



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



Cottony clouds hanging above water-filled bogs along a sand driving trail flanked by blooming asters and goldenrods at Whitesbog Village in the Pinelands, as photographed in August

AUGUST 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** During its meeting on August 19, 2025, the Committee adopted the minutes from its June 24, 2025 meeting. The Committee heard staff presentations pertaining to the Fiscal Year (FY) 2026 Draft Budgets and Commission Initiatives and voted to recommend Commission approval of the Budgets. Committee members discussed their concerns with the long-term viability of the State Health Benefit Program given the upcoming significant increases in health insurance costs that will impact staff and the Commission. Staff reviewed financial updates, including Check Registers, Electronic Disbursements and Application Fees. Lastly, staff provided a summary of recent employee actions.
- **Policy & Implementation (P&I) Committee:** At its August 29, 2025 meeting, the Committee heard a presentation from Dave Specca on the Rutgers Agrivoltaics Program and the Board of Public Utilities Dual Use Solar Energy Pilot Program. He gave an overview of the programs and discussed results from the first three farms in the Rutgers Program. The presentation also touched on an Agrivoltaic project on a large cranberry farm in Massachusetts. In addition, staff provided an update on the work of the Interagency Council on Climate Resilience and highlighted the State of the Climate Report 2024 issued by the Office of the State Climatologist at Rutgers University.

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 package of amendments to the Pinelands Comprehensive Management Plan (CMP) was published in the New Jersey Register on June 16, 2025. The 60-day public comment period ended on August 15, 2025. Staff will be reviewing the comments and preparing responses that will be discussed with Commissioners at a future P&I Committee meeting. In addition, staff completed an extensive effort to send out letters notifying applicants that the proposed rules include a five-year expiration for Certificates of Filing that were issued since January 1, 2004, but where the Commission has not received and acted on any local permit or approval for the proposed development. Notification letters were sent via email or regular mail to over 1,600 applicants. Over half of the applicants notified have no email address on file with the Commission and therefore were sent hard copy letters by regular mail.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 13 Open Public Records Act (OPRA) requests were received in August. Ten were sent responsive material, one was advised to schedule a file review, one was advised that there was no responsive material, and one was advised that the request was overly broad and did not contain the specificity required by OPRA.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in August.

1.1E OTHER

- Camden County appointed Gaetano “Guy” Matro to the Commission on August 21, 2025. He replaces John Holroyd, Jr., who resigned from his position after serving on the Commission since January 2022.

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. We continue to await the Appellate Division’s decision as to whether oral argument is necessary or if they will 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. 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. 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 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. After the Court ordered that the parties engage in mediation, a mediator was retained and the first mediation session is expected to occur in mid-October.

1.2B LEGISLATION

The Legislature remains in Summer recess. A return date has not yet been announced.

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 would	Assembly Bill – Introduced, referred to the Assembly Public Safety and

		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. Staff is awaiting 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. As of the end of August, this information had not been received.

1.3 HUMAN RESOURCES

- **Recruitment:** In August, recruitment efforts began for a Research Scientist in the Science Office.
- **Employee Benefits:** Preparations for the upcoming Open Enrollment period are underway. Open Enrollment will begin on October 1, 2025.
- **Personnel Policy Book:** The Commission's Personnel Policies have not been updated since 2010. The process of updating the policies is currently underway. Initial steps have begun to assess and implement revisions.

