be used for projects and capital expenditures that foster the Commission’s mission toward improved energy conservation, sustainability and mitigation of greenhouse gas emissions to the greatest extent feasible, consistent with Pinelands Commission Resolutions PC4-20-37 and PC4-22-15; and

WHEREAS, in order to accomplish these and other important initiatives and to continue to carry out the Commission’s regulatory responsibilities, the Fiscal Year 2027 Operating Budget anticipates the need for a \$1,169,938 draw from the Commission’s unreserved, undesignated fund balance; and

WHEREAS, the remaining unreserved, undesignated fund balance amount is sufficient to cover unforeseen or emergency expenditures in the near future; and

WHEREAS, a financial plan for the Pinelands Conservation Fund (PCF), which includes four programs (Land Acquisition, Conservation Planning and Research, Community Planning and Design and Education and Outreach), was approved by the Commission in April 2005 and last revised in August 2014; and

WHEREAS, the Fiscal Year 2027 PCF budget totals \$3,535,469, including \$3,028,140 for the Land Acquisition program, \$269,089 for the Conservation Planning and Research program, \$205,190 for the Community Planning and Design program and \$33,050 for the Education and Outreach program; and

WHEREAS, for Fiscal Year 2027, the Fenwick Manor Preservation Budget includes funding in the amount of \$1,039,398 to complete the rehabilitation project; and

WHEREAS, the Katie Fund Budget for Fiscal Year 2027 anticipates expenditures of \$3,850, which will be used for maintenance of the rain garden on the Commission’s property, the installation of a native grass/seed mix demonstration garden and merchandise, a memorial bench for a long-time Commission staff member, and supplies and postage to support the Commission’s online store; and

WHEREAS, the Commission’s Personnel & Budget Committee has reviewed the Fiscal Year 2027 budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund and has recommended their adoption by the Commission; and

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

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby adopts the attached Fiscal Year 2027 Budgets for the Operating Fund totaling \$7,935,438, the Pinelands Conservation Fund totaling \$3,535,469, the Fenwick Manor Preservation Fund totaling \$1,039,398, and the Katie Fund Budget totaling \$3,850.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

**PINELANDS COMMISSION
OPERATING BUDGET REVENUES
GENERAL FUND
FISCAL YEAR 2027**

Revenue Source	FY2027 Anticipated	Notes
State Appropriation	\$4,377,000	1
State Supplemental Funding (Fringe Benefits)	\$687,000	2
Interest Income	\$100,000	3
NPS - Long Term Environmental Monitoring	\$149,000	4
NPS - Long Term Economic Monitoring	\$149,000	4
Wetlands Permitting	\$1,000	5
Timber Rattlesnake Study	\$35,500	6
Pinelands Application Fees	\$800,000	7
Pinelands Escrow Payments	\$70,000	8
TOTAL REVENUE	\$6,368,500	
Energy Conservation Reserve	\$363,000	9
Regulatory Programs Shelving Reserve	\$25,000	10
Administrative Assessment (PCF)	\$9,000	11
Undesignated Fund Balance Anticipated	\$1,169,938	12
TOTAL OTHER INCREASES	\$1,566,938	
TOTAL REVENUE AND OTHER INCREASES	\$7,935,438	

