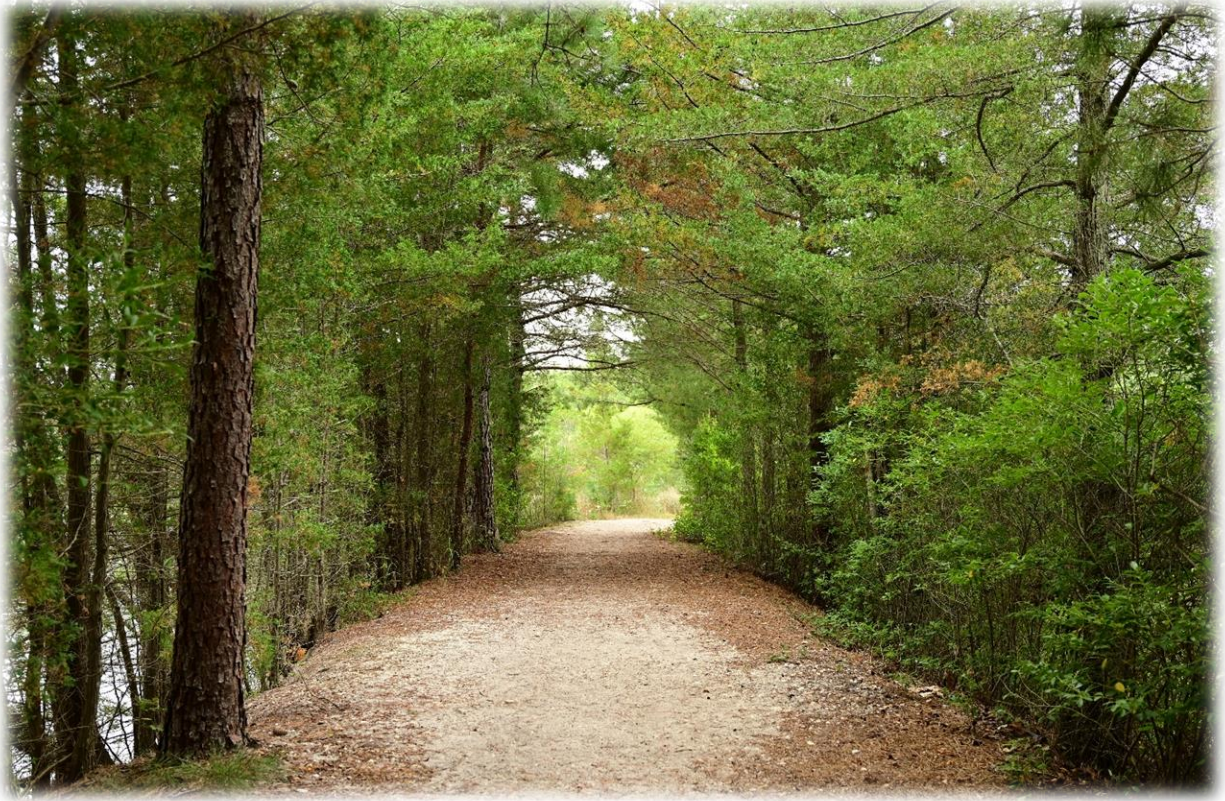




NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



A hiking trail at the 90-acre Cloverdale Farm County Park in the Pinelands Area of Barnegat Township, as photographed in September

SEPTEMBER 2024

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in September.
- **Pinelands Climate Committee:** The Committee met on September 18th. The Committee heard and discussed two presentations on the New Jersey Department of Environmental Protection (NJDEP) Real rule amendment proposal. One presentation covered proposed stormwater management amendments and the second covered REAL amendments to the Freshwater Wetlands Protection Act Rules. Staff also went over coordination with State and County agencies on hazard mitigation planning for climate related impacts. Executive Director Grogan reviewed office initiatives and the Fiscal Year (FY) 25 work plan for Climate Committee related activities. The Committee discussed its work plan for FY25 and potential meeting schedule. Chairman Lohbauer noted plans to follow up with committee members about their interest in combining the Climate Committee with the Policy and Implementation Committee.
- **Policy & Implementation (P&I) Committee:** The Committee's September 27, 2024 meeting was canceled due to lack of a quorum.

1.1B RULEMAKING

- **Water Management (Kirkwood-Cohansey):** In March, staff finalized and distributed municipal model ordinances implementing the December 2023 Pinelands Comprehensive Management Plan (CMP) water management amendments. Pinelands municipalities have until December 4, 2024 to adopt the ordinance. Staff has encouraged Pinelands municipalities to adopt the ordinance as soon as possible. As of the end of September, 42 municipalities had submitted adopted ordinances to the Commission. Staff will continue to conduct outreach to ensure municipal adoption of the model ordinance.
- **Stormwater Management:** In March, staff finalized and distributed municipal model ordinances implementing the December 2023 CMP water management amendments. Pinelands municipalities have until July 13, 2024 to adopt the ordinance. As of the end of September, 42 municipalities had submitted adopted ordinances to the Commission. Staff will continue to conduct outreach to ensure municipal adoption of the model ordinance.

