



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



Cranberries being harvested in the Pinelands in October

OCTOBER 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The meeting originally scheduled for October 21, 2025 was canceled due to lack of agenda items.
- **Policy & Implementation (P&I) Committee:** At its October 31, 2025 meeting, the Committee considered a land acquisition project request for funding through the Pinelands Conservation Fund (PCF). The Committee approved an award of \$3 million from the PCF to support preservation of an approximately 835-acre parcel in the Medford-Evesham Priority Acquisition Area in Burlington County, with a one-year timeframe set to complete the grant agreement. The Committee also discussed draft rules for procedures to be followed for private development applications that do not require municipal or county permits or approvals. A presentation of the formal rule proposal is expected in 2026.

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 Commission adopted the rule amendments at its October 10, 2025 meeting. Pending the 30-working day review of the Commission's meeting minutes by the Governor, the adopted rules will be published in the New Jersey Register in early January 2026. In October, staff mailed notifications of expiration to owners of parcels for which a Waiver of Strict Compliance was issued prior to 1992. Property owners were advised that their Waivers will expire in early January 2027, which is one year after the effective date of the adopted rule.
- **Gap Application Rule:** The Executive Director presented draft rules to establish Pinelands Comprehensive Management Plan (CMP) application procedures for private development projects that are pre-empted from local review or otherwise do not obtain county or local permits or approvals. It is noted that the rules have been discussed with the P&I Committee on previous occasions. The rules would address a directive by the Appellate Court to address procedures that would allow the Commission to act directly to approve or deny these types of applications and afford the opportunity for public input on the proposed development. Under existing CMP application procedures, these development projects fall into a gap in the rules where there is no formal determination of consistency with the CMP by the Commission and no opportunity for public comment on the proposed development prior to final approval. Staff plans to return to the P&I Committee in 2026 with a complete rule proposal package.

1.1C OPEN PUBLIC RECORDS ACT

- A total of seven Open Public Records Act (OPRA) requests were received in October. Three were sent responsive material, one was advised to schedule a file review, two were advised that there was no responsive material, and one request was withdrawn.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in October.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township’s Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow’s motion on July 28, 2025. Oral argument occurred on October 29, 2025. We anticipate a decision from the Court by the end of the year.
- **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. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024, April 9, 2025, July 8, 2025 and July 25, 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms to NJDEP. The concept plan was the same plan that Hovsons submitted to the court as part of its challenge to Manchester Township’s Housing Element and Fair Share Plan to satisfy its fourth round affordable housing obligation. The NJDEP and Hovsons continue to try to resolve this matter.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter involving Artistic Materials (see below).
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the New Jersey Department of Environmental Protection (NJDEP). The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the

CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery has been served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. A case management conference was conducted with the Chancery Judge assigned to this case on October 15, 2025. The Commission updated proposal was sent to the Defendants on October 24, 2025. Commission staff expects to receive a response to this proposal from Defendants in mid-November. A conference call with the mediator is scheduled for November 18, 2025.

1.2B LEGISLATION

The Legislature will resume session following the election on November 4, 2025.

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 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.
<u>A4926/S3618</u>	Calabrese, Tully, Haider/ Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”	Approved P.L.2025. c.77 on 6/30/25.
A5431/S4257	Fantasia/ Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission	Assembly Bill – Introduced, referred to the Assembly Public Safety and

		would be comprised of 20 members, including a member of the Pinelands Commission.	Preparedness Committee on 3/10/2025. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.
A5689/S4578	Inganamort, Michael/ Space, Parker	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/15/25 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 6/5/2025
A5878/S4654	Inganamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	Approved P.L.2025, c.72 on 6/30/25.

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approved by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species (T&E) survey protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that it had reduced the size of the proposed accessible trail. Commission staff sent a letter to the Township in early May, providing comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve. Evesham Township submitted a revised T&E protocol on July 2, 2025. Staff reviewed the revised protocol and issued an incomplete letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing

concerns with the T&E protocol and reiterate the Commission's commitment to working with the Township to complete the MOA process.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed on the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA requested a meeting with the Commission Chair and Executive Director as the first step in consideration of an amendment to the MOA. That meeting was held on July 21, 2025. Upon SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment, a presentation will be scheduled at a P&I Committee meeting. On October 8, 2025, SJTA advised that it would provide a detailed proposal to the Commission after gathering additional information through a habitat assessment study as part of the Environmental Impact Statement required by FAA. At FAA's request, a coordination meeting has been scheduled for mid-November.

1.3 HUMAN RESOURCES

- **Recruitment:** In October, interviews were completed for a Research Scientist in the Science Office. A candidate has been selected, and an offer will be extended.
- **Employee Benefits:** The Open Enrollment period for Health Benefits concluded on October 31, 2025. Any changes to health plans will take effect on January 1, 2026.
- **Training:** HR staff attended the GoToWebinar "Overview for Employees in the DCRP" and "Retirement Planning for PERS Members – Local Government Employees".