2 INTERAGENCY COORDINATION

- **Interagency Workgroup:** Staff participated in an Interagency Workgroup meeting convened by the Office of Planning Advocacy (OPA). OPA staff provided updates on the cross-acceptance process, including the final interim report on negotiation sessions and the draft Statement of Agreements and Disagreements. Staff also reviewed the State Plan Impact Assessment, which the State Planning Commission adopted on August 6, 2025. At OPA's request, the Commission submitted photographs for potential inclusion in the forthcoming State Development and Redevelopment Plan.
- **Native Pinelands Plant Seed Mix:** Throughout August 2025, staff sought to secure partnerships and gather information for the Commission's ongoing project to develop native plant seed mixes for use in the Pinelands. In July, staff received information from the state Department of Transportation (NJDOT) regarding its use of plant seed mixes. In August, Commission staff gathered information from the New Jersey Department of Agriculture's Division of Agricultural & Natural Resources, along with a commitment to participate in the project. Additionally, the South Jersey Transportation Authority (SJTA) provided information regarding the native seed mixes that it uses. Staff is currently compiling the information that it has received from the NJDOT, SJTA, Department of Agriculture and the two native plant nurseries that are part of the active working group. Staff hopes to finalize the project working group, then hold a virtual meeting with participants in the coming weeks.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	11	99
Drafted or Introduced	8	42
Total ¹	12	99
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	11	59
No Issue Finding	2	21
Total	13	80
Finding Letters Issued³	13	64

Notable Activity:

- Pinelands municipalities have continued submitting adopted Housing Elements and Fair Share Plans to the Commission in response to the fourth round of affordable housing obligations. Municipalities were required to adopt a compliant plan by July 1, 2025 in order to maintain immunity from exclusionary zoning lawsuits. As of the end of August, the Commission has received 34 adopted plans. Twenty have been found to raise no substantial issue with respect to the CMP, while 10 have been deemed incomplete due to the absence of adopted and submitted implementing ordinances. Three of the plans deemed incomplete propose zoning changes likely to require review and approval by the full Commission. Staff is reviewing the remaining four plans and anticipates receiving approximately one additional plan in September.
- On July 30, 2025, Commission staff met with Evesham Township’s planner to discuss the Township’s upcoming master plan reexamination and the Black Run redesignation contained in Rule Package #1 (see Section 1.1B above). The discussion focused on the mapping of the proposed Black Run redesignation, the municipal zoning changes that the Township would be required to undertake upon adoption, and the associated timelines.

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.

- On August 4, 2025, Commission staff met with Manchester Township’s planner to review staff’s analysis of the Township’s Regional Growth Area and the impacts of Ordinance 24-40, which eliminates townhouse development as a permitted use in the Township’s POR-LI district. The Township has received an extension of the Commission’s review period for Ordinance 24-40 while it works to address concerns raised by staff.
- On August 15, 2025, Commission staff met with representatives of Galloway Township to discuss two proposed inclusionary development sites within the Pinelands identified in the Township’s 2025 Housing Element and Fair Share Plan. The proposed site in the Pinelands Village of Pomona anticipates residential development intensity exceeding what is permitted in a Pinelands Village. Staff provided guidance on potential means of addressing those concerns. The Township indicated that it would move forward with adopting one or more implementing ordinances that would address the concerns raised by staff.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	16	103
Surveys Required	1	9
Surveys Reviewed	5	22
Certificates of Appropriateness Required	0	3

Notable Activity:

- **Fenwick Manor Rehabilitation:** Commission staff erected the required sign in front of Fenwick Manor stating that the building is being rehabilitated with the help of a matching grant from the New Jersey Historic Preservation Fund. The construction contractor pre-qualification application period ended on August 22nd. A total of four contractors submitted applications to become pre-qualified in order to bid on the upcoming construction phase of the Fenwick Manor rehabilitation work. The pre-qualification packets have been sent to the New Jersey Historic Trust for its approval.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	0	102.75
PDCs Severed ⁵	0.25	126.00