1.1C OPEN PUBLIC RECORDS ACT

- A total of five Open Public Records Act (OPRA) requests were received in September. All five were provided responsive material.
- The Government Records Council released the State's new mandatory OPRA request/response form on August 28, 2024. Paul Leakan converted the document to a new fillable .pdf form and prepared updates to the Commission's Government Records Requests webpage on August 30. The form and updated webpage were posted on September 3, 2024.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in September.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – On February 26, 2024, the Attorney General’s office notified the Commission that Clayton Sand Company had filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. The Statement of Items Comprising the Record has been filed with the Court and a briefing schedule established. Clayton’s Brief was filed and accepted by the Appellate Division on July 31, 2024. The Commission’s brief is due October 30, 2024. Winslow Township filed a Motion to Intervene or, in the alternative, to appear as an *Amicus Curiae* in this appeal on September 16, 2024. A letter was submitted to the Court on September 26, 2024 advising that the Commission took no position regarding Winslow’s motion.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – Earlier this year, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the NJDEP, the Pinelands Preservation Alliance and the Commission related to development of the Heritage Minerals tract in Manchester Township. At a status conference on May 14, 2024, the Judge ordered the parties to engage in mediation. The parties agreed to use Ralph Marra as the mediator. Mediation sessions occurred on September 5, 2024 and September 10, 2024. At the conclusion of the mediation session on September 10th, Hovsons agreed to provide NJDEP with a reassessment of the vegetative cover calculation and an overlay of current site conditions.

1.2B LEGISLATION

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

Pinelands Specific Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the New Jersey Department of Environmental Protection (NJDEP) concerning management of publicly owned forested land; appropriates \$60 million.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 4/8/24. Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee on 1/29/24.

1.2C INTERGOVERNMENTAL AGREEMENTS

- Pemberton Township:** This Memorandum of Agreement (MOA) between the Township and the Commission authorizes a deviation from CMP wetlands and wetlands buffer standards to accommodate surfacing of an existing trail at Pemberton Lake for accessibility purposes. The Commission approved execution of this MOA at its January 12, 2024 meeting. The MOA specifies that the Township must complete and submit its revegetation plans, rain garden plan, wetlands general permit and right of entry approval from NJDEP before the trail improvement project may commence. The Commission issued a Freshwater Wetlands General Permit 17 for the project on May 31, 2024. On June 3, 2024, the Commission staff was copied on an email from Pemberton Township to NJDEP providing notice that Pemberton was starting preliminary site work for the project. Included with this email was a copy of a Right of Entry Agreement between the NJDEP, Pinelands Preservation Alliance and Pemberton Township that was issued on May 23, 2024. Review of the Right of Entry Agreement revealed a number of inconsistencies with the MOA. After discussions with NJDEP, staff emailed the Township on July 9, 2024 to provide details on the inconsistencies and request that the missing items be submitted. Revised revegetation plans were submitted to the Commission on September 4, 2024. These plans, however, did not include a replacement plan for vegetation that did not survive. Staff sent Pemberton Township and PPA an email on September 20, 2024, advising of the need to submit such a plan. No response had been received as of September 30, 2024.
- Stafford Township:** This MOA between the Township and the Commission authorizes a deviation from CMP wetlands buffer standards to accommodate paving of an existing trail around Forecastle Lake for accessibility purposes. Staff presented a draft MOA to the CMP Policy & Implementation Committee at its July 26, 2024 meeting. Virtual public hearings were held on August 14 and August 29, 2024. The Commission approved execution of the MOA at its September 13, 2024 meeting.
- Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the

Preserve, where development was undertaken without application to, or approval by, the Commission. Township representatives met with Chair Laura E. Matos and the Executive Director on January 17, 2024 and provided an overview of their proposal. After receiving the recommendation of the P&I Committee, the Township made a presentation to the Commission at its April 12, 2024 meeting regarding the project and need for a deviation MOA. The Commission authorized the staff to work with the Township to develop the draft MOA. Staff conducted a site inspection with representatives of Evesham Township on May 14, 2024. On June 19, 2024, Evesham provided additional maps and asked for guidance concerning the threatened and endangered (T&E) species work that needs to be conducted on the site. Staff provided the Township such guidance on July 9, 2024. Evesham Township submitted additional information on July 25, 2024. Commission staff and representatives of Evesham Township met on August 27, 2024 at the Commission's offices to discuss the threatened or endangered species work and other application submittals required as part of the MOA process. A conference call between staff and representatives of Evesham occurred in early September to discuss the portions of the Black Run Preserve that were subject to a 2008 Deed Restriction. Evesham Township subsequently provided a list of Blocks and Lots that comprise the Preserve and the full acreage of same.

- **South Jersey Transportation Authority (SJTA):** The Federal Aviation Administration (FAA) contacted Commission staff on May 21, 2024 regarding potential development at the Atlantic City International Airport. FAA is currently assessing the appropriate level of environmental investigation for the potential development under the National Environmental Policy Act. The requested meeting occurred virtually on June 7, 2024. Atlantic City International Airport is the subject of a 2004 Memorandum of Agreement and an April 16, 2019 MOA Amendment between the Pinelands Commission and the SJTA. Both the MOA and MOA amendment allow deviations from the CMP's threatened or endangered wildlife standards because of development impacts to threatened and endangered bird species, among other things. Staff emailed SJTA on June 26, 2024 to reiterate the importance of discussing any additional development proposed at the airport and the likelihood that a second MOA amendment would be necessary, particularly if new development is proposed in the area of a former Grassland Conservation Management Area. By letter dated August 27, 2024, Counsel for the SJTA requested a meeting with Pinelands Commission staff to discuss proposed development at the airport, both within and outside the former Grassland Conservation Management Area. Staff met with representatives of SJTA on September 20, 2024 and is awaiting submission of more detailed information on the location of proposed future development.