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** In October, staff attended the monthly IAC meeting. IAC staff provided updates on forthcoming reports. The meeting also featured a presentation on the Board of Public Utilities (BPU) Urban Heat Island Mitigation Program. Also in October, Commission staff provided updates for inclusion in the 2025 IAC Annual Report, scheduled for release in early 2026.
- **Native Pinelands Plant Seed Mix:** In October, staff continued to compile lists of native plant seed mixes that are in use by various entities as part of the agency's ongoing project to develop native plant seed mixes for use in the Pinelands. Staff will review the various species to determine whether they are native to the Pinelands.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	9	121
Drafted or Introduced	4	50
Total ¹	12	125
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	12	77
No Issue Finding	1	31
Total	13	108
Finding Letters Issued³	6	81

Notable Activity:

- Waterford Township:** On October 30, staff met with representatives of Waterford Township and a prospective redeveloper to discuss potential zoning changes within the Haines Boulevard Redevelopment Area. The Township has identified this area as suitable for affordable housing in its Fourth Round Housing Element and Fair Share Plan. Staff outlined the Commission’s review process and discussed key considerations related to any zoning changes within the redevelopment area, including density, Pinelands Development Credits, and water supply. The Township will continue to develop appropriate zoning amendments for the redevelopment area and the larger Regional Growth Area based on staff guidance, and staff has offered to review and provide feedback on any draft changes prior to adoption.

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

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

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

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	8	122
Surveys Required	1	10
Surveys Reviewed	1	26
Certificates of Appropriateness Required	0	3

Notable Activity:

- Fenwick Manor Rehabilitation:** Connolly & Hickey completed the building’s initial design documents. Staff reached out to NJDEP to request transmission of the \$69,000 appropriation included in the State’s adopted FY26 budget for completion of the Fenwick Manor project.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	0	106.61
PDCs Severed ⁵	0	126.00
Acres Protected	0	4,033.27
PDCs Extinguished ⁶	0	1.36
Acres Protected	0	176.27
PDCs Sold	0.75	36.75
Average Sales Price per PDC	\$73,500	\$91,796
Average Sales Price per right	\$24,500	\$22,949
PDCs Redeemed ⁷	0	38.00

⁴ **PDC Allocations** are official calculations done by the Commission to determine the number of PDCs to which a parcel of land is entitled. The allocation is identified in a Letter of Interpretation.

⁵ **Severance** is the act of formally separating PDCs from a parcel of land. This occurs after recordation of a deed restriction that permanently preserves the parcel and is documented through issuance of one or more PDC Certificates.

⁶ PDCs are considered **extinguished** when the State purchases a parcel of land to which PDCs have been allocated by the Commission.

⁷ **Redemption** occurs when the owner of one or more PDC Certificates designates them for use in association with a specific development application. The signature of the municipality in which the development project is located is required. Once redeemed, the PDCs can not be sold or reused.

3.4 SPECIAL PROJECTS

- Pinelands Conservation Fund (PCF) Land Acquisition Program:** In October, staff discussed with the P&I Committee a funding request for a land acquisition project in Evesham Township submitted by the New Jersey Conservation Foundation. Staff recommended that the requested funding amount be awarded because the project scored very highly against the matrix of evaluation factors. Those factors include: location of the parcel in the Medford-Evesham acquisition targeting area, the large size of the parcel (over 800 acres), the contiguity with other preserved open space, the number and extent of threatened or endangered species and their habitats that will be protected through permanent preservation, the partner contribution to costs will be more than one third of the acquisition cost and the NJCF has a long history of open space stewardship in the Pinelands Area. The P&I Committee approved the funding request (see summary of Committee meeting above).
- Application Information System:** Coinciding with the start of the federal fiscal year in October, staff from Land Use Programs, MIS, and Regulatory Programs kicked off work on developing a modernized information system for tracking and processing application data and transactions. This multi-year project engages staff from several offices of the Commission’s staff and is intended to provide a better system to manage application information for staff and, eventually, to offer a public portal for applicants to track their applications.
- Rule Amendment Implementation:** In addition to the notification of property owners on waiver expirations noted above, staff is evaluating internal processes and documents to prepare for the anticipated effective date of the rule in early January 2026. As a result of the amendments, necessary changes to the fee calculator on the website, to application forms and formats for Certificates of Filing, plus automation of expiration dates for Certificates of Filing have been identified. With support from the Land Use Programs Office, staff from Regulatory Program and MIS continue to work through the various implementation issues as they relate to application procedures.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	4	37
Certificates of Filing	22	194
Public Development Reports	2	28
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	0	15
Non-PDC Letters of Interpretation	0	3