PINELANDS COMMISSION
OPERATING BUDGET EXPENDITURES
GENERAL FUND
FISCAL YEAR 2027

Expenditure Account	FY2027 Anticipated	Notes
PERSONNEL		
Salaries & Wages	\$4,404,761	13
Fringe Benefits	\$2,700,902	14,15
TOTAL PERSONNEL	\$7,105,663	
SUPPLIES		
Printing & Office Supplies	\$35,250	16
Vehicular Supplies	\$12,800	17
Household Supplies	\$8,000	18
Fuel & Utilities	\$54,500	19
Other Supplies	\$35,196	20
TOTAL SUPPLIES	\$145,746	
SERVICES		
Travel	\$10,125	21
Telephone	\$35,000	22
Postage	\$2,325	23
Insurance	\$78,275	24,25
Information Processing	\$157,089	26
Household Services	\$4,600	27
Professional Services	\$261,460	28
Other Services	\$28,349	29
TOTAL SERVICES	\$577,223	
MAINTENANCE & RENT		
Maintenance - Buildings & Grounds	\$31,700	30
Maintenance - Equipment	\$22,702	31
Maintenance - Vehicular	\$11,300	32
Rent - Other	\$6,775	33
TOTAL MAINTENANCE & RENT	\$72,477	
IMPROVEMENTS & ACQUISITIONS		
Acquisitions - Equipment	\$17,010	34
Acquisitions - Information Processing Equipment	\$17,320	35
TOTAL IMPROVEMENTS & ACQUISITIONS	\$34,330	
TOTAL EXPENDITURES	\$7,935,438	36, 37, 38

PINELANDS COMMISSION
OPERATING BUDGET
FISCAL YEAR 2027 NOTES
August 18, 2026

1. The adopted state budget includes a FY 2027 State Appropriation to the Commission in the amount of \$4,377,000.
2. State Supplemental Funding (Fringe Benefits) totaling \$687,000 helps to offset the Commission's health and pension costs. In FY 2004, the Department of the Treasury agreed to help the Commission finance its escalating health benefits premiums through an Interdepartmental Account. Beginning in FY 2009, the amount of assistance was calculated using projected health and pension costs not funded through other sources. Using this calculation, the Commission requested additional funding between FY 2012-2015 but no increase was approved. The FY 2027 budget once again anticipates financial assistance from the State in the amount of \$687,000 for these costs.
3. Interest Income is earned from the Commission's checking account and the cash management fund designated for general use. Interest income for the Pinelands Conservation Fund is reflected in the budgets for those programs. Interest rates have fluctuated in recent years, greatly affecting interest income.
4. The Commission is entering its 31st year of the Long-Term Environmental and Economic Monitoring Programs, funded in part by an annual grant of \$298,000 from the National Park Service.
5. The anticipated revenue from the NJDEP Wetlands Permitting program reflects estimated permit fees to be received for the Commission's processing and issuance of certain wetlands general permits. The Commission's receipt of this permit fee revenue is authorized through language in the Appropriations Act.
6. All remaining funds (\$35,500) provided through the Commission's 2000 Sanctuary settlement agreement for tracking and monitoring of Timber Rattlesnakes will be expended in FY 2027. This will include salary/fringe expenditures as well as purchase of supplies.
7. Development application fees of \$800,000 are anticipated to be received during FY 2027. This important component of the Commission's Operating Budget fluctuates tremendously from month to month and will be closely monitored throughout the fiscal year.
8. Escrow payments totaling \$70,000 are anticipated during FY 2027. These payments are most often associated with landfill closure assessments and applications involving new or increased diversions from the Kirkwood-Cohansey aquifer.
9. FY 2027 will be the third year of the Commission's Energy Conservation Reserve. This reserve is for projects and capital expenditures that foster the Commission's mission toward energy

conservation and sustainability. Potential projects include installation of an electric vehicle charging station and necessary electrical upgrades, development of a long-term plan for replacement of the Commission's existing HVAC systems, purchase of new or replacement energy efficient supplies (e.g., LED light bulbs) and other initiatives recommended in the Local Government Energy Audit reports or by the Commission's Policy & Implementation Committee. Grants available to state agencies for such projects will also be pursued.

10. The FY 2024 budget reflected establishment of the Regulatory Programs Shelving Reserve. The current automated shelving system has reached its life expectancy of twenty years. An additional \$25,000 is being added to the reserve in FY 2027 so that the Commission will be prepared when the shelving needs to be replaced.

11. In April 2005, the Commission adopted a financial plan for the Pinelands Conservation Fund, which was amended in 2014. Included in the original plan was an annual administrative assessment of \$60,000 (see Pinelands Conservation Fund budget note #3). FY 2027 will see the continued reduction of the administrative assessment to \$9,000.