1.3 HUMAN RESOURCES

- **Recruitment:** In September, recruitment efforts continued for a Research Scientist in the Science Office. Additionally, recruitment efforts commenced for a Resource Planning Specialist in the Land Use Office and an Environmental Specialist in the Regulatory Programs Office.
- **Contract Negotiations:** Meetings between management and the Commission's outside labor counsel were held on September 9 and September 19, 2024.
- **Employee Benefits:** Preparation for Open Enrollment began in September. Open enrollment begins October 1, 2024, and ends October 31, 2024.

Trainings: Staff attended the following Webinar trainings: GoToWebinar - Social Security Benefits for Members of PERS, TPAF, PFRS, SPRS, JRS, ABP and DCRP and the GoToWebinar - Purchasing Service Credit for PERS, TPAF & PFRS Members

2 INTERAGENCY COORDINATION

- **NJDEP and I-Bank:** NJDEP and the I-Bank evaluate and administer grants and loans from the Pinelands Infrastructure Trust Fund (PITF) priority list based on the standards in N.J.A.C. 7:22 related to financial assistance programs for environmental infrastructure facilities. Staff continued collaboration with NJDEP and I-Bank staff to draft rule amendments to portions of the NJDEP rules on financial assistance programs for environmental infrastructure facilities. Water supply, wastewater, and green infrastructure projects included in the PITF that proceed through to implementation will be evaluated against the rules in that subchapter.
- **State Agricultural Development Committee (SADC):** The Technical Advisory Committee that is assisting the SADC with creating a new statewide formula for valuing farmland targeted for preservation met in September. Pinelands staff is participating in that Advisory Committee.
- **NJDEP Water Allocation Rule Amendments:** The NJDEP began holding stakeholder meetings to elicit input from other agencies and the public on future amendments to the water allocation rules administered by the NJDEP Bureau of Water Allocation. No schedule or draft standards for the proposed amendments were provided.
- **Interagency Council on Climate Resilience (IAC):** Staff participated in the monthly IAC meeting. Updates were provided by IAC working groups as well as upcoming work to prepare an IAC annual report and 2-year accomplishment report.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	26	142
Drafted or Introduced	3	78
Total ¹	23	158
Master Plans/Ordinances Reviewed		

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

Substantial Issue Finding ²	0	4
No Substantial Issue Finding	17	102
No Issue Finding	2	23
Total	19	129
Finding Letters Issued ³	9	78

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	18	132
Surveys Required	0	18
Surveys Reviewed	3	19
Certificates of Appropriateness Required	0	1

Notable Activity:

- Fenwick Manor Rehabilitation:** The project was announced in early September on the New Jersey Division of Property Management and Construction (DPMC) website. A pre-bid site visit took place at Fenwick Manor on September 26th and was attended by members of the DPMC, New Jersey Historic Trust, and several design consultants. Design consultant proposals are due on October 10th, after which a selection will be made by the review committee, including members of the DPMC, New Jersey Historic Trust, and Pinelands Commission staff.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	1.00	29.12
PDCs Severed	6.50	10.00
Acres Protected	99.10	110.69
PDCs Extinguished	0	0.25
Acres Protected	0	1.83

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

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

PDCs Sold	3.00	9.00
Average Sales Price per PDC	\$90,000	\$82,611
Average Sales Price per right	\$22,500	\$20,653
PDCs Redeemed	0.25	11.50

Notable Activity:

- **Allocations:** 0.25 PDC was allocated to 12.18 acres in the Agricultural Production Area of Franklin Township and 0.75 PDC was allocated to a 20-acre parcel in the Agricultural Production Area of Galloway Township.
- **Severances:** PDCs were severed from a total of 139.8 acres in the Agricultural Production Area, including 82.7 acres in the Town of Hammonton, 39.51 acres in Franklin Township and 17.59 acres in Winslow Township.
- **Redemptions:** 0.25 PDC was redeemed for development of a single-family detached home on an undersized lot in Egg Harbor Township.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	0	47
Certificates of Filing	17	148
Public Development Reports	3	16
Forestry Certificates of Filing	0	2
PDC Letters of Interpretation	2	22
Non-PDC Letters of Interpretation	0	2
MOA Consistency Determinations	3	32
Review of Agency Determinations	68	507