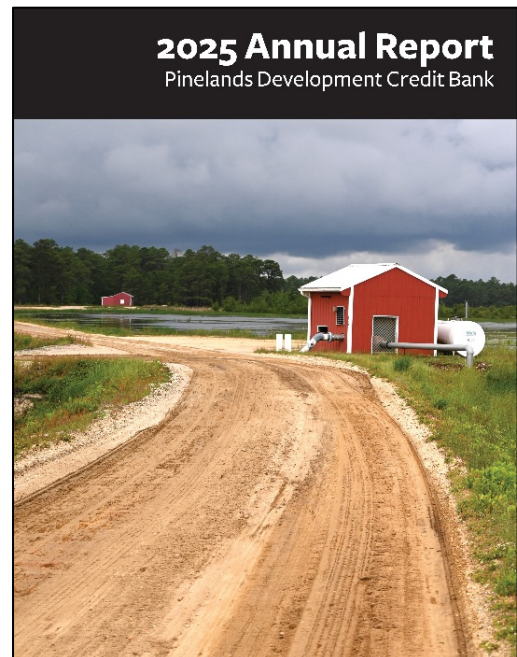
⁴ **PDC Allocations** are official calculations done by the Commission to determine the number of PDCs to which a parcel of land is entitled. The allocation is identified in a Letter of Interpretation.

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.

Acres Protected	1.91	4,033.27
PDCs Extinguished ⁶	0	1.36
Acres Protected	0	176.27
PDCs Sold	0.75	33.75
Average Sales Price per PDC	\$96,000	\$91,437
Average Sales Price per right	\$24,000	\$22,859
PDCs Redeemed ⁷	1.50	24.25

Notable Activity:

- **Severances:** In August, 0.25 PDCs were severed, permanently protecting 1.91 acres in the Agricultural Production Area in the Town of Hammonton.
- **Redemptions:** In August, PDCs were redeemed in association with three projects in the Regional Growth Area: a large residential development in Egg Harbor Township; expansion of an existing nonresidential use in Winslow Township; and development of a single family home in Winslow Township.
- **Annual Report:** The [PDC Bank’s FY25 Annual Report](#) was issued on August 26, 2025. The Report was posted on the Bank’s webpage and distributed to PDC Bank Board members, Commissioners and appraisers, with mailings to a wider audience scheduled for September. Staff will make a presentation on the Report at the Commission’s October 10, 2025 meeting.



3.4 SPECIAL PROJECTS

- **Pinelands Conservation Fund Land Acquisition Program:** The Commission is currently accepting project proposals for land acquisition grants to permanently protect open space in the Pinelands Area. This round of funding was launched in April and applications for funding will be accepted until September 19, 2025.

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.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	7	32
Certificates of Filing	14	147
Public Development Reports	2	22
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	0	10
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	2	31
Review of Agency Determinations	47	480

4.2 NOTABLE APPLICATIONS

- **Residential Development, Evesham Township (Applicant: Devel, App. No. 1989-0719.040):** On March 26, 2025, the Commission received the required application fee to site inspect and confirm a wetlands delineation for approximately 800 acres located in southern Evesham Township. The acreage is located in a Pinelands Rural Development Area. At a July 2, 2025 meeting with the Executive Director, the property owner indicated that she did not intend to pursue development of the parcel and was engaged in discussions about potential land preservation with New Jersey Department of Environmental Protection (NJDEP), Green Acres Program and a non-profit conservation organization. Confirmation of the submitted wetlands mapping would inform the NJDEP, Green Acres Program appraisal process. The staff conducted site inspections on July 9, 2025 and July 18, 2025 to verify the accuracy of the submitted wetlands mapping. By letter dated July 24, 2025, the staff advised the applicant of certain revisions that were necessary to the submitted wetlands mapping. On August 11, 2025, the applicant submitted revised wetlands mapping. On August 26, 2025, the staff conducted a follow up site inspection to confirm the accuracy of the revised wetlands mapping. By letter dated August 27, 2025, the staff confirmed agreement with the submitted wetlands mapping, except in four specific areas.
- **Single Family Dwelling, Monroe Township (Applicant: Robert Smith, App, No. 2025-0078.001):** This application proposes a single family dwelling on a 3.54-acre parcel. The parcel is located in a Pinelands Rural Development Area. The parcel is predominantly comprised of wetlands. Based on available information, the proposed development requires a Waiver of Strict Compliance because it would be located within 50 feet of wetlands. If a parcel qualifies for a Waiver, in some