12. The projected amount needed from the Undesignated Fund Balance to balance the FY 2027 budget deficit is \$1,169,938.

13. The Commission's authorized staffing level is 66 full-time equivalent positions (FTEs). Since FY 2007, unfilled vacancies have steadily increased to a total of 22 unfilled FTEs, or more than 33% of the authorized staffing level. The FY 2027 salaries and wages budgets (Operating and Pinelands Conservation Fund) finance only 44 of the 66 authorized full time equivalent positions.

14. The fringe benefits budget includes expenditures for the employer's share of Social Security (\$245,000), Medicare (\$62,000), disability insurance (\$500), flexible savings accounts (\$1,500) and miscellaneous administrative charges (\$500). The employer liability of pension related funds is estimated at \$650,000. The Commission's escalating health benefit premiums for active and retired employees are estimated at \$1,850,000 with a \$325,000 reduction for coinsurance payments from staff members. Also included is \$16,000 for dental insurance premiums and \$500 for participation in the Employee Advisory Service.

15. Upon Commission approval of the FY 2027 Operating Budget, the Executive Director will be authorized to pay the employer share of Social Security and Medicare at an amount not to exceed the budgeted funding of \$307,000.

16. The printing and office supplies budget includes expenditures for: printing; office, computer, mailing, copying, and meeting supplies; office and computer equipment with an item cost of less than \$1,000; reference materials; scientific report printing/publication; and staff and Commissioner service awards. Grant-related expenses account for \$7,950 of this budget.

17. The majority of the vehicular supplies budget covers gasoline for Commission vehicles. Other costs budgeted in this account include replacement tires, supplies used for routine vehicular maintenance and other miscellaneous supplies such as keys, mats, scrapers and first aid kits.

18. The household supplies budget provides for the purchase of materials to perform minor buildings and grounds maintenance, cleaning supplies, household paper products, basic kitchen supplies, household equipment costing less than \$2,000 and other operating supplies.
19. The fuel and utilities budget covers expenditures for heating fuel, electricity, water and sewer.
20. The other supplies budget covers expenditures for supplies and equipment (less than \$1,000) supporting map-making, scientific research, fieldwork, and photographic needs. Grant related expenditures are a significant portion (over 98%) of this account, totaling \$34,496 for FY 2027.
21. The travel budget covers reimbursements to Commissioners and staff for business mileage on their personal vehicles, tolls and parking, and meal allowances.
22. The telephone budget includes basic service, toll charges, the service cost of a data circuit, conference calls, and cellular phone service.
23. The postage budget finances general postage fees, parcel delivery charges and post office box rental charges. Over the last several years, this account has decreased as more correspondence is sent electronically, including letters, reports, and public outreach materials.
24. The insurance budget covers estimated premiums for automobiles, general liability, fire, theft, workers compensation, volunteers, and the umbrella liability policy.
25. Upon Commission approval of the FY 2027 Operating Budget, the Executive Director will be authorized to pay the State's insurance broker an amount not to exceed the budgeted funding of \$78,000 to cover the Commission's insurance premiums.
26. The FY 2027 budget for information processing includes \$57,089 for software maintenance agreements and data purchases. A total of \$21,005 is budgeted for payroll processing. This will cover payments to the current payroll vendor in the first quarter of FY2027 and payments to a new payroll vendor for the remainder of the year, including upgraded services for time and attendance and human resource management. The NJOIT chargeback for Zscaler (remote access) and storage services is anticipated to total \$52,000 for FY 2027.
27. The household services budget covers trash removal, alarm (security and fire) monitoring, and exterminating services.
28. The professional services account covers expenditures for legal fees, technical and consulting services, and other miscellaneous (custodial and electrician) services to support the Commission's office operations. Anticipated costs include \$75,000 for legal fees associated with DAG services, \$25,000 for outside labor counsel services associated with contract negotiations and \$2,500 for publication of the Commission's rulemaking documents by the Office of Administrative Law. Grant-related technical services totaling \$7,000 are budgeted for design and printing of the annual

Pinelands calendar. Also notable are funds paid to USGS for its review of modeling associated with potential future development applications and \$24,460 for the services of a new outside accountant to prepare for the next State audit.