4.2 NOTABLE APPLICATIONS

- **Residential Development, Barnegat Township (Applicant: Walters Development Company, App. No. 1990-0788.157):** This application proposes 108 single family dwellings within a relatively undeveloped section of Ocean Acres, an existing residential development in Barnegat Township's Regional Growth Area. The Ocean Acres development is located in both Stafford and Barnegat Townships. The portion of Ocean Acres located in Barnegat Township consists of approximately 2,000 residential lots that were subdivided and sold prior to the 1981 effective date of the Commission's regulations. The Barnegat Township portion of Ocean Acres has an extensive history with the Pinelands Commission. To address both permitted residential density and threatened and endangered (T&E) species protection, the Commission entered into two legally binding Agreements and certified several Township rezonings. A 2004 Agreement entered into by the developer (Mark Madison LLC), Barnegat Township and the Pinelands Commission provided for the residential development of some of the lots in Ocean Acres, protection of other lots and measures to address T&E species protection. The 2004 Agreement provided protection from undertaking additional T&E species survey work in Ocean Acres until September 2009 and longer if there were no changes to environmental conditions. On August 12, 2024, the applicant requested a meeting to discuss the application, specifically how the Commission's 2022 stormwater management amendments, including the requirement that stormwater management be provided for applications proposing one single family dwelling, will alter the prior stormwater management approach for Ocean Acres. Prior to the meeting, the Commission staff advised that (2) the proposed development must meet the current stormwater management standards of the Township land use ordinance and the CMP and (2) a two season drift fence survey for a threatened animal species was required. Staff met with representatives of the applicant on September 24, 2024. The applicant expressed concerns regarding how the Ocean Acres development could meet the current stormwater management standards. The applicant also expressed concerns regarding the need to undertake further T&E species survey work. The applicant will be evaluating several approaches to address stormwater management and considering the requirement to conduct a two season drift fence survey for a threatened animal species.
- **Communications Tower, Dennis Township (Dennis Township Board of Education (BOE), App. No. 1988-0097.007):** On December 26, 2023, the Board of Education submitted information proposing a 100-foot-tall emergency services communication tower at the Dennis Township Elementary School. The communications tower would be located in the Pinelands Village of Dennisville. The submitted information indicated that the proposed tower would be utilized for emergency communications by the Dennis Township School District and Dennis Township. For a proposed communication tower to be a permitted principal use in a Pinelands Village, it must be included in a Pinelands Commission approved comprehensive plan for such communication towers. The proposed communications tower is not included in such a comprehensive plan. This means that for the proposed communications tower to be a permitted use, it must qualify as an accessory use to the existing elementary school on the parcel. The Commission staff asked the BOE to provide information addressing the proposed geographic coverage area of the proposed communications tower. By letter dated September 25, 2024, the Commission staff advised that based upon the submitted information, the proposed communications tower qualified as an accessory use to the elementary school on the parcel. In addition, based upon the construction footprint of the proposed communications tower only occupying 144 square feet, the letter further advised that the proposed development qualified for one of the application exemptions

in the CMP. Therefore, no application to the Commission was required for construction of the proposed communications tower.

- **Youth Justice Facility, Winslow Township (Applicant: New Jersey Juvenile Justice Commission, App. No 1981-0656.024):** This application proposes development of a youth justice facility, including residential buildings, an office and support building, a gymnasium, a greenhouse, an equipment shed, athletic facilities and three paved parking areas. The Ancora Psychiatric Hospital is located on the parcel, which totals 605 acres in size. The proposed development is located in a Pinelands Rural Development Area. By letter dated September 20, 2024, the Commission staff advised that although the application for the Juvenile Justice Facility is otherwise complete, there are several uncapped landfills located on the parcel. The CMP requires that these landfills be capped; therefore, the uncapped landfills on the parcel constitute a violation of the CMP. On March 13, 2009, the Commission approved an application for the installation of the sanitary sewer main to service the Ancora Psychiatric Hospital. To address the landfill violation, the New Jersey Department of Human Services (DHS) indicated that all landfills would be capped by the fall of 2014. By email dated September 19, 2024, the DHS indicated that although they have been requesting funding to cap the landfills since at least 2015, budget funding issues and other critical life safety projects took precedence over the landfill capping. The CMP provides that the application cannot be deemed complete until the applicant proposes all necessary measures necessary to eliminate the landfill violation on the parcel in a time frame acceptable to the Executive Director. The CMP contains a provision that allows the Commission's Executive Director to request that an escrow be posted with the Commission for the review of complex matters. The capping of the landfills on this parcel will involve complex matters, including but not limited to an analysis of the potential impacts of landfill leachate. The Commission has previously utilized this CMP escrow provision to determine whether a permeable or impermeable landfill cap is required for other landfills in the Pinelands Area. The staff's September 20, 2024 letter also advised that an escrow may be posted with the Commission to allow the staff to undertake a review of the landfills on the parcel. This would include a determination as to the type of landfill cap (e.g. permeable or impermeable) necessary to meet the requirements of the CMP. Upon Commission receipt of an escrow check to assess the landfills, the Executive Director could determine that the applicant is initiating the application process to cap the concerned landfills within an acceptable time frame and deem the Youth Justice Facility application complete.
- **Church, Winslow Township (Applicant: Iglesia Bautista Soli Deo Gloria, App. No. 1988-0080.005):** This application proposes a church on a portion of a 62-acre parcel that is subject to an existing conservation deed restriction. The parcel fronts on Tansboro Road. The parcel is located partially in the Pinelands Village of Tansboro and partially in a Pinelands Rural Development Area. The deed restriction was recorded in 1998 to allow for the residential density assigned to the 62-acre parcel to be transferred to a proposed residential development located on the opposite side of Tansboro Road. That residential development was fully constructed. The applicant is now requesting that the existing conservation deed restriction be lifted. There is also a land development violation on the 62-acre parcel associated with soil mining and offsite removal of that soil from the parcel without securing the required permits and approvals. Approximately 35 acres of the 62-acre parcel were subject of the soil mining. By letter dated August 1, 2024, the Commission staff provided three approaches for the applicant's consideration to address the existing land development violation and future development, including the proposed church, on the 62-acre parcel. The applicant submitted additional

information on July 24, 2024 and August 1, 2024. By letter dated September 20, 2024, the Commission replied to the July 24, 2024 and August 1, 2024 submissions and advised of the information necessary to address the violation and complete the application. By email dated September 25, 2024, the applicant's consultant posed additional questions. That information is currently under review.