instances the relief granted is a dwelling and in other instances, the relief granted is an allocation of PDCs based upon the fair market value of the parcel. The Commission cannot approve a Waiver to build a dwelling that results in substantial impairment of the resources of the Pinelands. The CMP identifies the circumstances where development constitutes substantial impairment of the resources of the Pinelands, one of which is development within 50 feet of wetlands in a Rural Development Area. Therefore, if it is demonstrated that this parcel otherwise qualifies for a Waiver, the relief granted would be an allocation of PDCs based upon the fair market value of the parcel. By letter dated August 21, 2025, the staff advised the applicant of the Waiver application requirements. Those requirements include offering to sell the 3.54-acre parcel to adjacent parcel owners and offering to buy adjacent vacant parcels, both at fair market value. The objective of this requirement is either to sell the parcel for its fair market value or to purchase adjacent vacant land to eliminate the need for a Waiver. Additionally, in a Pinelands Rural Development Area, municipal zoning ordinances are required to contain a residential density transfer program. This program allows an undersized lot owner of at least one acre to deed restrict non-contiguous land in the same municipal zoning district to meet the municipal minimum lot size required by the municipal zoning. Based upon the availability of this residential density transfer program, the applicant is also required to contact non-contiguous parcel owners in the same municipal zoning district and offer to buy non-contiguous parcel(s) or sell their parcel, both at fair market value. The objective of this requirement is to assemble a buildable parcel that meets the municipal density and lot size requirements.

- **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, three commercial carrier equipment pads, one equipment shelter, and one generator pad. The proposed development is located in the Pinelands Town of Whiting, in the immediate vicinity of numerous sightings of a T&E animal species. 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. In an effort to address the 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 CMP. The staff letter indicated that the Township may wish to consider limiting the proposed development to only a communications tower, one equipment shelter, one generator and the minimum forest clearing on the lot 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 species survey. A subsequent application would then need to be completed with the Commission for the proposed 650 linear feet of road improvement within the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, the five-car parking lot and three commercial carrier equipment pads. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of the proposed improvements/disturbance. By email dated June 23, 2025, the staff indicated general agreement with the proposal and subsequently provided additional guidance regarding location of a proposed access road. 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 considerations. On July 22, 2025, the applicant submitted a modified one season T&E animal species survey. The staff is preparing a letter indicating that the extent of proposed clearing exceeds that which justifies a modified one-season T&E species survey.

- **Forestry and Forest Fuel/Fire Breaks, 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. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry and forest fuel/fire breaks. On April 2, 2025, the applicant submitted a revised plan. On April 9, 2025, three Commission staff members, including the Commission's Executive Director, conducted a site inspection of the areas proposed for forestry and the forest fuel/fire breaks with representatives of Ocean County and the New Jersey Forest Fire Service. The application was subject to final public comment at the Commission's July 11, 2025 monthly meeting. On July 18, 2025, the staff issued a Report on an Application for Public Development recommending approval of the proposed forestry and forest fuel/fire breaks at the Commission's August 8, 2025 monthly meeting. In response to questions and comments raised by several Pinelands Commissioners regarding the application, the applicant sent a letter on August 6, 2025, requesting that Commission action on the application be delayed until the September 12, 2025 monthly meeting. This would allow the County the opportunity to respond to the questions and comments. On August 28, 2025, the County submitted written responses to the Commissioner questions and comments. In turn, the Commission staff provided that information to the Commissioners by email on September 4, 2025. It is anticipated that representatives of the County will attend the September 12, 2025 Commission meeting and be available to expand upon any follow up Commissioner questions and comments.
- **Lake Herbiciding, Monroe Township (Applicant: Friends of Victory Lakes Association App. No. 1984-0382.006):** This application proposes the herbiciding of 25.65-acre Upper Victory Lake. The Lake is located in a Pinelands Regional Growth Area. The application is being processed in accordance with the Commission's 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control. On June 21, 2018, the Pinelands Commission received notice from the NJDEP, Bureau of Pesticide Control of an application for an Aquatic Pesticide General permit for Upper Victory Lake. By letter dated June 27, 2018, the staff advised the applicant that available information identified the presence of a T&E plant species in the Lake. The staff letter required that the applicant address how the proposed herbiciding would be consistent with the CMP T&E plant species protection standard. No further information was submitted to the Commission regarding this matter until April 2, 2024. On that date, a T&E species survey protocol specifying how the survey would be conducted was submitted for staff review. By letter dated May 21, 2024, the staff provided comments on the proposed T&E plant survey protocol. On February 27, 2025, the Commission received notice from the NJDEP, Bureau of Pesticide Control that a new application has been filed with NJDEP for an Aquatic Pesticide General permit. On April 8, 2025, the applicant submitted the results of a T&E plant species survey. The submitted survey confirmed the presence of two T&E plant species in the Lake. By letter dated August 4, 2025, the staff requested information regarding the approximate number of the two T&E plant species and what steps would be taken to protect the local populations.