29. Expenditures in the other services budget include annual subscriptions (\$3,250), required memberships and professional licenses (\$5,150); meeting expenses (\$1,500); legal advertising (\$1,365), research-related fees (\$1,294), training (\$13,990), and banking fees (\$800).

30. The maintenance buildings and grounds budget for FY 2027 includes an amount is available for minor maintenance services (plumbing, electrical, HVAC, etc.).

31. The maintenance - equipment budget provides for the inspection, maintenance and repair of certain building systems and other equipment.

32. The maintenance vehicular budget finances routine maintenance, vehicular fees, and repairs, including any needed body work not performed by the Commission's Maintenance Technician.

33. The FY 2027 budget includes \$375 for the postage meter and \$2,900 for the lease of one black and white copier. Leasing of a Large Format Scanner for \$2,500 per year is also included to facilitate continued scanning and saving of site plans and zoning maps. Finally, \$1,000 is included for repair and maintenance of an older copier that is out of lease.

34. The acquisitions - equipment budget contains \$17,010 for scientific equipment supporting grant-related projects.

35. The acquisitions - information processing equipment budget includes the replacement of outdated computers and laptops.

36. The total estimated Operating Budget expenditures for FY 2027 equal \$7,935,438. During the fiscal year, certain unforeseen and/or emergency expenditures may become necessary. The Personnel and Budget Committee has discussed this issue and recommends that the Executive Director be authorized to exceed the budget of an expenditure category (personnel, supplies, services, maintenance/rent, improvements/acquisitions) by no more than 10% provided that funds are available in other expenditure categories to ensure that the total Operating Budget is not exceeded and provided further that the combined salary budgets for the Operating Fund and the Pinelands Conservation Fund do not exceed \$4,667,983.

37. Several expenditure account budgets include funding for various services and benefits that are reimbursed to the State of New Jersey and are over the Executive Director's authorized contracting limit of \$304,000 (OMB 26-02-DPP). These consist of employee health benefits and the employer liability assessed by the Division of Pensions.

38. Upon Commission approval of the FY 2027 Operating Budget, the Executive Director will be authorized to pay the State of New Jersey for the aforementioned items in an amount not to exceed the budgeted funding.

**PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2027 BUDGET**

Revenue Source	FY2027 Anticipated	Notes
Interest Income - Land Acquisition	\$100,000	1
Interest Income - Conservation Planning & Research	\$20,000	1
Interest Income - Community Planning & Design	\$20,000	1
Interest Income - Education & Outreach	\$2,500	1
Total Revenue	\$142,500	
Reserves for Pinelands Conservation Activities	\$3,392,969	
Total Revenue/Other Sources Anticipated	\$3,535,469	

Expenditure Account	FY2027 Anticipated	Notes
<u>Land Acquisition</u>		
Salaries & Wages	\$16,500	
Fringe Benefits	\$10,890	
Land Acquisition	\$3,000,000	2
Printing & Office Supplies	\$650	
Travel	\$100	
Total Land Acquisition Expenditures	\$3,028,140	4

Conservation Planning and Research

Salaries & Wages	\$135,222	
Fringe Benefits	\$89,247	
Printing & Office Supplies	\$1,700	
Other Supplies	\$35,310	
Travel	\$3,500	
Training	\$450	
Information Processing	\$610	
Other Services	\$50	
Administrative Assessment	\$3,000	3
Total Conservation Planning/Research Expenditures	\$269,089	5

Community Planning and Design

Salaries & Wages	\$121,500	
Fringe Benefits	\$80,190	
Printing & Office Supplies	\$50	
Other Supplies	\$50	
Travel	\$100	
Legal/Hearing notices	\$300	
Administrative Assessment	\$3,000	3
Total Community Planning/Design Expenditures	\$205,190	6