- **Solar Facility, Ocean Township (Applicant: Southern Ocean Waretown Solar Farm, App. No. 1981-2081.012):** This application proposes an approximately 24 acre solar facility on a 125-acre parcel. The parcel is located in a Pinelands Forest Area. There is a closed and capped former Ocean County landfill on the parcel. A survey identified several T&E animal species on the parcel. The Commission staff advised the applicant that it had not been demonstrated that the proposed solar facility was consistent with CMP T&E animal species protection standards. At a July 10, 2024 meeting, the applicant's representatives discussed why they believed the proposed solar facility could be developed on the existing capped landfill consistent with T&E protection standards. The Commission staff indicated support for the proposed solar facility but indicated that it remained necessary to demonstrate that the proposed solar facility was consistent with the T&E animal species protection standard. The applicant offered to arrange a site visit to an existing solar facility located outside of the Pinelands Area. The applicant indicated that there were known T&E animal species on that parcel and suitable habitat for the concerned species continues to exist on the parcel after the development of the solar energy facility. The applicant also indicated that Rutgers University was studying the impact of the solar facility on the concerned T&E animal species and that they would attempt to obtain any available study addressing the concerned T&E animal species. By email dated August 22, 2024, the applicant indicated that they were unable to secure access to the solar facility and that the study is ongoing and not available. On September 27, 2024, the applicant submitted information from Rutgers University regarding the impact of a solar facility on a known T&E animal species. The applicant requested that the submitted information be discussed at an October 2, 2024 meeting already scheduled to discuss another proposed solar facility.
- **Stormwater Management Basins, Barnegat Township (Applicant: Paramount, App. No. 2001-0245.003):** This application, approved by the Commission in 2000, proposed the development of 563 single family dwelling units on a 368-acre parcel in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Based on available information, two stormwater basins on the parcel are not functioning as designed. This constitutes a violation of the stormwater management standards of the Barnegat Township land use ordinance and the CMP. Residents of the community and the Township Administrator from an adjacent municipality have contacted the Commission regarding the matter. By letter dated April 3, 2024, the Commission staff advised that a proposed basin remediation plan was consistent with the stormwater management standards of the CMP. The letter further indicated that the applicant could utilize the Certificate of Filing previously issued for this residential development application to pursue any necessary county or municipal permits and approvals that may be required for the proposed stormwater basin modifications. On May 20, 2024, the applicant submitted a different proposal for remediation of the stormwater management basins. By letter dated July 16, 2024, the Commission staff advised that the currently proposed stormwater management remediation plan did not meet CMP wetlands protection standards. This was because the stormwater remediation plan proposed to discharge stormwater into and store stormwater in a wetlands area adjacent to the two stormwater management basins that are not functioning. By letter dated July 16, 2024, the applicant submitted information

addressing why, in their opinion, the concerned area was not a wetland. By letter dated July 31, 2024, the Commission staff indicated that based upon review of the submitted information and a site inspection, the concerned area is a wetland. The area was delineated as a wetland as part of the application approved by the Commission in 2000 to develop 563 single family dwellings on the parcel. A site meeting was held with the applicant's representatives on September 18, 2024 to review the wetlands area. By letter dated September 24, 2024, the Commission staff advised that the area of concern was a wetland. The Commission staff letter further indicated that although they were happy to meet with the applicant and other interested parties, the Commission staff could not indicate at such a meeting that the discharge of stormwater into, and storage of stormwater in, the wetland area of concern was consistent with the wetland protection standards. A meeting is scheduled with the applicant and other interested parties for October 1, 2024.

- **Improvements to an Existing Agricultural Access Driveway, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing driveway that provided access to an existing agricultural operation was being improved and widened. The parcel is located in a Pinelands Agricultural Production Area. On February 21, 2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purposes of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. If any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. On July 19, 2024, the property owner submitted the results of the fill/soil material testing. The test results indicate that the fill/soil material does not exceed the NJDEP regulatory levels. However, the test results show that the material deposited on the parcel contains contaminants, such as semivolatile organic compounds, pesticides, metals and extractable petroleum hydrocarbons. By letter dated August 5, 2024, the Commission staff advised that within 30 days, the property owner complete certain additional groundwater, surface water and soil testing or a proposal must be submitted to remove all fill/soil material from the parcel by September 15, 2024. By email dated August 13, 2024, the property owner appeared to indicate that all fill/soil material would be removed from the parcel. The August 13, 2024 email requested an extension of time until December 30, 2024 to remove the fill/soil material from the parcel. By letter dated September 9, 2024, the Commission staff advised that since the concerned fill/soil material has already been located on the parcel for approximately eight months and provided Pemberton Township and the New Jersey Department of Environmental Protection were in agreement, the Commission would grant an extension of time until November 1, 2024 to remove all fill/soil material from the parcel. During a September 30, 2024 meeting with just NJDEP staff regarding this matter, the Commission staff was advised that the property owner was currently in the process of removing all fill/soil material from the parcel.

