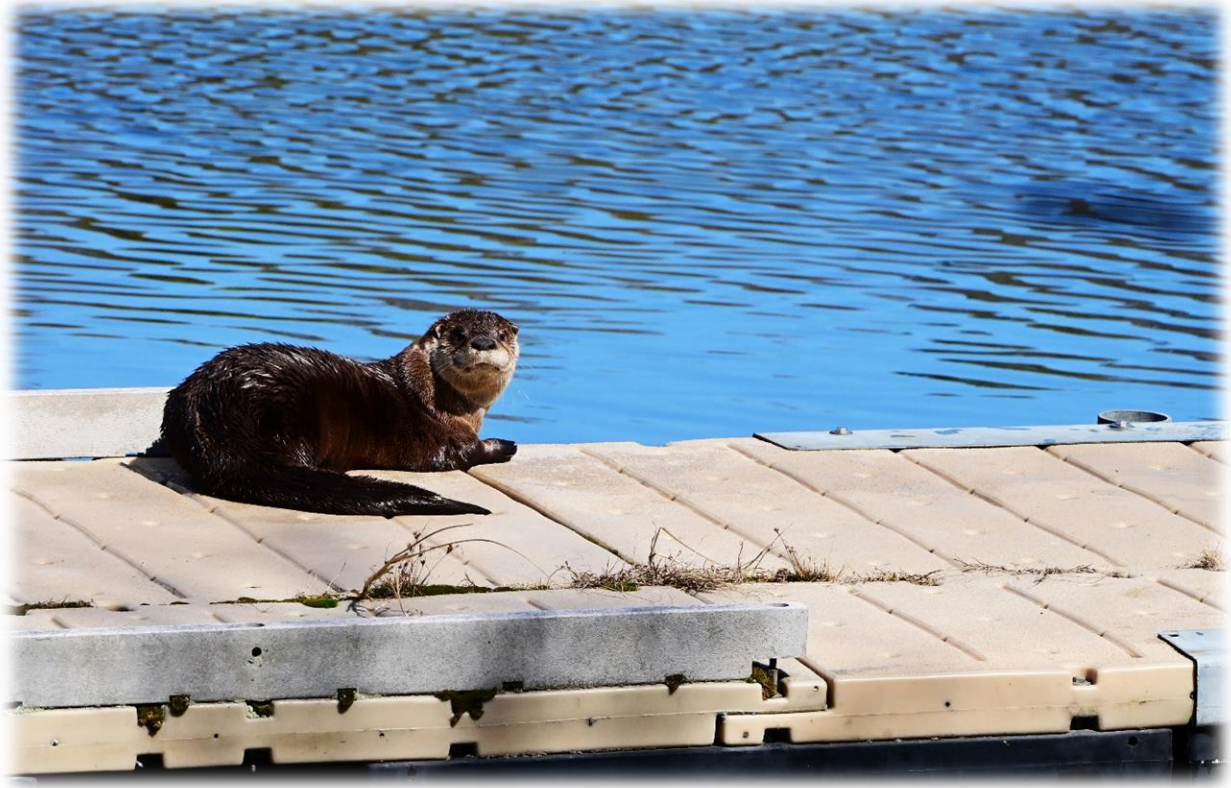




# NEW JERSEY PINELANDS COMMISSION

## MONTHLY MANAGEMENT REPORT



A native river otter resting on a dock beside a lake in the Pinelands, as photographed in March

**MARCH 2025**

# 1 EXECUTIVE OFFICE

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## 1.1 EXECUTIVE DIRECTOR

### 1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee’s March 18, 2025 meeting was canceled.
- **Policy & Implementation (P&I) Committee:** At its March meeting, the Committee received a presentation on the New Jersey Department of Environmental Protection (NJDEP) Wetlands Program Plan. Staff from the NJDEP Division of Science and Research discussed the purpose of the plan and efforts of various agencies, including the Pinelands Commission, to develop wetlands protection strategies and to monitor wetlands throughout the State. In addition, staff gave a brief presentation summarizing the Interagency Council on Climate Resilience 2024 Annual Report that was released in March. The summary reviewed the efforts of 26 state agencies to conduct 88 projects in support of the six identified priorities around climate change.

### 1.1B RULEMAKING

- **Rule Package #1 (Black Run Watershed, Application Fees, Expiration of Completeness Documents and old Waivers; Regional Growth Area Density and Pinelands Development Credit Program):** The draft rule proposal was completed and submitted to the Governor’s office on February 27, 2025 for review and approval. Upon authorization by the Governor’s office, a resolution to formally propose the amendments to the Pinelands Comprehensive Management Plan (CMP) will be listed on the Commission’s agenda for consideration.

### 1.1C OPEN PUBLIC RECORDS ACT

- A total of six Open Public Records Act (OPRA) requests were received in March. Four were provided responsive material and two were advised to schedule a file review.

### 1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in March.

### 1.1E OTHER

- Commissioner Ryck Signor was sworn in as Gloucester County’s new appointee to the Pinelands Commission at the March 14, 2025 meeting.



**Above:** Ryck Signor took the oath of office as a member of the Pinelands Commission during the agency’s meeting on March 14, 2025. DAG Jason T. Stypinski administered the oath.