Education and Outreach

Salaries & Wages	\$10,000	
Fringe Benefits	\$6,600	
Travel	\$200	
Other Supplies	\$6,250	
Other Services	\$7,000	
Administrative Assessment	\$3,000	3
Total Education and Outreach	\$33,050	7

Total Expenditures	\$3,535,469	
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PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2027 BUDGET NOTES
August 18, 2026

1. The funds provided from Atlantic City Electric (formerly Conectiv) and other related revenue sources are kept in four separate cash accounts, one for each program of the Fund. The FY 2027 estimated interest income totals are anticipated to reach \$142,500 and are comprised of interest income from the four cash accounts. All interest income stays within the specific program and is available to help fund the associated projects.
2. All of this land acquisition funding was provided by the South Jersey Transportation Authority (SJTA) as an offsetting measure required by the 2019 Amendment to SJTA's Memorandum of Agreement with the Commission related to development at the Atlantic City Airport. In FY26, an additional \$161,226 in land acquisition funding was provided to the Commission by Stafford Township as a condition of the compelling public need waiver approved by the Commission for development of a stormwater basin in the Pinelands Forest Area.
3. The financial plan that designated the three original programs within the Fund (Land Acquisition, Conservation Planning & Research and Community Planning & Design) was approved by the Commission in April 2005 and included a \$20,000 annual assessment from each program to cover administrative expenses as described in Operating Budget note #11. The Commission amended the PCF policies in 2014 to include a fourth program, Education & Outreach, from which a \$20,000 annual administrative assessment was also to be drawn. The annual assessment from the Land Acquisition program was eliminated in FY 2019. Assessments from the other three programs were reduced to \$3,000 in FY 2024. The FY 2027 budget continues that reduced administrative assessment.
4. The Land Acquisition program budget for FY 2027 totals \$3,028,140. Personnel costs (salaries/wages and fringe benefits) are estimated at \$27,390 in support of the Commission's permanent land protection initiatives, including completion of the current round of land acquisition, PCF deed restriction monitoring and the annual permanent land protection summit. The budget also reflects an anticipated grant agreement with the New Jersey Conservation Foundation in the amount of \$3,000,000 for acquisition and preservation of a large project in the Black Run watershed. Additional funds are included for meeting supplies and mileage.
5. The Conservation Planning and Research program budget for FY 2027 totals \$269,089. Personnel costs (salaries/wages and fringe benefits) are estimated at \$224,469 to support continued implementation of the Kirkwood-Cohansey aquifer water management CMP amendments and data maintenance and reporting related to permanent land protection. In addition, the Science Office will be continuing to conduct its corn snake and box turtle research projects. The corn snake project is also partially funded by the National Park Service as part of the Commission's Long-Term Environmental Monitoring Program. This account will also support a new project for FY 2027 involving monitoring and reporting on

the success of threatened and endangered plant protection measures required for developments in the Pinelands Area. An additional \$41,620 is budgeted for related expenses, including printing of scientific journal articles, scientific supplies, permits, training, software maintenance and travel (mileage). It should be noted that \$3,300 of that total will be spent on supplies to support a barred owl tracking study being led by the Wild Bird Research Group, a non-profit organization. The study is expected to provide a better understanding of the home range size of barred owls in the Pinelands. Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.