MOA Consistency Determinations	1	34
Review of Agency Determinations	72	636

4.2 NOTABLE APPLICATIONS

- Resource Extraction, Woodland Township (Applicant: Robert T. Winzinger, App. No 1980-0062.001):** On December 20, 2023, the staff received a request to conduct a preapplication conference for a proposed resource extraction operation on a 285-acre parcel. The parcel is located in the Pinelands Preservation Area District. To facilitate the pre-application conference, the staff sent a letter on January 26, 2024 letter advising the applicant of the need to delineate all wetlands and the required 300 foot buffer to wetlands on the parcel and advising that there are known sightings of a threatened and endangered (T&E) animal species on the parcel. The staff's January 26, 2024 letter also advised the applicant of the requirement to conduct a two season T&E animal species survey on the parcel. On January 31, 2024, the Commission staff conducted the pre-application conference. On June 2, 2025, the applicant requested a second pre-application conference which was held on June 26, 2025. The application currently proposes resource extraction on a 74-acre portion of the parcel. On August 4, 2025, the required application fee was submitted to allow the staff to review a T&E animal species survey submitted on July 31, 2025 and again on September 10, 2025. The T&E survey is currently under review.
- Communications Tower, Stafford Township (Applicant: Cellco Partnership/Verizon Wireless on behalf of Stafford Township, App No. 2007-0300.003):** On June 6, 2024, the staff received an application proposing a communications tower on a 0.85-acre parcel owned by Stafford Township. The parcel is located in a Pinelands Regional Growth Area. By letter dated August 8, 2025, the staff advised of the required information to complete the application. The applicant has submitted several emails and letters, the latest dated October 2, 2025, questioning the staff's determinations that the proposed development constituted "public development" and "major development." The development is proposed on publicly owned lands. The CMP defines land disturbance that exceeds 5,000 square feet as major development. If the proposed disturbance associated with the communications tower exceeds 5,000 square feet, the applicant is required to provide public notice of the proposed development and submit a stormwater management plan. On October 27, 2025 and October 31, 2025, the staff issued letters requesting clarification of the area of disturbance of the proposed development and identifying the information necessary to complete the application depending upon whether the area of disturbance is less than or greater than 5,000 square feet.
- Residential Development, Manchester Township (2590 Ridgeway NJ, App. No. No 1981-1963.005):** On March 20, 2025, an application was initiated with the Commission proposing 293 dwellings on a 36.57-acre parcel. The parcel is located in a Pinelands Regional Growth Area. By letter dated May 9, 2025, the staff advised of the information necessary to complete the application. The staff's May 9, 2025 letter addressed the presence of a T&E plant species on the parcel. On August 4, 2025, the applicant submitted additional application information. By letter dated September 24, 2025, the staff advised of the information necessary to complete the

application. The applicant submitted certain stormwater management information on October 3, 2025 and October 6, 2025. In response to the applicant's concern that the staff's September 24, 2025 letter was unclear with respect to the T&E plant species information that was required, the staff issued a follow up letter on October 22, 2025.

- **Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 1.0-acre parcel. The application also proposes 650 linear feet of road improvements within the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, a five-car parking lot and other associated development. The proposed development is located in the Pinelands Town of Whiting. There are numerous sightings of a T&E animal species in the immediate vicinity of the proposed development. The staff issued a letter on May 16, 2025, identifying the information required to complete the application, including a two season T&E animal species survey. To address public safety concerns expressed by the Township's Police Chief, the staff's May 16, 2025 letter identified an alternative approach to address both the Township's emergency communication needs and the Commission's T&E animal species protection regulation. The staff letter indicated that the Township may wish to consider limiting the proposed development to only a communications tower and the minimum forest clearing necessary to accommodate that development. By limiting the proposed development to this alternative approach, consistency with the T&E animal species protection regulations could be addressed by completing a modified one-season T&E animal species survey. A subsequent application would then need to be completed with the Commission for the balance of the proposed development. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of the proposed improvements/disturbance to address the alternative T&E approach. On July 11, 2025, the applicant submitted a revised conceptual site plan. By email dated July 30, 2025, the staff advised of certain revisions that were necessary to the plan to limit the extent of disturbance on the parcel. By email dated August 1, 2025, the applicant advised that the extent of proposed forest clearing was necessitated by construction vehicle access considerations. On July 22, 2025, the applicant submitted a modified one season T&E animal species survey. By letter dated September 8, 2025, the staff advised that the current extent of proposed clearing exceeds that which justified a modified one-season T&E species survey. On September 9, 2025, the applicant submitted a further revised plan reducing the extent of proposed clearing. The staff issued a letter on October 15, 2025 indicating that the extent of proposed clearing on the further revised plan justified the modified one-season T&E species survey and requested the additional information necessary to complete the application, including stormwater management. On October 24, 2025, the applicant submitted additional information and a further revised site plan. The staff called the applicant and advised of required revisions to the site plan to eliminate the impact associated with the proposed forest clearing necessitated by the proposed stormwater management facilities. A revised site plan was submitted on October 28, 2025. The public development application is now complete and will be subject to final public comment at the Commission's November 14, 2025 monthly meeting.
- **Single Family Dwelling, Shamong Township (Applicant Stephen Cantwell, App. No 1980-0069.001):** An application was initiated with the Commission on June 9, 2025 proposing the development of one single family dwelling on a 0.73-acre lot. The lot is located in a municipality designated Infill Area zoning district within the Pinelands Preservation Area District. Single family dwellings are permitted on lots of at least one acre that existed as of 1981 in the Infill