## 1.2 LEGAL AND LEGISLATIVE AFFAIRS

### 1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. The Appellate Division will now decide if oral argument is necessary or may decide the matter solely on the briefs.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP), the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. Mediation sessions occurred on September 5, 2024, September 10, 2024 and December 12, 2024. The NJDEP and Hovsons continue to try and resolve this matter. The next mediation session is scheduled for April 9, 2025.
- **Estlow Estates, LLC v. The Township of Woodland, the State of New Jersey, the Pinelands Commission, John Does 1-10 and ABC Corporation 1-10, Chancery Division, Docket Number BUR-000099-24** – This matter involves a proposed 13-lot subdivision and development of 12 single family dwellings in Woodland Township. The plaintiff obtained a Certificate of Filing in April 2007, Preliminary and Major Subdivision approval from the Woodland Township Land Use Board in August 2007, and a conditional preliminary subdivision approval from the Burlington County Planning Board in February 2008. No residential development occurred. Sightings of a new threatened or endangered (T&E) species, for which the plaintiff did not survey in 2005, were reported in 2018 in the vicinity of plaintiff’s parcel. Final subdivision approval was issued by the Burlington County Planning Board in March 2022. That approval was called up for review by the Commission on May 10, 2022 and the applicant was notified that a new T&E survey would be necessary to demonstrate that the proposed development remains consistent with CMP standards. No such survey has been submitted to the Commission and, at the applicant’s request, no public hearing has been held. On December 13, 2024, the Commission was served with a summons and complaint that asks the Court to order the Commission to approve the project and recertify that the 2007 Certificate of Filing is valid, without the need for additional T&E species survey work. A Motion to Dismiss for Failure to Exhaust Administrative Remedies was filed on behalf of the Pinelands Commission on March 18, 2025. In response to that motion, Plaintiffs’ attorney asked Defendants to execute a Stipulation of Dismissal without Prejudice. On March 24, 2025, the Judge advised that the matter would be dismissed pursuant to the signed stipulation.

- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. On April 15, 2024, the plaintiff submitted an application for a LOI seeking a determination of the extent of wetlands on the parcel. As part of that application, the plaintiff submitted a plan entitled “Overall Wetlands Delineation Plan,” dated April 12, 2024. The Commission staff conducted site inspections, and reviewed available natural resource capability maps, United States Department of Agriculture, Soil Survey information, and the applicant’s April 2024 wetlands plan. On November 14, 2024, the staff issued LOI #2256, determining that the boundaries of the wetlands delineated on the plaintiff’s plan were not accurate. Notice of appeal was received on November 27, 2024 and forwarded to the Office of Administrative Law. A case management conference was conducted with Administrative Law Judge Bogan on March 19, 2025. A consent agreement is being drafted and the matter will be placed on the inactive list pending resolution of the Chancery matter.
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a PDC deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the Pinelands Development Credit (PDC) deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025.
- **Letter of Interpretation for Solar Energy Facility Accessory to a Resource Extraction Operation, Upper Township (Mojave Materials, App. No. 1983-9222.005)**: On May 22, 2024, the Commission received an application for an LOI to determine permitted accessory uses on a 14.6-acre lot. The lot in question is located in a Pinelands Forest Area, where resource extraction operations are limited to parcels or areas that were approved for resource extraction prior to 1995 in accordance with the CMP. The lot is located adjacent to such a resource extraction operation. The applicant requested that the LOI be “tabled” on September 25, 2024 and subsequently submitted additional information for the Commission’s review. Commission staff reviewed the over 40-year history of the existing resource extraction operation to determine what lands were included in the prior resource extraction approvals. On November 27, 2024, Commission staff sent a letter advising the applicant that the 14-acre lot did not qualify for resource extraction or accessory uses to resource extraction, such as the proposed solar energy facility. On January 10, 2025, the Commission received notice that the applicant had appealed the conclusion reached in the Commission staff’s November 27, 2024 letter to the New Jersey Superior Court Appellate

Division. The Commission’s Deputy Attorney General met with the applicant’s attorney on January 31, 2025 to discuss the appeal and the potential for its withdrawal, given the November 27, 2024 letter is not a final agency decision and thus the Appellate Division does not have jurisdiction over the matter. A settlement conference was conducted by the Appellate Division’s Civil Appeals Settlement Program on February 18, 2025. At that conference, the Commission’s DAG advised the Judge of the Commission’s position that the matter should be withdrawn by the appellant or dismissed by the Court because of the appellant’s failure to exhaust administrative remedies. A Motion to Dismiss was filed on behalf of the Pinelands Commission on February 26, 2025. The Commission’s motion was granted on March 24, 2025 and the matter was dismissed.

**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**

<b><u>Bill No.(s)</u></b>	<b><u>Prime Sponsor(s)</u></b>	<b><u>Synopsis</u></b>	<b><u>Current Status</u></b>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the 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.
A5431/S4257	Fantasia/Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Public Safety and Preparedness Committee on 3/10/2025.  Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.

## 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 (ROE) agreement 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 November 6, 2024, the Commission's Executive Director issued a letter to Pemberton Township finding that the submitted revegetation and rain garden plans were substantially consistent with the requirements of the MOA and permitting the development to proceed, provided any other necessary approvals and permits are obtained. Commission staff reviewed and provided comments to NJDEP on a revised ROE agreement in mid-December 2024. NJDEP issued an amended ROE agreement in early 2025, rendering it consistent with the requirements of the MOA. The Township and the Pinelands Preservation Alliance signed the Amended ROE in late March 2025. Once executed by the NJDEP, the Amended ROE will permit the proposed trail improvements within Pemberton Lake Wildlife Management Area.
- **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. 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 and met with municipal representatives on August 27, 2024. 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. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 21, 2025, Evesham Township advised Commission staff that it had asked Green Acres to use the grant monies it had received in November 2021 for maintenance of the REI-COOP Trail and the Peaceful Partners Trail, both of which are existing trails located within the Black Run Preserve. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species survey protocol for the proposed accessible trail and associated parking areas. The information submitted by the Township is under review.

## 1.3 HUMAN RESOURCES

- **Labor Management Meeting:** A quarterly labor management meeting with Jenna Curley, Principal Staff Representative from CWA 1040, was held on March 4, 2025. The meeting included a review of the status of employee interim evaluations. No other significant matters were discussed during this session. The next labor management meeting is scheduled for June 4, 2025.

- **Training:** Staff attended the following training sessions: GoToWebinar- COBRA When, Why, and How?; GoToWebinar- Retirement Types, Eligibility, and Calculations- for PERS and TPAF.
- **Health Benefits:** Employee changes to their health benefit plans from the Special Open Enrollment were processed, with new contributions taking effect pay period 6.