- Subdivision, Borough of Lakehurst (Applicant: Lakehurst Presbyterian Church, App. No. 2010-0095.001):** This application proposes a two-lot subdivision of a 1.26-acre parcel in the Pinelands Town of Lakehurst. The applicant proposes to locate an existing church on one proposed lot and an existing single family dwelling on a second proposed lot. On August 4, 2010, the Commission issued a Certificate of Filing for the proposed two lot subdivision. The subdivision proposed to locate the existing single family dwelling serviced by public sanitary sewer on a 7,500 square foot lot. The single family dwelling is located in the Borough of Lakehurst's R-2 zoning district, where a minimum lot size of 7,500 square feet is required for a single family dwelling serviced by public sanitary sewer. Approximately 14 years later, on May 6, 2024, the Commission received notice of an approval for the proposed two lot subdivision. The approved subdivision plan had been revised to propose a 6,250 square foot lot for the existing single family dwelling. By letter dated June 3, 2024, the Commission staff advised of the need to purchase and redeem 0.25 PDCs based upon the creation of a lot that did not meet the minimum lot size requirement in the Borough's R-2 zoning district. The attorney representing the church expressed concern with the cost of the 0.25 PDCs. By letter dated August 28, the Commission staff advised that for the subdivision approval to take effect, the applicant could revise the proposed subdivision plan and locate the existing single family dwelling on the originally proposed 7,500 square foot lot or submit to the Commission documentation that 0.25 PDCs have been acquired and redeemed. The Commission staff letter also identified a third option that would allow for recordation of a deed restriction against 1,250 square feet of the proposed church lot in favor of the proposed single family dwelling lot. By letter dated September 30, 2024, the attorney representing the applicant submitted a draft deed restriction. That information is under review.
- Residential Development, Pemberton Township (Applicant: Equity Enterprises, App. No. 1981-0640.001):** This application proposes 578 dwelling units on an approximately 700-acre parcel. Approximately 340 acres of the parcel are located in a Pinelands Regional Growth Area and the balance of the parcel is located in a Pinelands Forest Area. The development is proposed on an approximately 180 acre portion of the parcel located in the Pinelands Regional Growth Area. A Certificate of Filing for this application was issued on June 27, 2005. On July 7, 2007, the applicant received a 12-year Township General Development Plan approval. On December 6, 2018, the Township approved a General Development Plan approval extension until June 7, 2027. Both Township approvals, somewhat equivalent to a municipal preliminary approval, raise substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals are currently pending transfer to the New Jersey Office of Administrative Law (NJ OAL) for a hearing. With respect to T&E animal species, surveys were originally completed for this application between 2004 and 2006. Those surveys identified T&E animal species on and adjacent to portions of the parcel. The applicant was advised that based upon the length of time that had elapsed since the 2004-2006 surveys, updated T&E animal species survey were required. Specifically, a September 6, 2023 email from the Commission staff advised the applicant that an updated two season drift fence survey for T&E snake species was required. The September 6, 2023 email further indicated that based upon the results of the first season drift fence survey, the Commission staff would evaluate the necessity of the second season drift fence survey. On June 20, 2024, an interim report on a spring 2024 drift fence survey was submitted to the Commission, indicating that no T&E snake species were observed or captured. By letter dated August 23, 2024, the Commission staff advised that a second season (fall 2024) drift fence survey was required. A meeting was held on September 10, 2024 with the applicant's representatives to discuss various aspects of the proposed development. On September 16, 2024, the Commission staff met with representatives of the Township Planning

Board to discuss the application. By email dated September 16, 2024, the Township requested the Commission staff's assistance in site inspecting an area of the parcel and providing an opinion whether an approximately 0.5 acre area constituted a wetland. The applicant has delineated, and the Commission staff has confirmed approximately 290 acres of wetlands on the 700 acre parcel. By letter dated September 20, 2024, the Commission staff advised that, based upon its site inspection, the 0.5-acre area was not a wetland. At the Township's request, a representative of the Commission staff attended the September 23, 2024 Pemberton Township Planning Board meeting and fielded questions regarding various aspects of the application.