Area zoning district. Of note, an application for the development of a single family dwelling on this lot was first initiated with the Commission over 44 years ago in 1981. Thereafter, an application for a Commission waiver of strict compliance to develop a single family dwelling on the lot was denied in 1992. On July 14, 2025, the staff sent a letter to the current applicant indicating that, based upon the current CMP waiver regulations, it was unlikely that an application for a waiver to develop a single family dwelling on the 0.73-acre lot could be approved. On July 25, 2025, the applicant inquired by email whether 0.28 acres could be subdivided from an adjacent lot also located in the Infill Area zoning district to meet the one-acre zoning requirement. On August 20, 2025, the staff advised the applicant that a such a subdivision may be possible and requested the submission of a sketch of the proposed subdivision. On August 22, 2025, the applicant formally amended the application to propose a two lot subdivision and the development of a single family dwelling on a resulting one-acre lot. On October 27, 2025, the staff sent a detailed letter to the applicant advising of the requirements to complete that application.

- **Demolition of A Building, Tabernacle Township (Mark Cundiff, App. No. 2017-0223.001):** On November 22, 2023, the Commission received an application proposing the demolition of a portion of a log cabin style building, 50 years or older. The building is located on a 1.0 acre lot in a Pinelands Agricultural Production Area. The submitted information indicated that the building is a single family dwelling. The portion of the building proposed to be demolished is believed to have been built in the 1920's. An approximately 264-square-foot portion of the building is proposed to remain. Preliminary information indicates that the 264-square-foot portion of the building proposed to remain was constructed in the late 1700's or early 1800's. A cultural resource survey was completed for the application. The cultural resource survey determined that the approximately 264-square-foot portion of the building to remain constituted a significant historic resource. The staff issued a Certificate of Filing on February 7, 2024 for the proposed demolition of the portion of the building believed to have been built in the 1920's. The Certificate of Filing noted the need for the Township to issue a Certificate of Appropriateness for the portion of the building that is proposed to remain. A Certificate of Appropriateness must specify the proposed treatment of a significant historic resource. The Certificate of Filing indicated that preservation in place appeared to be the appropriate treatment. On August 20, 2025, the applicant submitted a copy of a Township demolition permit for the cabin, dated April 22, 2024. On September 22, 2025, the Commission staff issued a letter scheduling a Commission staff public hearing for the proposed demolition because the Commission had not received a copy of the Township's Certificate of Appropriateness. By email dated September 22, 2025, the applicant advised that the proposed demolition had already been completed. By letter dated October 9, 2025, the staff provided guidance to the Township regarding the continued need for the Township to issue a Certificate of Appropriateness for the demolition.
- **Solar Energy Facility, Maurice River Township (Applicant: Maurice River Township, App. No 1984-1326.019):** On July 21, 2025, a member of the staff spoke with the Mayor and separately to the Township Engineer regarding an approximately 52-acre, Township-owned parcel that contains a closed, but uncapped, former Township landfill. The parcel is located in a Pinelands Rural Development Area. The Mayor inquired about the feasibility of developing a solar energy facility on the parcel. By letter dated August 15, 2025, the Mayor posed several follow-up questions and requested confirmation of certain information regarding capping of the existing landfill and the proposed development of a 30-acre solar energy facility on the parcel. By letter

dated September 12, 2025, the staff advised that the first step would be the completion of an evaluation of the existing landfill and a determination regarding the required type of cap (e.g. permeable or impermeable). Thereafter, an application for the capping of the landfill must be completed with the Commission. The staff's September 12, 2025 letter also advised that, if the existing landfill was approximately 10 acres, the applicable CMP regulations would limit a solar facility on the parcel to approximately 15.6 acres (30% of 52 acres). The staff's letter identified options the Township may wish to consider that could allow for development of a larger solar energy facility. Lastly, the letter confirmed the staff's prior conversation with the Mayor that any area of the 52-acre parcel that is physically occupied by a solar energy facility could not be deed restricted for groundwater quality (septic dilution) purposes to allow for an increase in the intensity of proposed development serviced by a septic system on another parcel. On October 24, 2025, the staff further discussed with a consultant for the Township the prospects for a solar energy facility on the parcel.