## 2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** The IAC issued its annual report on activities completed by the Council and 26 member agencies during 2024. The report summarizes 88 actions by those agencies to address the State’s six climate resilience priorities. The report is available on the NJDEP website through the following link: [nj-iac-2024-annual-report.pdf](#). Commission projects noted in the report include implementation of the water management rule amendments, the assessment of Management Area boundaries for climate impact vulnerability, and the addition of expanded land acquisition target areas as well as climate focused evaluation criteria for Pinelands Conservation Fund grant projects.
- **Camden County Agricultural Development Board (CADB):** The CADB invited Commission staff along with State Agricultural Development Committee (SADC) staff and representatives from Winslow and Waterford townships to a special meeting of the CADB on March 13, 2025. The purpose of the meeting was to discuss designation of agricultural development areas (ADAs) and any potential issues arising from local or Pinelands planning objectives. The CADB has identified several parcels of land that they intend to include in an updated ADA map that is used by the CADB and the SADC when targeting land for farmland preservation.

- **NJDEP Wetlands Mitigation:** The NJDEP released a wetlands mitigation rule amendment proposal. Staff are reviewing the proposal related to wetlands General Permits issued in the Pinelands Area and to other land protection strategies. The public comment period for the rule proposal ends May 16, 2025.



- **NJDEP:** On March 18, 2025, staff and Commission members joined NJDEP Commissioner LaTourette and staff from the NJDEP Forest Fire Service and Forest Service for a tour of the Department’s [Allen and Oswego Road fire mitigation and forestry project](#) approved by the Commission in late 2022.

**Above (from left to right):** Commission Executive Director Susan R. Grogan, Commission Chair Laura E. Matos and Commissioner Dr. Deborah Buzby-Cope attended the tour of the Allen and Oswego Road fire mitigation and forestry project with the NJDEP on March 18, 2025.

### 3 LAND USE PROGRAMS

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#### 3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
<b>Master Plans/Ordinances Received</b>		
Adopted	13	26
Drafted or Introduced	2	8
Total <sup>1</sup>	10	23
Substantial Issue Finding <sup>2</sup>	0	0
No Substantial Issue Finding	5	12
No Issue Finding	1	7
Total	6	19
<b>Finding Letters Issued<sup>3</sup></b>	4	15

#### Notable Activity:

- Pemberton Township** – On March 11, 2025, staff sent a letter to Pemberton Township regarding eight adopted ordinances submitted to the Commission for certification that raised concerns related to the standards of the CMP. The ordinances adopt and amend redevelopment plans, set standards for cannabis establishments and establish a new code chapter containing right to farm provisions. The letter included an attachment with model language to address issues in five of the eight ordinances. Staff also requested a meeting to discuss the remaining ordinances. A response from the Township is pending.

**Manchester Township** – On March 12, 2025, staff sent a letter to Manchester Township outlining the staff’s evaluation of the impacts of an ordinance, pending review before the Commission, on residential development potential and Pinelands Development Credit (PDC) opportunities in the Township’s Regional Growth Area. The evaluation concluded that the ordinance would greatly reduce residential development potential and PDC opportunities. The evaluation followed meetings that were held between Commission staff and Township

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<sup>1</sup>The 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).

<sup>2</sup> 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.

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

representatives in January and early March. Staff is awaiting the Township’s response about how it plans to address the concerns raised.

### 3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	11	30
Surveys Required	1	4
Surveys Reviewed	2	3
Certificates of Appropriateness Required	0	0

#### Notable Activity:

- Fenwick Manor Rehabilitation:** On February 5<sup>th</sup>, the Commission issued a Request for Proposals (RFP) to solicit bids from Historic Preservation Architects to oversee the rehabilitation work at Fenwick Manor. A total of three proposals were submitted prior to the submission deadline of March 5<sup>th</sup>. A three-member Evaluation Committee composed of diverse members of the Pinelands Commission’s staff was established. Each committee member individually scored each proposal based on the criteria established in the RFP. Based on the Evaluation Committee’s individual scores of each proposal, the committee recommended that the contract be awarded to Connolly & Hickey Historical Architects, LLC of Cranford, New Jersey. A resolution will be presented to the Pinelands Commission, at the April 11<sup>th</sup> meeting, authorizing the Commission to enter into a contract with Connolly & Hickey to oversee the rehabilitation of Fenwick Manor.

### 3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	6.75	93.25
PDCs Severed	30.75	30.75
Acres Protected	623	623
PDCs Extinguished	0	0.11
Acres Protected	0	20.64
PDCs Sold	0.25	1.00
Average Sales Price per PDC	\$90,000	\$91,500
Average Sales Price per right	\$22,500	\$22,875
PDCs Redeemed	6.00	6.25

**Notable Activity:**

- **Severances:** In March, a total of 30.75 PDCs were severed, permanently protecting 603 acres in Washington Township’s Special Agricultural Production Area and 20 acres in Galloway Township’s Agricultural Production Area.
- **Allocations:** Two Letters of Interpretation for PDCs were issued, allocating a total of 6.75 PDCs. In Southampton Township, 0.25 PDCs were allocated to a 7.12-acre parcel in an Agricultural Production Area. In Shamong Township, 6.5 PDCs were allocated to a 203.46-acre parcel in an Agricultural Production Area.
- **Redemptions:** In March, PDCs were redeemed for three Regional Growth Area projects: a 20-unit subdivision in Winslow Township, a 267,389 square foot warehouse in Waterford Township and a 657-unit project in Egg Harbor Township.

**3.4 SPECIAL PROJECTS**

- **Permanent Land Protection Summit:** Staff finalized the agenda and confirmed all invited speakers for the Summit to be held on April 3<sup>rd</sup> at the Commission’s offices. Invitations were emailed to Pinelands municipalities, counties, non-governmental land acquisition partners, and the State. This year’s Summit will focus on the creation, need, and standards around accessible trails.