- 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 Memorandum of Agreement 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 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 standard. 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 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 standard. On August 1, 2025, the applicant submitted a T&E species survey protocol specifying how the survey would be conducted. On August 4, 2025, the applicant submitted additional information regarding the application. By letter dated August 14, 2025, the staff advised the applicant of its agreement with the proposed T&E survey protocol.
- Warehouse, Hamilton Township (Applicant: SunCap Property Group, App. No. 1982-2997.007):** This application proposes the development of a 652,060-square-foot warehouse on a 256-acre parcel. The development is proposed on the portion of the former Atlantic City Racetrack parcel that contained horse stables. The parcel is located in a Pinelands Regional Growth Area. The application was filed with the Pinelands Commission on January 14, 2025. By letter dated March 20, 2025, the staff advised of the information necessary to complete the application. Additional information was submitted to the Commission on multiple dates in April of 2025. By letter dated May 30, 2025, the staff identified the remaining information necessary to complete the application. On June 5, 2025, the applicant submitted additional stormwater management information. By email dated June 19, 2025, the applicant sought guidance on a wetlands issue. By email dated June 24, 2025, the staff provided a response to the submitted stormwater management information. A meeting was held with representatives of the applicant and the Township on July 10, 2025 to further discuss the application. On July 11, 2025 and July 18, 2025, the applicant submitted additional information to the Commission regarding the application. The staff issued a letter on July 30, 2025 specifying the information necessary to complete the application. On August 12, 2025 and August 28, 2025, the applicant submitted additional information. That information is currently under review.
- Single Family Dwelling, Manchester Township (Applicant: Iryna Kotainytska and Aleksey Vdovenko, App. No. 1991-0930.002):** This application proposes the development of one single family dwelling serviced by an onsite septic system on a 4-acre parcel. The parcel is located in the Pinelands Village of Beckerville. By letter dated April 29, 2025, the staff advised of the information necessary to complete the application. By email dated June 6, 2025, the applicants requested that the T&E animal, wetlands protection and stormwater management information requested in the staff's April 29, 2025 letter not be required. By letter dated June 11, 2025, the staff responded that the requested information was typical of that required to complete an application to develop a single family dwelling and the information remained necessary to complete the application. By email dated June 11, 2025, the applicants submitted a plot plan for the proposed dwelling and reiterated their request that certain information not be required to complete the application. On June 27, 2025, the staff issued an Inconsistent Certificate of Filing

for the proposed single family dwelling. The Certificate of Filing indicated that it had not been demonstrated that the proposed development was consistent with CMP T&E animal species protection regulations or the wetlands protection regulations. The Certificate of Filing also indicated that, based upon a staff site inspection, it did not appear that the septic system was proposed in an area where the seasonal high water table was located at least 5 feet below the natural surface of the ground, as required by the Township's ordinance and the CMP. The Certificate of Filing also addressed the prospects for the parcel qualifying for a Waiver of Strict Compliance. By email dated July 22, 2025, the applicant posed several questions regarding the Commission's Waiver regulations. By email dated August 13, 2025, the staff advised that the Commission's Waiver regulations are contained in the CMP. The email further indicated that the staff obtains ownership information from publicly available property tax assessment records.