- **Residential Development, Barnegat Township (Applicant: Walters Development Company, App. No. 1990-0788.157):** This application proposes 108 single family dwellings within a relatively undeveloped 30.25-acre section of Ocean Acres, an existing residential development. The Ocean Acres development is located in a Pinelands Regional Growth Area and 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 CMP. To address both permitted residential density and 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 development of some of the lots in Ocean Acres and protection of other lots to address T&E species and wetland protection standards. 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. A pre-application conference for this 30.25-acre section of the proposed development was held with the Commission staff on September 19, 2023. At the applicant's request, an additional meeting was held on September 24, 2024 to discuss stormwater management and T&E species survey requirements. On February 12, 2025, the applicant submitted a T&E animal species protocol for a proposed survey to be undertaken in the spring of 2025. By letter dated March 3, 2025, the staff requested submission of the application fee required to review the submitted T&E survey protocol. On July 21, 2025, a report providing the results of a spring 2025 T&E species survey was submitted to the Commission. On August 11, 2025, the required application fee was submitted. By letter dated September 5, 2025, the staff conveyed its agreement with the negative results of the spring 2025 survey and advised the applicant of the need to conduct additional T&E survey work during the fall of 2025. On October 28, 2025, the balance of the required application fee was submitted to the Commission for the development of the 108 proposed single family dwellings. That application is currently under review.
- **Lake Herbiciding, Town of Hammonton (Applicant: Town of Hammonton, App. No. 1989-0573.006):** The staff previously approved this application for herbiciding of approximately 55 acres of 73-acre Hammonton Lake. The Lake is located in the Pinelands Town of Hammonton. In accordance with a 1991 Memorandum of Agreement (MOA) with the NJDEP, Bureau of Pesticide Control, the staff advised NJDEP that, provided the conditions specified in a June 12, 2024 Commission staff memorandum were imposed by NJDEP on any Bureau of Pesticide Control

permit, the proposed herbiciding would be consistent with the CMP. One condition was that two designated “conservation areas” in the Lake, containing a total of approximately 12 acres, not be subject of herbiciding to protect three identified T&E aquatic plant species. Another condition was that a follow up T&E survey be completed evaluating the impact, if any, of the herbiciding on the “conservation areas.” Thereafter, the Lake was treated with herbicide during the summer of 2024. On September 26, 2025, the follow up T&E survey was submitted to the Commission. Of note, the survey identified a fourth T&E plant species in Hammonton Lake. The staff sent an email on October 31, 2025 requesting certain additional information from the applicant regarding the follow up T&E survey. The staff is hopeful that the Hammonton Lake T&E plant survey will provide information that can be used in the review of other lake treatment applications to determine the required buffer between a known aquatic T&E plant species and an area proposed to be subject of herbiciding.

- **Lake Herbiciding, Waterford Township (Applicant: Camden County, App. No. 1986-1304.005):** This application proposes the herbiciding of 19.5-acre Atco Lake. The Lake is located in a Pinelands Regional Growth Area. The application is being processed in accordance with the Commission’s 1991 MOA with the NJDEP, Bureau of Pesticide Control. On February 26, 2025, the Pinelands Commission received notice from the NJDEP, Bureau of Pesticide Control of an application for an Aquatic Pesticide General permit to treat Atco Lake. By letter dated August 16, 2024, the staff had previously advised Camden County of the information required to demonstrate that the proposed herbiciding of Atco Lake was consistent with the CMP regulations, including the T&E plant species protection regulation. On June 18, 2025, the applicant submitted information responding to the staff’s August 16, 2024 letter. The staff sent a letter on July 9, 2025 indicating that the submitted information confirmed the presence of a T&E aquatic plant species in the Lake and requested that the applicant address how the proposed herbiciding would be consistent with the CMP T&E plant species protection regulation. On August 1, 2025, the applicant submitted a T&E species survey protocol specifying how the T&E survey would be conducted. By letter dated August 14, 2025, the staff advised the applicant of its agreement with the proposed T&E survey protocol. On September 18, 2025, the applicant submitted a T&E plant species survey. The survey identified the presence of a T&E aquatic plant species in the lake. By letter dated September 29, 2025, the staff requested information addressing how the identified T&E plant species would be protected. On October 30, 2025, the applicant submitted additional information. That information is currently under review.
- **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 regulations. By email dated January 31, 2025, the Township Engineer advised that on January 28, 2025, the Township Planning Board 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 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 approved a remediation plan for the two stormwater management basins and provided a schedule for the proposed basin remediation. By letter dated March 14, 2025, the staff asked for Township signoff on certain revisions that the applicant made to the proposed remediation plan subsequent to the February 25, 2025 Planning Board approval. On May 6, 2025, the staff received a letter from the Township Planning Board Engineer indicating that the proposed stormwater management basin remediation plan was consistent with the Barnegat Township Land Use Ordinance. The staff issued a letter on June 2, 2025 indicating that the Township Planning Board approval for the proposed remediation of the two concerned stormwater management basins and, by that time, 31 pending permits for the construction of 31 single family dwellings could take effect. The June 2, 2025 letter also indicated that the proposed stormwater management basin improvements must be constructed within 120 days after receiving all necessary approvals and permits. The June 2, 2025 letter requested that the applicant provide written notice to the Commission upon receipt of all other required permits and approvals to construct the stormwater management basins. The June 2, 2025 letter also indicates that upon receipt of any additional Township notices to issue permits for single family dwellings, a Commission staff public hearing would be scheduled to review such permits, unless the applicant had provided written notice to the Commission confirming the date that all necessary permits and approvals were received to construct the concerned stormwater management basins. This was because such notice would start the 120 day time frame by which the stormwater basins improvements must be constructed and completed. On October 20, 2025, the staff received notices for four Township single family dwelling construction permits. By email dated October 23, 2025, the applicant advised the Commission that the required Ocean County Soil Conservation District approval had yet to be obtained. The staff will be scheduling a Commission staff public hearing to review the substantial raised with the stormwater management regulations by receipt of the Township notices to issue construction permits for four single family dwellings.