**4 REGULATORY PROGRAMS**

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**4.1 APPLICATION ACTIVITY**

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	3	12
Certificates of Filing	26	52
Public Development Reports	0	7
Forestry Certificates of Filing	1	4
PDC Letters of Interpretation	2	5
Non-PDC Letters of Interpretation	1	2
MOA Consistency Determinations	8	12
Review of Agency Determinations	76	185

## 4.2 NOTABLE APPLICATIONS

- **Warehouses, Waterford Township (Applicant: AASMWF Property, App. No. 1987-0886.005):** This application proposes the development of a 267,389 square foot warehouse building and a 688,125 square foot warehouse building on a 59.1-acre parcel located in a Pinelands Regional Growth Area. The proposed development is located within the Township's Haines Boulevard Redevelopment Area. Development of the two proposed warehouse buildings require a total of 14.25 Pinelands Development Credits (PDCs). On March 4, 2025, the applicant submitted a copy of a September 9, 2024 Township administrative phasing plan resolution of approval for the two proposed warehouse buildings. This Township resolution enables the applicant to separately acquire and redeem the PDCs for each proposed warehouse. The applicant has purchased and redeemed the 4.0 PDCs required for development of the 267,389 square foot warehouse building. On March 12, 2025, the Commission staff issued a letter allowing the Township's final site plan approval for both buildings to take effect. The Township's administrative phasing plan resolution of approval requires the purchase and redemption of the remaining 10.25 PDCs required for the second warehouse building prior to the Township's issuance of a construction permit for that warehouse building.
- **Public Sanitary Sewer, Galloway Township (Applicant: Galloway Township, App. No. 2024-0139.001):** This application proposes the installation of approximately 21,500 linear feet of public sanitary sewer to facilitate the residential development of the Pinehurst section of Galloway Township. The development is proposed in a Pinelands Regional Growth Area. The proposed sanitary sewer installation will necessitate tree clearing and disturb a total of approximately 4.5 acres. By letter dated October 1, 2024, the Commission staff advised of the requirements, including stormwater management and addressing a threatened and endangered (T&E) bird species, necessary to complete an application. On February 21, 2025, the applicant's representatives met with the Commission staff to discuss stormwater management. By email dated February 21, 2025, the applicant questioned the necessity of designing and providing stormwater management for the proposed sanitary sewer installation since subsequent residential development of the concerned area would provide the required stormwater management. By email dated March 20, 2025, the applicant expressed concern with the cost of undertaking the required T&E species survey. By email dated March 24, 2025, the Commission staff provided guidance on the stormwater management issue and offered several suggestions to possibly assist with addressing the cost of the T&E species survey.
- **Commercial Buildings, Winslow Township (Applicant: Amerco Real Estate Company, App. No. 2002-0354.001):** In 2004, the Commission issued a Certificate of Filing for the development of eleven commercial self-storage buildings containing a total of 107,300 square feet. The parcel is located in a Pinelands Regional Growth Area. A portion, but not all, of the proposed development was constructed. In 2022, a 5.72-acre portion of the parcel was rezoned from the PI-1 (industrial) zoning district to the PR-4 (residential) zoning district. A commercial self-storage use is not a permitted use within the PR-4 zoning district. On February 12, 2025, the Winslow Township Zoning Board of Adjustment granted a use variance and final site plan approval to allow for the development of 45,300 square feet of proposed commercial self-storage buildings. This Township approval reconfigured the layout of some of the previously proposed buildings. A portion of the proposed development is located in the PR-4 zoning district. By letter dated March 17, 2025, the Commission staff advised the applicant that the redemption of 0.50 PDCs

would be required for development of a commercial use on that portion of the parcel zoned PR-4.

- **Institutional Use, Medford Township (Applicant: YMCA Camp Ockanickon: App. No. 1987-0092.044):** This application proposes the establishment of Pre-K childcare facilities in two existing buildings on an approximately 509-acre parcel. The parcel is located partially in a Pinelands Regional Growth Area and partially in a Pinelands Rural Development Area. In 1994, the Pinelands Commission certified (approved) a Township zoning ordinance amendment designating a 120-acre portion of the parcel as Pinelands Regional Growth Area and a 389-acre portion of the parcel as Pinelands Rural Development Area. This redesignation allowed for the provision of public sanitary sewer to service development in the Pinelands Regional Growth Area portion of the parcel. The same zoning ordinance limited permitted land use in the remaining 389-acre portion of the parcel. A subsequent deed restriction was recorded to expressly limit those permitted uses to campsites, fish and wildlife management and low intensity recreation. By letter dated March 11, 2025, the Commission staff advised that, based upon zoning and the existing deed restriction, the establishment of the Pre-K childcare use in an existing building in the Pinelands Regional Growth Area portion of the parcel was a permitted use, but the establishment of the second Pre-K childcare use in an existing building in the Pinelands Rural Development Area portion of the parcel was not a permitted use. A meeting is scheduled for April 8, 2025 to discuss the application with representatives of the applicant.
- **Commercial Day Camp, Monroe Township (Applicant: Tall Pines Day Camp App. No. 1981-1155.005):** On January 12, 2021, the Commission issued a Certificate of Filing for the expansion of the existing commercial day camp on a 65.76-acre parcel. The parcel is located in a Pinelands Agricultural Production Management Area. The existing day camp pre-dates the 1981 effective date of the Pinelands CMP. A commercial day camp is not a permitted use in a Pinelands Agricultural Production Management Area. The CMP allows for up to a 50 percent expansion of a currently nonconforming use that existed as of 1981. This application included barns, sheds, pavilions, athletic courts and other improvements that had occurred on the parcel without an application to the Township or the Commission. Some of the development occurred in wetlands and the required buffers to wetlands on the parcel. On March 25, 2025, the Commission staff issued a letter allowing 40 municipal construction permits, 40 municipal zoning permits and a final site plan approval to take effect. To address the violations, the development that had occurred in wetlands and the required buffers to wetlands was removed from the parcel. The applicant has imposed a conservation deed restriction on an undeveloped 35.89-acre portion of the 65.76-acre parcel. The deed restriction prohibits any future development on the 35.89 acres.
- **Road Improvement, Plumsted Township (Applicant: Ocean County, App. No. 1991-1149.072):** On August 1, 2024, the Commission received an application for the construction of an elevated roadway (bridge) for Ocean County Route 539. The purpose of the elevated roadway is to allow military vehicles to pass under the proposed bridge. This will mitigate the traffic safety risk associated with military vehicles crossing County Route 539 to access portions of Joint Base McGuire-Dix-Lakehurst (JB MDL) training areas. By email dated August 27, 2024, the Commission staff provided comments regarding a proposed T&E snake species survey for the proposed development. On March 17, 2025, the Commission received a letter from the JB MDL Commander advising that because the proposed development directly benefits the military mission at JB MD and the construction area is entirely within the jurisdiction of JB MDL,