- **Elevated Roadway (Bridge), 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 (JBMDL) 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 JBMDL Commander advising that the construction area falls entirely within the jurisdiction of the JBMDL. The Commander's letter further indicated that because the proposed development directly benefits the military's mission and the construction area is entirely within the jurisdiction of JBMDL, Pinelands Commission approval is not required.⁸ By letter dated April 7, 2025, the Commission staff responded to the Commander's letter, advising that the application form submitted to the Commission by the Ocean County Engineering Department indicated that the Route 539 right-of-way is owned by Ocean County. The staff requested written verification of the ownership of the relevant portion of the Ocean County Route 539 right-of-way. By email dated April 11, 2025, Ocean County responded that, in this area, Ocean County Route 539 is located within an easement on lands owned by JBMDL and that the County will be submitting information to document that fact. On May 8, 2025, the Commission staff met with representatives of Ocean County. At that meeting, the representatives of the County provided an update on the proposed development and indicated that the JBMDL would be submitting documentation addressing the easement. By email dated August 8, 2025 and received by the Commission on August 26, 2025, a representative of JBMDL provided a brief statement indicating that after extensive research and investigation by the JBMDL in coordination with Ocean County, it was determined that the subject project is located entirely inside the bounds of JBMDL and is on Federal Property. No information supporting this position was submitted. The submitted information is currently under review by the staff.
- **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

⁸ The CMP contains a provision indicating that 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 notify the Commission. Upon receipt of that notification, the CMP further provides that compliance with any provision of the CMP is waived.

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 (NJOAL) for a hearing. On December 5, 2024, the Township Planning Board voted to deny phase one of this application, which proposed 89 units.

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 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 27, 2025, the Commission staff responded to the applicant's request and provided guidance on 10 specific questions regarding the application. At the staff's request, the applicant submitted a \$5,000 escrow in recognition of 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. On April 9, 2025, Commission staff met with the applicant and the applicant's representatives to discuss the issues that need resolution. The applicant advised that they were in discussions with the State of New Jersey and a conservation organization for the possible sale of the parcel. On June 20, 2025, the applicant submitted a revised General Development Plan to the Commission to address the previously identified substantial issues. The staff sent an August 21, 2025 letter to the applicant detailing the still outstanding issues. A meeting with the applicant is scheduled for September 10, 2025.

- **Residential Development, Barnegat Township (Applicant: Walters Development Company, App. No. 1990-0788.157):** This application proposes 108 single family dwellings within a relatively undeveloped section of Ocean Acres, an existing residential development. 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 the final section of 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 to review the T&E survey report was submitted. The survey report is currently under review.

4.3 OTHER ITEMS OF INTEREST

On August 7, 2025, Commission staff members met with a representative of the New Jersey Department of Agriculture to discuss the status of 14 applications in the Town of Hammonton and Mullica Township for the establishment of seasonal agricultural employee housing. Of those applications, five have not applied to the Commission, two have completed their applications with the Commission, three are currently working on their applications and four have not supplied any new information since their initial application submission. The primary issues appear to be the necessary building improvements that are required by the applicable State building codes to convert agricultural buildings to seasonal agricultural employee housing and the requirement to secure NJDEP permits for wastewater disposal facilities. The Department of Agricultural representative will encourage the applicants to complete their Pinelands applications.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In August, 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. Science staff also downloaded water level data from three of the seven ponds where continuous water level recorders were installed.