4.3 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 2005-0459.040**
Meteor Motorcycle Club
Approval Issued: 9/23/2024
Event Name: Fall Brawl Hare Scramble
Event Date: October 12 and 13, 2024
Municipality: Maurice River Township
Lands Utilized: Ormond Farms located on Hesstown Road
Route Length: 12 miles
- **Application # 1981-0686.031**
Ocean County Competition Riders, MC
Approval Issued: 9/26/2024
Event Name: Scrub Pine Enduro
Event Date: November 10, 2024
Municipality: Manchester Township, Pemberton Township, Woodland Township
Lands Utilized: Brendan T. Byrne State Forest
Route Length: 75 miles

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In September, staff measured water levels at 43 forest plots and 30 ponds in the Commission network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office.
- **Rare Snake Monitoring:** In September, Science Office staff continued to radio-track corn snakes and pine snakes to identify potential hibernation sites and habitats. Staff completed processing all remaining pine snake and corn snake hatchlings from clutches that were incubated in the lab. The hatchlings were weighed, measured, sexed, PIT tagged, and released at the nest location. Recapturing tagged hatchlings in the future can provide information on dispersal distances and survivorship. Staff also completed surgeries to remove or replace transmitters in seven corn snakes, a single pine snake, and a single hognose snake. Staff continued to fix and replace snake monitoring infrastructure that was damaged or destroyed by the Tea Time Hill wildfire. Staff

found corn snake hatchlings and several snake shed skins in the burned area (as shown in the photo to the right); indirect evidence that at least some snakes survived the fire.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** In September, Science Office staff continued to radio track turtles to determine the habitats used for foraging, nesting, and hibernating. Some of the turtles have already returned to the vicinity of hibernation burrows that were used previously. Science staff completed the process of equipping all turtles with fresh transmitters and small iButtons for recording temperature data. Temperature data will enable staff to more accurately determine when turtles enter and emerge from hibernation burrows in the fall and spring, respectively. Science staff are currently radio tracking 47 females and 47 males on a weekly or monthly basis.



Above: A corn snake shed skin found along a charred log.

- **King Snake Study:** The EPA is reviewing staff request of a one-year, no-cost extension of the project period to finish analyzing the data and write the final report. Staff provided data on king snake hibernation site characteristics to the NJDEP Endangered and Nongame Species Program.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with researchers at Virginia Tech to swab Pinelands snakes for snake fungal disease. Several snakes were brought back to the lab to obtain a late-season disease sample. In addition, eggs and hatchlings continued to be swabbed to determine the presence of the fungus.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to swab Pinelands snakes for adenovirus. Several snakes were brought back to the lab to obtain a late-season disease sample.

5.3 OTHER

- Snakes, turtles, and other animals are vulnerable to injury or mortality when crossing roads. While conducting normal field work, Science Office staff are collecting location and species data when animals are seen crossing or found dead on roads. The data will be shared with the NJDEP Endangered and Nongame Species Program, and eventually may be used to identify hotspots where mitigation strategies may occur. In the past few months, staff have already recorded individuals of the following species killed on roads: timber rattlesnake, corn snake, pine snake, black rat snake, black racer, garter snake, box turtle, painted turtle, and river otter.



Above: Many animals are injured or killed while attempting to cross roads. This box turtle was found unharmed.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 62 inquiries from the public in September, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in September.
- **Pinelands Calendar:** In September, staff reviewed and edited the draft grids for the 2025 Pinelands National Reserve Wall Calendar. Staff also



Above: Commission staff shared 239 photos on its Instagram account in September 2024, including this photo of native Pine Barren gentians blooming in the Pinelands.

selected a theme, “Happy Trails,” and started to compile and categorize hundreds of photos for possible use. The calendar will be printed in November, with funding from the National Park Service.

- **Social Media Enhancements:** In September, staff shared 239 photos and four videos on the Commission’s Instagram site and 63 tweets and retweets on X. Five Instagram sites featured the Commission’s photos in September, with one site selecting the Commission as Photographer of the Week.
- **Pinelands Merchandise:** Staff processed \$122 in sales in September. All proceeds from sales will go to a fund for native Pinelands plants. Commission staff sold items during the Pinelands Speaker Series presentations.



Above: Commission staff shared 63 tweets in September 2024, including a tweet with this photo of an orange sulphur butterfly fluttering above native narrowleaf sunflowers in the agency’s rain garden.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Speaker Series:** Staff organized, promoted and staffed the final Pinelands Speaker Series presentation of the year at the agency’s headquarters on September 26, 2024. More than 30 people attended the program, which focused on the hidden kingdom of fungi. Presenter Keara R. Giannotti brought numerous fungi specimens and took attendees on a virtual fungi foray through the Pinelands, uncovering the myriad roles fungi play in the environment, from functioning



Above: Presenter Keara R. Giannotti delivered the final presentation of this year’s Pinelands Speaker Series at the Commission’s headquarters on September 26, 2024.

as nutrient cyclers, to acting as pathogens, to forming mycorrhizal mutualistic associations with trees and plants.

- **Pinelands Education Programs:** Staff continued to plan for the Pinelands-themed World Water Monitoring Challenge, which will be held at Batsto Lake on October 25, 2024. A member of the Communications Office educated a total of about 150 people during education programs in September.
- **Barnegat Bay Partnership:** A member of the Communications Office participated in a Barnegat Bay Partnership Advisory Commission meeting on September 10, 2024.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff provided ongoing support for PCIS application-related issues. Staff participated in a meeting to discuss challenges faced during the creation of the Commission's annual report, assign tasks and roles for next year and identify data gaps to enable better reporting in the future.
- **Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff participated in the monthly New Jersey Geospatial Forum meeting to collaborate with other state agencies on common goals; Zscaler adoption was discussed. Staff also worked to create new draft maps and update symbology on existing maps based upon feedback from the annual report review meeting.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff continues to test the Zscaler Private Access (ZPA) software and work with support to address ongoing critical errors.
- **Conformance Tracking/Zoning system:** Staff worked with the Land Use Programs office to improve the new SQL Server database that will act as a foundation for the new system through iterative steps of data evaluation and data cleansing. Staff participated in weekly meetings with the Planning Office to receive feedback on new development. Based upon feedback, a module was developed for the handling of Comprehensive Management Plan (CMP) amendments.
- **Legacy Document Scanning:** The New Jersey Pinelands Commission was established in 1979, long before the revolutions in information systems that have taken place since then. All Commission applications and relevant documents from the earlier years were stored in paper format. The Document Scanning project was established to increase the efficiency of evaluating applications and conducting business by ensuring that all applicable documents are available electronically. Staff continued the document scanning effort and updated the status report to include additional document types now being scanned.