Pinelands Commission approval is not required. The CMP contains a provision indicating that, notwithstanding any provision of the CMP, if the Commander of a military installation determines that compliance with the CMP is incompatible with an installation's mission, safety or national defense requirements, the Commander shall so notify the Commission. Upon receipt of that notification, the CMP further provides that compliance with any provision of the CMP is waived. The Commission staff is currently reviewing the issue raised by the JB MDL Commander's determination that development of the proposed bridge over County Route 539 is entirely within the jurisdiction of JB MDL.

- **Forestry, Hamilton, Egg Harbor and Galloway Townships (Applicant: Federal Aviation Administration, William J. Hughes Technical Center, App. No. 1987-1058.088):** The Federal Aviation Administration (FAA) proposes to undertake approximately 950 acres of forestry on the 5,079-acre William J. Hughes Technical Center parcel. The parcel is located in a Pinelands Military and Federal Installation Area. On August 2, 2024, the Commission was provided with a copy of a July 31, 2024 letter from the FAA to the NJDEP. The FAA letter sought approval of the proposed Forest Stewardship Plan from the New Jersey State Forester but indicated that the FAA cannot pay Pinelands Commission application fees or comply with any requirements of the Pinelands Commission. The July 31, 2024 FAA letter indicated that the federal law creating the New Jersey Pinelands National Reserve did not contain a waiver of "sovereign immunity." In general, the concept of "sovereign immunity" is that the United States is not subject to state or local regulations unless Congress has made explicit provision in federal legislation. The Commission staff issued a letter to the FAA on October 24, 2024 indicating that the Pinelands Commission was not in agreement with the FAA's position. The Commission staff letter also indicated that based upon the regulations contained in the CMP, the NJDEP cannot issue an approval for development, including forestry, in the Pinelands Area that does not conform to the requirements of the CMP. The Commission staff is currently discussing this issue with the Attorney General's office.
- **Forestry, Lacey and Ocean Townships (Applicant: Ocean County, App. No. 1983-4180.005):** This application proposes 2,290 acres of forestry on a 12,614-acre parcel known as the Ocean County Forked River Mountain Wilderness Area. The parcel is located in the Pinelands Preservation Area District and a Pinelands Forest Area. On February 21, 2025, the Commission staff issued a letter identifying the information necessary to complete the application. On March 21, 2025, the Commission staff met with the applicant's representatives to review the requirements of the Commission's February 21, 2025 letter. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry. The public notice provides the opportunity for the public to comment to the Commission on the application. The Commission has received numerous written questions from the public regarding the application.
- **Public Service Infrastructure, Southampton (Applicant: BEMS Southampton Solar Farm, App. No. 1981-1601.009):** On October 19, 2022, the Commission staff issued a Certificate of Filing for the installation of 4,147 linear feet of underground electric conduit within the Leisuretowne residential community. The proposed development is located in a Pinelands Rural Development Area. The proposed electric conduit will connect a solar energy facility developed on the nearby former Big Hill Landfill in Southampton Township to a public utility company's electric line located along an adjacent public road (Big Hill Road). The proposed development included an

above ground equipment “switchgear box” located with a grass portion of a cul-de-sac type island in Leisuretowne. The installation and appearance of the switchgear box generated significant public comment. The Commission staff worked closely with the Township and the applicant to determine whether there were other feasible locations for the switchgear box. Such locations were somewhat limited by the extensive presence of wetlands in the area. By letter dated October 20, 2023, the Commission staff provided a specific location where the switchgear box could be located and maintain consistency with wetlands protection standards. On December 10, 2024, the Commission received notice of a Township site plan approval to relocate the switchgear box. The location and site design were not consistent with the guidance provided in the Commission staff’s October 20, 2023 letter. A site inspection confirmed that the switchgear box has already been developed. By letter dated December 23, 2024, the Commission staff scheduled a public hearing to review the substantial issue raised with the wetlands protection standards by the Township’s site plan approval. On March 13, 2025, the applicant submitted a plan to the Pinelands Commission depicting the location of the “as built” switchgear box and a plan depicting the location of the switchgear box as described in the Commission staff’s October 20, 2023 letter. By letter dated March 21, 2025, the Commission staff advised that the “as built” location of the switch gear box was inconsistent with the wetlands protection standards. The Commission staff letter advised that to resolve the wetlands protection issue, certain changes to the constructed switchgear box were required. Those changes include removal of a stone driveway and parking area associated with the switchgear box.