Left: A staff scientist uploads water level data from a continuously monitored pond, which was dry during the August visit. **Right:** Another scientist collects a water sample from a stream to assess pH and specific conductance.

- **Pinelands-wide Water Quality Monitoring:** Staff completed the August round of pH and specific conductance sampling at 47 stream sites. This work is performed four times each year to

monitor temporal trends in these two variables in streams.

- **Rare Snake Monitoring:** Throughout the summer, the science staff has been incubating 18 clutches of eggs in the lab and monitoring their development. In August, 16 clutches hatched and produced a total of 128 hatchlings, including 54 corn snakes, 66 pine snakes, and 8 king snakes. A passive integrated transponder (PIT) tag is inserted into each hatchling for permanent identification. The hatchlings are swabbed for snake fungal disease, measured, weighed, and then released at their nest areas. Processing will continue into mid-September.

In August, staff used radio telemetry to track 17 corn snakes, 25 pine snakes, and one milk snake. A new corn snake and new northern black racer were also found and PIT tagged. A female pine snake, originally found in 2015, was surgically implanted with a radio transmitter to find her hibernacula. Staff also continued to maintain and service PIT tag readers at several pine snake hibernacula that have been studied for decades.



Left: A pine snake emerges from its egg after two months of incubation.

Below: A hatchling pine snake explores the environment surrounding the nesting area upon release, 1.5 weeks after hatching.



5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff continued to analyze snake capture data that were collected as part of a four-year drift fence study and draft portions of the final report.
- **King Snake Study:** Science staff continued with data analysis and drafting the final report. 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. All adult snakes, eggs, hatchlings,

incubation boxes, and incubation substrates have been swabbed for the study.

- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Swabs are taken from all collected snakes for contribution to this analysis.
- **Box Turtle Study:** iButtons, which record shell temperature, and radio transmitters were replaced for 35 tracked box turtles to ensure they remain operational for the next year. Transmitter replacement will be completed for all long-term study turtles prior to the start of brumation or overwintering. Additionally, four new box turtles were added to the study and one tracked turtle that had been admitted to rehab in February was returned with a clean bill of health and released back to her range.

Staff scientists collected toenail clips from 27 box turtles for use in research being done by the University of Maine to combat illegal turtle trafficking. The variation in diet between wild and captive turtles results in different ratios of stable carbon and nitrogen isotopes in their body tissues. The University of Maine researchers are using this information to build a model to assist in the accurate identification of wild-caught compared to captive-bred individuals.



Above: A radio tracked turtle displays its new transmitter (right) and iButton (left). These devices will enable the science staff to collect habitat and temperature data from this individual for another year.

- **Other:** Commission scientists deployed an acoustic bat detector at one pond that was identified by New Jersey Department of Environmental Protection Endangered and Nongame Species Program researchers as potential habitat for tricolored and northern long-eared bats. Recordings from this deployment, as well as the three completed in July, will be analyzed by Endangered and Nongame Species staff over the coming months to determine if target species were present.

Three commission scientists attended the annual Northeast Partners in Amphibian and Reptile Conservation (NEPARC) conference at the Pocono Environmental Education Center in Dingman's Ferry, PA. The conference featured talks and posters highlighting new research and conservation initiatives for herpetofauna in the northeast region.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 75 inquiries from the public in August, including phone calls, e-mails, and media inquiries.

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

- **Social Media:** In August, staff shared 157 photos and four videos on the Commission’s Instagram site, 87 tweets and retweets on X, and 53 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 111,000 views on Instagram (while adding 122 followers for the month) and 1,974 views (for a watch time of 169.5 hours) on YouTube in August. Six of the Commission’s photos were featured on other sites on Instagram in August.



Above: The Commission shared 157 photos on Instagram in August, including this photo of kayaks on the banks of the Mullica River in Wharton State Forest.