- **Pinelands Development Credit Bank:** The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world. The Information Systems staff provides ongoing operational support to the PDC Bank.
- **Permanent Land Protection (PLP) Data System:** The PLP system manages the data related to all the preserved land in the Pinelands National Reserve. Staff supported the Land Use Programs Office in maintaining PLP records and producing an updated map for FY24.
- **Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff distributed new headsets to use for Teams Voice calls and meetings. Staff continued the required migration of legacy data and Oracle database to new server, working with Oracle support on hosting details.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** September 2024, Net Total: \$25,487.60 Fiscal Year to Date Total: \$199,973.31. This equates to 26.66% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for September includes 22 online application payments totaling \$12,838.33.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A682/S699	Kean/Singer	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill - Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee.
S257	Smith	Authorizes State Treasurer to appoint Garden State Preservation Trust acting	Senate Bill – Reintroduced, Referred to Senate

		executive director under certain conditions.	Environment and Energy Committee
A1253/S2859	Sauickie/Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Reintroduced, Referred to Assembly Environment, natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24
A1219/S2979	Sauickie/Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
A1300	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
A1301	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.

		master plans and zoning ordinances.	
A1302	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.
A1303/S1074	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/S1106	Greenwald, Wimberly/Timberlake	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee, Combined with S2347 on 2/15/24
A3070/S2690	Guardian/Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to Senate

			Environment and Energy Committee on 2/12/24.
A3645/S2425	Calabrese/McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 2/12/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.
A3697/S2792	Spearman, Park, Simmons/Cruz-Perez, Turner	Appropriates \$500,000 from constitutionally dedicated CBT revenues and “2009 Farmland Preservation Funds” to the State Agriculture Development Committee for municipal planning grants for farmland preservation purposes.	Assembly Bill – Reported out of the Assembly Appropriations Committee on 3/14/24, Second Reading. Substituted by S2792 on 6/28/24 Senate Bill – Passed by Senate and Received in Assembly without Reference, Second Reading on 5/13/24. Passed both Houses on 6/28/24 Signed by the Governor on 7/10/2024, P.L. 2024, c. 29
A3698/S2793	Reynold-Jackson, Freiman, Fantasia/Cruz-Perez, Turner	Appropriates \$1.723 Million from constitutionally dedicated CBT revenues and “2009 Farmland Preservation Fund” to the State Agriculture Development Committee for grants to non-	Assembly Bill – Reported out of Assembly Appropriation Committee on 3/14/24, Second

		profits for farmland preservation purposes	Reading. Substituted by S2793 on 6/28/24 Senate Bill – Passed by Senate and Received in the Assembly without Reference, Second Reading on 5/13/24. Passed both Houses on 6/28/24 Signed by the Governor on 7/10/2024, P.L. 2024, c. 30
A3784/S2455	McCoy/Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infra-structure projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
A3820/S609	Fantasia/Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.

A3831	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise may be permitted on a preserved farm	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.
A3833	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
A3914/S3268	Katz/Steinhardt	Permits agriculture-related events on preserved farmland	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24
A3951/S2594	Fantasia/Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24 Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 3/4/24, Senate Amendment (Voice),

			Passed by Senate and Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 5/20/24
A4117/S2857	Calabrese, Conway/Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	Assembly Bill – Proposed for Introduction on 4/4/24. Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee
A4137/S1029	Calabrese, Conway, Atkins/Greenstein	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	Assembly Bill – Proposed for Introduction on 4/4/24. Senate Bill – Introduced 1/9/24, Referred to Senate Environment and Energy Committee
A4145/S3065	Lopez/McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24 Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24
A4200/S3078	Azzariti Jr., Kanitra/Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications

			and Utilities Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 4/11/24
A4223/S3114	Sampson/Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
A4260	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/S2347	Lopez/Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 5/16/24 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24

A4383/S3364	Moen/Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/3/24
A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee
A4791	Sauickie	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee
A4847	Fantasia	Requires establishment and implementation, in certain circumstances, of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee
A4850	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee
A4862/S1593	Freiman/Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Assembly Bill: Introduced, Referred to Assembly Telecommunications

			and Utilities Committee Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee
S2816	Smith/McKeon	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Reported from Senate Committee on 3/4/24, Second Reading. Senate Amendment (Voice) on 5/13/24, Passed by Senate, Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/A4513	Scutari/Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Senate Amendment (Voice) on 6/28/24
S3464	Smith	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee

S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee
S3618	Smith/Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Introduced, Referred to Senate Environment and Energy Committee