- **Commercial Recreational Vehicle Storage Facility, Winslow Township (Applicant: Alkery Partners, App. No. 2024-0090.001):** This application proposes the development of a commercial recreational storage facility on a 56-acre parcel. The proposed development includes 10 buildings containing 154,250 square feet for vehicle storage and 321 outdoor vehicle storage spaces. The parcel is located in a Pinelands Regional Growth Area. The parcel is comprised of lands located in two different municipal zoning districts: the PC-2 (Major Commercial) and PR-4 (High Density Residential) zones. Based on information provided by the applicant, that the proposed commercial recreational storage facility will be located on 46.86 acres of land in the PR-4 (High Density Residential) zone. By letter dated October 6, 2025, the staff advised of the remaining information necessary to complete the application. The same letter also advised of the need to acquire and redeem 12.50 PDCs, based on proposed commercial development on the 46.86 acres of the parcel zoned PR-4 eliminating residential development potential and the associated PDC opportunities.

4.3 OTHER ITEMS OF INTEREST

- **Meeting with Woodland Township Officials:** On October 21, 2025, the staff met with representatives of Woodland Township, including the Mayor, to discuss several projects of interest to the Township. Those projects included provision of a well at the Chatsworth Fire Company building for forest fire fighting purposes, the development of an indoor cannabis grow facility on Township owned lands located along Rt. 72 and the resolution of a groundwater quality (septic dilution) issue raised by a proposed addition to an existing commercial building serviced by an onsite wastewater disposal system on a 0.45 acre lot located along Route 72.
- **Meeting with the Pinelands Preservation Alliance:** On October 7, 2025, the staff received an email from the Pinelands Preservation Alliance (PPA) indicating that in March 2025, the PPA purchased a former 162-acre Boy Scout camp in Tabernacle Township named the Pine Tree Education and Environmental Center. The PPA proposes to use the Boy Scout camp for research and teaching as part of a Pinelands Research Institute project. Many of the existing uses (e.g. camping, conferences, training seminars, facility rentals) of the Boy Scout camp would also continue. On October 29, 2025, the staff met with representatives of the PPA to discuss the proposed use of the camp, which is located in the Pinelands Preservation Area District. The staff indicated that the PPA may wish to first discuss the proposal with representatives of Tabernacle Township prior to filing an application with the Commission for a change in use.

4.4 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 1988-0757.075**
Tri-County Sportsmen Motorcycle Club, Inc.
Approval Issued: 10/2/2025
Event Name: 2025 National Dual Sport Ride
Event Date: November 1, 2025
Municipalities: Corbin City, Dennis Township, Estell Manor City, Maurice River Township, Upper Township, Woodbine Borough
Lands Utilized: US Silica
Route Length: 63 miles
- **Application # 1981-0686.032**
Ocean County Competition Riders, MC
Approval Issued: 10/2/2025
Event Name: Scrub Pine Enduro
Event Date: October 26, 2025
Municipalities: Manchester Township, Pemberton Township, Woodland Township
Lands Utilized: Brendan T. Byrne State Forest
Route Length: 103 miles

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In October, staff downloaded water level data from one continuous water level data logger and measured water levels at 33 forest plots and 30 ponds in the Commission's network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office. All but one pond was dry.
- **Pinelands-wide Water Quality Monitoring:** Staff completed the October round of pH and specific conductance sampling at 47 stream sites. This work is performed four times each year to monitor temporal trends of these two variables in streams.
- **Rare Snake Monitoring:** Science staff collected measurements and swabs for snake fungal disease from 20 snakes this month, 10 of which had not been captured previously. New individuals included three corn snakes, two pine snakes, two eastern hognose, a rough green snake, a black rat snake, and a hatchling kingsnake. Prior to release, these snakes were tagged with passive integrated transponder (PIT) tags to allow for future identification.