Above: The Commission shared 87 tweets on X in August, including this photo of a green heron foraging in a former cranberry bog in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, delivered a Pinelands presentation as part of the Climate Change Learning Collaborative (CCLC) program through the New Jersey Department of Education and Stockton

University. Twenty teachers attended the event. As the Chair of the Barnegat Bay Partnership's Communication and Education Committee, Mr. Mott helped to coordinate and participated in the Partnership's Annual Educator Outreach Retreat in August. Approximately 30 teachers and environmental educators participated in the event, which was held at the New Jersey Forest Resource Education Center. Lastly, Mr. Mott participated in the Cohanzick Lenape Story Symposium, which was held at the Cohanzick Nature Reserve in Bridgeton, NJ, on August 27-28, 2025. The symposium focused on the rich cultural heritage of the Lenape people, with panel presentations, hands-on experiences, and interdisciplinary discussions.

- **Pinelands Speaker Series:** Approximately 45 people attended the first program of this year's Pinelands Speaker Series on August 21, 2025. The program focused on the NJDEP's Connecting Habitat Across New Jersey project, which is an effort to make the state's fragmented landscape easier for wildlife to move through by protecting important habitats, restoring movement corridors, and making roads safer to cross. More than 50 people have registered for the second Speaker Series program, which is set for September 4, 2025 and will include a discussion about Lenape culture. More than 10 people have registered for the third Speaker Series program, which will be held on September 25, 2025 and will include an outdoor paint along program at the Commission's headquarters.
- **Pinelands Merchandise:** Commission staff registered \$72.60 in sales in August. 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 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. Throughout August, staff researched new items that could be offered for sale.

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. A new web-based Septic Dilution model was released for internal evaluation. A meeting was held with Regulatory Programs staff to discuss new hardware to support field visits. As a result of that discussion, purchase of a ruggedized tablet was included in the Commission's FY26 budget.
- **Geographic Information Systems (GIS):** In August, staff participated in the New Jersey Geospatial Forum monthly meeting where it was shared that the state parcel layer had been updated. Staff reviewed new changes to this layer to ensure any changes were properly reflected in the Pinelands Commission's systems. Staff are preparing a survey to distribute to all users to garner feedback on the current features that are available and what additional tools could be most useful for development.
- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff continued to work directly with Zscaler support on the inability to use Edmunds accounting software via the ZPA portal. Progress has been made, now enabling this software for use. However, latency issues are still a concern that the team is investigating.

- **Technology Enhancements:** In August, staff continued configuring new desktops and laptops to replace outdated workstations. After seeing the successful and secure deployment of Artificial Intelligence (AI) thanks to participating in the Officers group, staff reached out to schedule in person training for Pinelands Commission staff. Staff met with representatives of the New Jersey Office of Innovation (NJOI). After providing the NJOI with detailed information about the Commission, they reviewed our requests and were unable to provide further assistance. They directed staff to investigate the SimplyGov tool, which the state has licensed. Staff coordinated with the Office of Information Technology (OIT) on upgrading hosted Active Directory, informing them that new hardware had been received, to plan next the steps. Representatives from OIT networking conducted a site visit to complete the network relocation and upgrades initiated a year ago; OIT removed unneeded equipment and wiring that had been left in place during testing.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** August 2025, Net Total: \$131,510.75; Fiscal Year to Date Total: \$180,959.29 This equates to 21.29% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for August includes 18 online application payments totaling \$28,167.92

8.2 FACILITIES MANAGEMENT

- An exterminator was needed to address a yellow jacket nest inhabiting the Historic Fenwick Manor.

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. 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.
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 Department of Agriculture; Establishes NJ Invasive Species Council	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 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 interconnection process for certain grid supply solar facilities	Signed by Governor on 1/20/2025 - P.L. 2025, c.7
S3464	Smith, Greenstein	Requires electric public utilities to upgrade certain	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24

		portions of electric transmission and distribution system with advanced conductors	
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.