- **Residential Development, Monroe Township (Applicant: Morgan Development Group, App. No. 1993-0282.003):** On October 10, 2024, a Township preliminary subdivision approval granted on December 4, 2019 for the proposed development of 82 single family dwellings on a 40-acre parcel was submitted to the Commission. The parcel is located in a Pinelands Regional Growth Area. Amendments to the CMP stormwater management standards took effect on January 18, 2022. Because the Commission had not issued a letter indicating that the 2019 Township preliminary subdivision approval could take effect, the development is subject to the January 18, 2022 CMP stormwater amendments. By letter dated November 15, 2024, the Commission staff advised that a hearing was required to review the substantial issue raised by the proposed development with the current CMP stormwater management standards. The Commission staff met with the applicant twice and reviewed multiple revised stormwater management plan designs. The latest revised stormwater management design proposes certain revisions to phase 1 and phase 2 of the proposed development and provides a conceptual stormwater redesign for phase 3 of the development. By email dated March 28, 2025, the Commission staff indicated agreement with the latest revisions to the proposed stormwater management design for phase 1 and phase 2, provided certain additional minor revisions were incorporated into the proposed stormwater design. In addition, the Commission staff email required that the stormwater management design for phase 3 of the proposed development be redesigned consistent with the proposed conceptual stormwater design that was submitted to the Commission.
- **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. The parcel is located in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Two of the stormwater basins on the parcel are not functioning as designed, which constitutes a violation of the Township’s and the Commission’s stormwater management

standards. By email dated January 31, 2025, the Township Engineer advised that on January 28, 2025, the Township Planning Board had approved certain changes to address the remediation of the two stormwater management basins. The Township Engineer also inquired about the feasibility of the Commission's allowing additional municipal building permits to take effect, thereby allowing for the development of additional single family dwellings prior to Township Planning Board approval of a stormwater basin remediation plan. The Commission staff inquired by email dated February 11, 2025 whether the Planning Board's resolution of approval would specify a schedule for proposed improvements to the two concerned stormwater basins. By email dated February 12, 2025, the Township Engineer indicated that a schedule would probably not be included in the resolution. On February 19, 2025, the Commission received approximately 15 Township building permits for proposed single family dwellings on the parcel. On March 4, 2025, the Commission received a copy of a Barnegat Township Planning Board resolution memorialized by the Planning Board on February 25, 2025. The resolution approves a remediation plan for the two stormwater management basins and provides a schedule for the proposed modifications. By letter dated March 14, 2025, the Commission staff asked for Township signoff on certain revisions that the applicant made to the proposed remediation plan subsequent to its February 25, 2025 Planning Board approval. Upon receipt of such a municipal signoff, the Commission staff is prepared to release the approximately 15 building permits.

- **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 seven substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals remain pending with the Commission before being transferred to the New Jersey Office of Administrative Law (NJ OAL) for a hearing. On December 5, 2024, the Township Planning Board voted to deny phase 1 of the application. On December 12, 2024, the applicant submitted the results of a fall 2024 T&E snake survey. In a December 12, 2024 email, the applicant's attorney requested a meeting with the Commission staff to address the seven substantial issues raised by the above mentioned Township General Development Plan approval and extension of that approval until June 7, 2027. By letter dated February 27, 2025, the Commission staff advised the applicant of its agreement with the negative results of a submitted threatened bird species survey for a 46-acre portion of the parcel that included phase 1 of the development and a threatened snake species survey for the overall development. By letter dated March 17, 2025, the Commission staff responded to the applicant's request and granted a further extension of time until July 1, 2025 before the Commission would transfer the concerned Township approvals to the New Jersey Office of Administrative Law. By letter dated March 27, 2025, the Commission staff responded to the applicant's request and provided guidance on 10 specific questions regarding the application. The staff also requested the posting of an escrow for the considerable staff time spent researching the applicant's numerous issues and questions regarding the over 20-year history of this application with the Commission.

### 4.3 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 1988-0757.074**  
**Tri-County Sportsmen Motorcycle Club, Inc.**  
Approval Issued: 3/3/2025  
Event Name: Greenbrier Enduro  
Event Date: March 9, 2025  
Municipality: Maurice River Township  
Lands Utilized: US Silica  
Route Length: 43 miles
- **Application # 1987-1127.048**  
**Meteor Motorcycle Club**  
Approval Issued: 3/4/2025  
Event Name: Sandy Lane Enduro  
Event Date: March 23, 2025  
Municipalities: Bass River Township, Washington Township, Woodland Township  
Lands Utilized: Wharton, Penn & Bass River State Forests  
Route Length: 80 miles
- **Application # 1988-0071.046**  
**South Jersey Enduro Riders, Inc.**  
Approval Issued: 3/13/2025  
Event Name: Curly Fern Enduro  
Event Date: March 16, 2025  
Municipalities: Shamong Township, Tabernacle Township, Washington Township  
Lands Utilized: Wharton State Forest  
Route Length: 73 miles
- **Application # 1988-0272.038**  
**Central Jersey Competition Riders**  
Approval Issued: 3/25/2025  
Event Name: Pine Hill Enduro  
Event Date: April 13, 2025  
Municipalities: Manchester Township, Pemberton Township, Woodland Township  
Lands Utilized: Brendan T. Byrne State Forest  
Route Length: 71 miles

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## 5 SCIENCE

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### 5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In March, 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. Most ponds contained at least some standing water resulting from several recent rain events. Science staff also downloaded water level data from the seven ponds where continuous water level recorders were installed.
- **Annual Frog and Toad Surveys:** In March, Science Office staff completed daytime wood frog surveys and nighttime frog and toad vocalization surveys at 22 ponds. These surveys are completed each spring to monitor temporal trends in calling frogs and toads in Pinelands ponds.
- **Rare Snake Monitoring:** In early March, Science staff continued to install corrals at recently discovered hibernacula. Staff began regularly checking the new and previously established snake corrals and collected and processed all snakes that emerged. A total of 85 pine snakes, corn snakes, black racers, and hognose snakes emerged from their hibernacula in March and were processed. Staff surgically implanted transmitters in several snakes to find additional nest, hibernacula, and shed sites. Staff also continue to maintain and service PIT tag readers at several pine snake hibernacula that have been studied for decades.