6. The Community Planning and Design program budget for FY 2027 totals \$205,190. Personnel costs (salaries/wages and fringe benefits) are estimated at \$201,690 to support the following initiatives and special projects: CMP amendments related to accessible trails and cluster development; administration of the PDC Bank, including amendments to the Pinelands Protection Act and CMP; PDC supply and demand methodologies and associated buildout analyses; administration of the Pinelands Infrastructure Trust Fund; continuation of the alternate design treatment systems pilot program; and maintenance and public access to the Commission's new Local Conformance and Zoning System. Also reflected in the budget are funds to support a variety of climate change initiatives and efforts, including continued participation on the state's Interagency Council on Climate Resilience, coordination with NJBPU on its various solar facility programs, CMP amendments related to solar energy facilities and CMP amendments to address changes in NJDEP's stormwater BMPs for nitrogen reduction. An additional \$100 is budgeted for mileage, along with \$100 for office supplies and postage and \$300 for legal advertising expenses associated with two anticipated public hearings to be held prior to December 31, 2026. Rounding out the budget is the \$3,000 administrative assessment explained in Note 3 above.
7. The Education and Outreach program budget for FY 2027 totals \$33,050. Personnel costs (salaries/wages and fringe benefits) are estimated at \$16,600 to support the two annual Pinelands Short Courses and the World Water Monitoring Challenge. A total of \$13,250 is included for photographic equipment, supplies related to the Visitors Center and the World Water Monitoring Challenge, maintenance of the bog and native species gardens on the Commission's property, plant and tree markers and tick-repellent field clothing. Services include honoraria for participants in the Pinelands Speakers Series and payment to the Office of Information Technology to support redesign of the Commission's website. A total of \$200 is included for mileage. Finally, the budget includes the \$3,000 administrative assessment mentioned in Note 3 above.

PINELANDS COMMISSION
Fenwick Manor Preservation Budget
FISCAL YEAR 2027 BUDGET

Revenue	FY 2027 Anticipated	Notes
Fenwick Manor Preservation Fund Balance	\$1,021,198	1
Interest Revenue	\$18,200	2
Total Revenue	<u>\$1,039,398</u>	

Expenditures (Vendor Balances)	FY 2027 Anticipated	Notes
Hawley Bros. Inc.	\$954,320	3
Connolly & Hickey Historical Architects	\$66,878	4
Non-Construction Costs and Services	\$3,200	5
Interior Paint, Furniture & Supplies	\$15,000	6
Total Expenditures	<u>\$1,039,398</u>	

**PINELANDS COMMISSION
FENWICK MANOR PRESERVATION BUDGET
FISCAL YEAR 2027 BUDGET NOTES
August 18, 2026**

1. The Fund Balance total needed for the outstanding expenditures related to the Hawley Bros. LLC and Connolly & Hickey Historical Architects contracts for rehabilitation of Fenwick Manor.
2. The anticipated interest revenue that will cover non-construction costs and services as well as interior paint, office furniture, and related supplies.
3. Total amount of the Commission's contract with Hawley Bros. LLC.
4. The remaining expenditures associated with the Commission's contract with Connolly & Hickey Historical Architects.
5. Non-construction related costs associated with amended DCA permit fees, movers and monthly fees for the 20-foot storage unit rental.
6. Upon completion of the project and contract with Hawley Bros, these are the necessary funds associated with interior paint, replacement office furniture and related supplies for Fenwick Manor. All interior painting will be handled in-house.

**PINELANDS COMMISSION
KATIE FUND
FISCAL YEAR 2027 BUDGET**

Revenue	FY 2027 Anticipated	Notes
Katie Fund Available Balance 7/1/2026	\$40,215	1
Revenue Needed for FY27 Projects	\$3,850	

Expenditure Account	FY 2027 Anticipated	Notes
Rain Garden Supplies	\$100	2
Grounds Supplies Plants, Mulch and Pavers	\$750	3
Memorial Bench	\$550	4
Pinelands Online Store Merchandise	\$2,250	5
On-Line Store Postage	\$200	6
Total Expenditures	\$3,850	

Notes:

- 1 The Katie Fund was established in memory Kathleen M. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. It funds the planting of native Pinelands species and projects that raise awareness of native Pinelands plants. The balance includes revenue from the Pinelands online store and donations.
- 2 Mulch and other supplies that may be needed for the Rain Garden.
- 3 Supplies include native seeds, grasses and plants, mulch and stone and/or pavers leading to a new Native Grass/Seed Mix demonstration garden between the RJS building and Springfield Road.
- 4 After improvement of the Katie Garden (located between Fenwick Manor and the RJS building), we will install a bench in memory of long-time Commission staff member Janet Pierce.
- 5 For purchase of additional Pinelands playing cards for sale via the Commission's online store.
- 6 For postage associated with filling orders from the Commission's online store.