Left: A male radio tracked northern pine snake that climbs a pitch pine every time he is tracked. **Right:** A corn snake found coiled beneath artificial cover at a hibernacula.

Radio-tracked individuals continue moving toward or into den sites in preparation for brumation or overwintering. Staff performed maintenance on automatic PIT tag readers that are installed at pine snake hibernacula that have been studied for decades.

5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff continue to analyze snake capture data that were collected as part of a four-year drift fence study and drafted portions of the final manuscript.
- **Kingsnake Study:** Science staff are preparing the final report for the radio telemetry study of eastern kingsnakes, which is the final grant deliverable due to 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 (SFD). One swabbed pine snake had skin lesions, which are indicative of SFD. The remaining 19 snakes processed in October had no visible signs of infection.
- **Adenovirus Study:** The science office continues to work with Rutgers University researchers to sample Pinelands snakes for adenovirus. In October, swabs were collected from 18 adults representing five species.
- **Box Turtle Study:** Fifteen radio-tracked females were outfitted with GPS units in the spring to gain insight into possible nesting locations. The GPS units record the location of each turtle several times a day and were regularly maintained during the summer and fall to ensure they remained operational throughout the active season. In preparation for brumation, when turtles will remain sedentary for 5-6 months, the science staff removed the GPS units and replaced them with iButtons, which will record shell temperature. All other turtles already have iButtons attached to their shells. Additional iButtons will be placed just above and below the ground surface at each turtle hibernacula. Comparing the temperature of the shell with that of the ground and air will indicate when each turtle emerges from its hibernaculum in the spring.
- **Other:** Commission scientists attended the New Jersey Chapter of the Wildlife Society's inaugural conference at the Lighthouse Center in Waretown. The theme of the conference was "Annual Cycles," and the talks highlighted research being conducted on native New Jersey mammals, amphibians, reptiles, and birds. One scientist also attended the New Jersey Water Monitoring Council's October meeting, which focused on pollution in New Jersey waterways.



Above: A female box turtle peeking out from her refuge beneath pitch pine needles.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 52 inquiries from the public in October, including phone calls, e-mails, and media inquiries.

- **Website:** Commission staff made routine edits to the website in October.

- **Social Media:** In October, staff shared 211 photos and five videos on the Commission’s Instagram site, 105 tweets and retweets on X, and 109 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 122,000 views on Instagram (while adding 93 followers for the month) and 1,200 views (for a watch time of 141 hours) on YouTube in October.

- **2026 Pinelands National Reserve Wall Calendar:** In October, staff finished categorizing and vetting the resolution of hundreds of photos for potential use in the 2026 calendar, which will highlight the importance of water in the Pinelands. Staff also voted on the photo that will be used on the front cover. In late October, staff transferred 38 high-resolution photos and a draft design of



Above: The Commission shared 211 photos in October, including this photo of a great blue heron catching fish in a former cranberry bog in the Pinelands.



Above: The Commission shared 109 tweets on X in October, including this photo of a native sassafras tree in the Pinelands.

the calendar to the graphic designer at Rowan College of Burlington County. Staff is currently reviewing the first proof of the design and drafting photo captions.

EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Speaker Series:**
In October, seven people participated in the Commission's outdoor paint along program, which was offered at the agency's headquarters as the third and final Pinelands Speaker Series presentation for 2025. The program was led by Amber Mallm, a Commission Planning Specialist and plein air painting enthusiast. Attendees painted in oil and watercolor.



Above: Amber Mallm, a Commission Planning Specialist and plein air painting enthusiast, led an outdoor paint along program at the agency's headquarters on October 2, 2025.

- **World Water Monitoring Challenge:** Approximately 150 students from Hammonton Middle School and Pinelands Regional Junior High School slipped on waders, used nets to catch and release fish and other aquatic wildlife, and learned about environmental protection during the annual World Water Monitoring Challenge at Batsto Lake on October 24, 2025. The event was co-organized and staffed by the Pinelands Commission, the NJDEP, the Jacques Cousteau National Estuarine Research Reserve and the NJ Division of Parks & Forestry. Staff from the Commission's Communications, Science, Land Use Programs, Regulatory Programs, Information Systems, and Business Services offices assisted student attendees during the event. Blackbanded sunfish were the most common fish captured, but chain pickerel, pirate perch, swamp darter, banded sunfish, American eel, dragonfly larva, a painted turtle, and a hatchling musk turtle also found their way into the observation tank.



Above: One-hundred and fifty students learned about water quality and environmental protection at the Commission's annual World Water Monitoring Challenge at Batsto Lake on October 24, 2025.

Collected individuals were returned to their habitat at the end of the program.