**Above:** This sedge dominated site is one of 22 ponds where frog and toad vocalization surveys are conducted. A digital recorder mounted on a post is readied to record vocalizations after sundown.



**Above:** Multiple clusters of wood frog eggs were discovered at this site during daytime surveys in March.



**Above:** In the photo on the left, a newly emerged corn snake is shown resting in a low-profile box corral. As shown in the photo on the right, black racers that were discovered resting under a cover board within a snake corral.

## 5.2 LONG TERM STUDIES

- **Box Turtle Study:** In March, Science staff checked on 78 radio tracked box turtles at their overwinter locations to measure the depth of the turtles from the surface and to collect soil and habitat data associated with turtle brumation sites.
- **Drift Fence Study:** Science staff continued to analyze snake capture data that were collected as part of a four-year drift fence study.
- **King Snake Study:** Science staff continued with data analysis. The request for a one-year, no-cost extension of the project period remains under review by the U.S. Environmental Protection Agency.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for snake fungal disease. Snakes that emerged in corralled hibernacula were collected and swabbed for fungal disease analysis. Staff also continue to collaborate with Rutgers University and Herpetological Associates researchers to swab snakes for fungal disease. In March, a series of pine snake hibernacula that have been studied for decades were excavated and all snakes found in the hibernacula were weighed, measured, and swabbed for fungal disease.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Snakes that emerged in corralled hibernacula were collected and swabbed for adenovirus analysis. Snakes found in the hibernacula excavations were also swabbed for adenovirus.

## **COMMUNICATIONS**

### **6.1 COMMUNICATIONS & PUBLICATIONS**

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 75 inquiries from the public in March, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in March.
- **Social Media:** In March, staff shared 232 photos and 23 videos on the Commission’s Instagram site and 60 tweets and retweets on X. During the month, the Commission’s photos were featured on the Best of the Globe, Just New Jersey, Visit South Jersey, and the SimplyNJ Shots sites on Instagram, thereby expanding the Commission’s reach by approximately 73,000 accounts. Commission staff also uploaded numerous, newly filmed wildlife videos on the agency’s YouTube Channel in March. The Commission’s YouTube Channel currently has 1,336 subscribers.
- **Annual Report:** The Pinelands Commission adopted a resolution to approve the agency’s 2024 Annual Report during its meeting on March 14, 2025. The 33-page report has been posted on the Commission’s website. Click [here](#) to read the report.



**Above:** Staff shared 232 photos on its Instagram site in March, including this photo of a native common snapping turtle that was walking along a trail in the Pinelands in March.



**Above:** Staff shared 60 tweets and retweets on its X site in March, including this photo of an eastern comma butterfly that was fluttering along a roadside in the Pinelands in March.

- **Press Release:** Staff issued a press release regarding new Commissioner Ryck Signor on March 14, 2025.

## 6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Short Course:** More than 430 people attended the 36<sup>th</sup> annual Pinelands Short Course at Stockton University on March 8, 2025. The event featured 37 educational programs, including 24 new presentations. Commission staff will meet with Stockton officials on April 2, 2025 to discuss the event evaluations and plans for the 9<sup>th</sup> annual Pinelands Summer Short Course. The Summer Short Course will be held at Stockton University's Kramer Hall on July 18, 2025.



**Above:** Educators from the Woodford Cedar Run Wildlife Refuge delivered a presentation on the Raptors of the Pinelands during the 36<sup>th</sup> annual Pinelands Short Course on March 8, 2025.

- **Pinelands Merchandise:** Commission staff registered \$490 in sales while processing 24 orders of Pinelands-themed merchandise (mugs, tote bags and note cards) during the 36<sup>th</sup> annual Pinelands Short Course. All proceeds from sales go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a NJ Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.
- **Education Programs:** A member of the Communications Office educated approximately 100 people while delivering four programs in March.
- **Pinelands exhibits:** On March 28, 2025, the Commission received a Scientific Collection Permit from the NJ DEP Division of Fish and Wildlife, enabling staff to collect a limited number of native fish for display in the 90-gallon aquarium in the agency's Candace McKee Ashmun Pinelands Education Exhibit.

## 7 INFORMATION SYSTEMS

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- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated

transactions. Staff continued to work through the list of high priority tasks identified by the Regulatory Programs office. Enhancements for the Threatened and Endangered (T&E) species as well as the “pending” document identifier were completed and released. Staff met with Regulatory Programs staff to review the Commission’s T&E animal data sharing agreement with the NJDEP and followed up with the NJDEP for clarification on included species and lifecycle of their information.

- **Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff participated in the New Jersey Geospatial Forum monthly meeting. Staff focused heavily on the testing of Zscaler Private Access software and its interaction with GIS software. Staff also had discussions with ESRI regarding the transition of GIS software to their new ArcPro model and how it will impact workflow and licensing.
- **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 provided Zscaler access to all employees who were not yet part of the rollout. Staff began heavily testing the software and preparing documentation for the transition from GoToMyPC remote access software to Zscaler remote access.
- **Conformance Tracking/Zoning system:** Staff participated in weekly meetings with the Land Use Programs Office and continued development of the new system. The link from PCIS to the new zoning system was established.
- **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 earlier years were stored in paper format. Staff completed work on all resource extraction type documents.
- **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. Staff met with Planning staff to train them on the existing PDC Bank reports and prepare for the project kickoff meeting in April.
- **Mailing List System:** The Pinelands Mailing List system is an internal contact database that contains all important information for state, county, municipal representatives, as well as those from other organizations. This data is shared with the Pinelands Commission as a centralized repository. Updates to municipality and county data was completed. Staff completed a Microsoft Azure cloud-based system to demo enhancements at the next working group meeting.
- **Performance Evaluation System:** The new online system is now fully in place and being used for the full review cycle. Staff worked with employees to provide information on the applicable process and features required for completing and signing off on interim evaluations.

- Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff reached out for pricing information required to Microsoft Azure cloud-based software systems to support future public-facing development efforts that will improve the Mailing List system and lay the groundwork for an online application process for the Pinelands Commission Information System. Staff worked with the New Jersey Office of Information Technology (NJOIT) to complete the conversion of network switches to NJOIT standard hardware providing enhanced support, security, and speed.

## **8 BUSINESS OFFICE**

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### **8.1 FINANCIAL MANAGEMENT**

- Application Fees:** March 2025, Net Total: \$239,109.69; Fiscal Year to Date Total: \$772,882.27. This equates to 103.05% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for March includes 29 online application payments totaling \$155,492.74.

### **8.2 FACILITIES MANAGEMENT**

- The Fire System in the RJS building was repaired. The smoke and heat detectors on the 2<sup>nd</sup> floor began malfunctioning due to their age, causing repeated alarms on the Fire Panel. Browns Mills Fire Department was dispatched in the early stages of the issue.
- The Fire System Sprinkler in the Richard J. Sullivan Center was repaired. The sprinkler system compressor needed repair due to the age of the compressor. (This is the original compressor for the system). The compressor was not holding constant pressure, causing it to cycle on/off erratically. The compressor will eventually need to be replaced. We will include the costs for a new compressor in the FY26 budget.
- Pemberton Township began flushing the local fire hydrants. There were incidents of intermittent water discoloration. The Pemberton Township Water Department came out and tested the water.

#### **Attachment 1:**

#### **Pinelands Related Legislation**

<b><u>Bill No.(s)</u></b>	<b><u>Prime Sponsor(s)</u></b>	<b><u>Synopsis</u></b>	<b><u>Current Status</u></b>
A575/S2751	Stanley, Karabinchak, Conaway/ Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy

			<p>Committee on 9/30/24</p> <p>Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24</p>
A682/S699	Kean/Singer, Burzichelli	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	<p>Assembly Bill - Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24.</p> <p>Senate Bill –Reported from the Senate Environment and Energy Committee as substitute and referred to the Senate Budget and Appropriations Committee. Reported from the Senate Committee on 3/17/25. Passed Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Environment, Natural Resources and Solid Waste Committee.</p>
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.	<p>Reintroduced, Referred to Assembly Environment, natural Resources and Solid Waste Committee on 1/9/24.</p> <p>Senate Bill – Introduced, referred to Senate</p>

			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 master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.
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	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid

		other high-density development projects.	Waste Committee on 1/9/24.  Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/S1160/S2347	Greenwald, Wimberly/Timberlake/Singleton	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24. <b>Committee Substitute introduced on 2/10/25, but not reported out of committee.</b>  Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a Substitute on 2/15/25. <b>Replaced by Senate Floor Substitute on 2/25/25.</b>
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.
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	Introduced, Referred to Assembly Commerce,

		may be permitted on a preserved farm	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. Reported from Assembly Committee as Substitute on 3/10/25. Recommitted to Assembly Appropriations Committee on 3/20/25 and reported out of Committee same

			<p>day. Substituted by S2594 on 3/24/25.</p> <p>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. Reported out of Assembly Committee on 3/10/25. Recommitted to Assembly Appropriations Committee and reported out of same on 3/20/25. Substituted for A-3951 on 3/24/25, Passed in Assembly and sent to Governor.</p>
A4117/S2857	Calabrese, Conway/ Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	<p>Assembly Bill – Proposed for Introduction on 4/4/24.</p> <p>Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee</p>
A4137/S1029	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of	Assembly Bill – Introduced, Referred to Commerce, Economic

		Agriculture; Establishes NJ Invasive Species Council	<p>Development and Agriculture Committee on 4/4/24.</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee as a Substitute on 1/14/25, Second Reading. Senate Amendment on 2/25/25. Passed by Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Commerce, Economic Development and Agriculture Committee.</p>
A4145/S3065	Lopez/McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	<p>Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24</p>
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	<b>Assembly Bill – Combined with A2792/2489 on 2/10/25</b>  Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. <b>Senate Substitute on 2/25/25.</b>
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

			<p>Committee on 5/16/24</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/3/24</p>
A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
A4791/S3728	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	<p>Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee</p> <p>Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24</p>
A4847/S3715	Fantasia/Space	Requires establishment and implementation of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	<p>Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee</p> <p>Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24</p>

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 on 9/23/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24
A5222/S3737	Collazos-Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025  Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025
A5047/S3840	Burzichelli/DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to accommodate load associated with solar panels	Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture

			<p>Committee on 11/14/24</p> <p>Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24</p>
A5267/S4289	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	<p><b>Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25. Reported out of Assembly Committee with amendments and referred to the Assembly Appropriations Committee on 3/20/25.</b></p> <p><b>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/24/25</b></p>
S2816/A5302	Smith,McKeon/DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	<p><b>Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25</b></p> <p>Senate Bill – Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. Received in</p>

			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	<p>Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 10/28/24. Reported out of Committee with Amendments on 12/19/24. Substituted by S3308</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Passed by Senate on 10/28/24. Received in Senate, Second Reading on Concurrence on 12/19/24. Passed Senate and Both Houses on 12/19/24. Signed by Governor on 1/20/2025 - P.L. 2025, c.7</p>
S3464	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24
S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater	Senate Bill – Introduced, Referred to Senate Community

		management related to residential developments	and Urban Affairs Committee on 6/20/24
A4926/S3618	Calabrese, Clinton/ Smith,Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24  Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 9/19/24; Passed by Senate on 10/28/24. Received in Assembly and referred to Assembly Commerce, Economic Development and Agriculture Committee. Transferred to the Assembly Transportation and Independent Authorities Committee on 3/10/25 and reported out of committee with amendments and referred back to the Assembly Commerce, Economic Development and Agriculture Committee.
S3656/A5504	Testa, Polistina/ McCellan	Requires regional representation for members of BPU	Senate Bill - Introduced, Referred to the Senate

			Economic Growth Committee on 9/26/24  Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee
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