- **Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, delivered a presentation entitled, “Climate Change and our Community: How Climate Change Impacts our Pinelands,” to 38 college students for Stockton's School of Education. He also led a field trip and hike for Stockton's School of Education on October 22, 2025.
- **Pinelands Merchandise:** In October, staff designed four different metal-wrapped refrigerator magnets, which were created by the same firm that manufactured the Commission’s Pinelands-themed mugs. The museum store-quality magnets are made in the USA, and they feature vibrant images of a corn snake, the Jersey Devil, spatulate-leaved sundews, and blueberries/cranberries. A total of 400 magnets were printed, and they will be offered for sale after the staff completes the design of another merchandise item: Pinelands-themed playing cards. The playing cards will be professionally printed, and the faces of the cards will feature images of 52 different plants and animals in the Pinelands, along with the Jersey Devil. The cards will be made in the USA. All proceeds from the sales of the Commission’s merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff provided daily desktop support for users as needed, including password changes, printer support, and system support when necessary. A tablet computer and rugged case were received and configured for Regulatory Programs to support field visits. Staff is installing specialized software and preparing training material for when the device is ready. Bluebeam REVU software was installed on computers in Regulatory Programs to provide additional tools for application review. Staff is coordinating with the NJDEP, which also uses this software, to gain insights and any applicable training materials.
- **Mailing List System:** The Commission has always maintained an internal list of contacts, including email and postal address, to be contacted for numerous purposes. A working group was established in 2024 with the goals of streamlining and modernizing the system. To implement the next step in this process, staff worked with Office of Information Technology (OIT) to establish a cloud based Microsoft Azure development platform that allows the Commission to create fully interactive, publicly accessible web based applications. A draft system was created to demonstrate how public entities, such as counties and municipalities, could update and maintain their own information.
- **Geographic Information Systems (GIS):** Staff collected feedback from the survey distributed last month to help prioritize new feature development. Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state entities. Staff

reviewed the annual state updates to the parcel layer and worked to integrate necessary changes into the Pinelands data layers.

- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff investigated several warnings generated by Falcon CrowdStrike monitoring software to ensure system security was not compromised.
- **Technology Enhancements:** In October, staff continued configuring new desktops and laptops to replace outdated workstations. Two new Active Directory servers were installed and configured in the Commission’s server room and a meeting was scheduled with the Office of Information Technology (OIT) to take the final steps to add them to the state infrastructure. In accordance with protocol, staff delivered technology assets that been removed from fixed assets for being obsolete to Trenton for disposal.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** October 2025, Net Total: \$38,361.81; Fiscal Year to Date Total: \$263,336.57. This equates to 30.98% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for October includes 24 online application payments totaling \$16,083.65.

8.2 FACILITIES MANAGEMENT

- **Native Plantings:** In October, staff planted five native highbush blueberry shrubs in front of the Richard J. Sullivan Center, along with a native pitch pine and 32 native bearberry plants. All of the plants were donated by the Pinelands Nursery of Columbus, NJ. In the coming weeks, Commission staff will install 16 interpretive panels that are currently being printed and will raise awareness about the plants at the agency’s headquarters.



Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
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 Committee on 9/30/24 Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
A682/S699	Kean/Singer, Burzichelli	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. Reported as Assembly Committee Substitute and referred to Assembly Appropriations Committee on 6/16/25. 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 3/24/25 and received in the Assembly and referred to the Assembly Environment, Natural Resources and Solid Waste Committee. Reported and referred to Assembly Appropriations Committee on 6/16/25.
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 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 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/ 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. Committee Substitute introduced on 2/10/25, but not reported out of committee. Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a Substitute on 2/15/25. Replaced by Senate Floor Substitute on 2/25/25.
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 infrastructure 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	Approved by Governor on 4/22/25 (P.L.2025, c.44).
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, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from	Assembly Bill – Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24. Senate Bill – Reported from Senate Environment and Energy Committee as a

		Department of Agriculture; Establishes NJ Invasive Species Council	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.
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 – Combined with A2792/2489 on 2/10/25 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. Senate Substitute on 2/25/25.

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 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	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
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	Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24
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 on 9/23/2024

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 Committee on 11/14/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
A5267/ S4289	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	Approved 8/22/2025 (P.L.2025, c.136).
S2816/ A5302	Smith, McKeon/ DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25 Senate Bill – Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. 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	Signed by Governor on 1/20/2025 - P.L. 2025, c.7

		interconnection process for certain grid supply solar facilities	
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 management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 6/20/24
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
S4423	Smith, Scutaru	Authorizes BPU to provide site approval for small modular reactors; authorizes operators of small modular reactors to store spent nuclear fuel on-site	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 5/19/25. Reported from Committee, Second Reading on 5/22/25. Passed by the Senate on 6/30/25. Received in Assembly on 7/24/25 and referred to Telecommunications and Utilities Committee.