



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



A native pink lady's slipper orchid blooming in the Pinelands, as photographed in April

APRIL 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in April.
- **Policy & Implementation (P&I) Committee:** The Committee heard four presentations from staff during its April meeting. Staff discussed plans for a round of grant funding for land acquisition through the Pinelands Conservation Fund, with an intended launch of May 1st. The Committee considered project priorities, funding levels, and the proposed schedule for the funding round. Staff also summarized outcomes from the third annual Permanent Land Protection Summit and PCF stewardship monitoring site visits that occurred in the past year. Finally, staff presented an overview of the New Jersey Department of Environmental Protection (NJDEP) Wetlands Mitigation rule proposal and its overlap with activities of the Commission staff and with the preservation of wetlands in the Pinelands Area.

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):** At its April 11, 2025 meeting, the Commission voted to authorize formal proposal of these amendments to the Pinelands Comprehensive Management Plan (CMP). The rule proposal will be submitted to the Office of Administrative Law for publication in the New Jersey Register. Publication is expected to occur in mid-June, followed by a 60-day public comment period.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 15 Open Public Records Act (OPRA) requests were received in April. Twelve were provided responsive material, two were advised that there was no responsive material and one was advised to schedule a file review.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in April.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14,

2025 with the filing of Clayton's reply to the Pinelands Preservation Alliance's brief. The Appellate Division will now decide if oral argument is necessary or may decide the matter solely on the briefs.

- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the NJDEP, the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. Mediation sessions occurred on September 5, 2024, September 10, 2024 and December 12, 2024. An additional session was scheduled for April 9, 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. On April 15, 2024, the plaintiff submitted an application for a LOI, seeking a determination of the extent of wetlands on the parcel. As part of that application, the plaintiff submitted a plan entitled "Overall Wetlands Delineation Plan," dated April 12, 2024. The Commission staff conducted site inspections, and reviewed available natural resource capability maps, United States Department of Agriculture, Soil Survey information, and the applicant's April 2024 wetlands plan. On November 14, 2024, the staff issued LOI #2256, determining that the boundaries of the wetlands delineated on the plaintiff's plan were not accurate. Notice of appeal was received on November 27, 2024 and forwarded to the Office of Administrative Law. A case management conference was conducted with Administrative Law Judge Bogan on March 19, 2025. A consent agreement is being drafted and the matter will be placed on the inactive list, pending resolution of the Chancery matter.
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a 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.

1.2B LEGISLATION

Virtually, all legislative action is taking place in the budget committees of the Senate and Assembly Committees as the FY2026 Budget is being prepared.

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.
A5431/S4257	Fantasia/Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Public Safety and Preparedness Committee on 3/10/2025. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.

1.2C INTERGOVERNMENTAL AGREEMENTS

- **Pemberton Township:** This Memorandum of Agreement (MOA) between the Township and the Commission authorizes a deviation from CMP wetlands and wetlands buffer standards to accommodate surfacing of an existing trail at Pemberton Lake for accessibility purposes. The Commission approved execution of this MOA at its January 12, 2024 meeting. The MOA specifies that the Township must complete and submit its revegetation plans, rain garden plan,

wetlands general permit and right of entry (ROE) agreement from NJDEP before the trail improvement project may commence. The Commission issued a Freshwater Wetlands General Permit 17 for the project on May 31, 2024. On November 6, 2024, the Commission's Executive Director issued a letter to Pemberton Township finding that the submitted revegetation and rain garden plans were substantially consistent with the requirements of the MOA and permitting the development to proceed, provided any other necessary approvals and permits are obtained. Commission staff reviewed and provided comments to NJDEP on a revised ROE agreement in mid-December 2024. NJDEP issued an amended ROE agreement in early 2025, rendering it consistent with the requirements of the MOA. The Township and the Pinelands Preservation Alliance signed the Amended ROE in late March 2025. NJDEP executed the Amended ROE on April 1st. Work commenced on the proposed trail improvements in mid-April.

- **Stafford Township:**

An MOA between the Township and the Commission was executed in November 2024, authorizing paving of an existing trail located in required wetlands buffer areas around Forecastle Lake for accessibility purposes. In accordance with that MOA, the Township was required to revegetate two existing cleared areas in Forecastle Lake Park with native tree species. The required revegetation activities occurred in April. The Township has also awarded a contract for the trail improvements.



Above: In April, Stafford Township planted numerous trees at the site of the Forecastle Lake Park, as required by the MOA with the Pinelands Commission.

- **Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 21, 2025, Evesham Township advised Commission staff that it had asked Green Acres to use the grant monies it had received in November 2021 for maintenance of the REI-COOP Trail and the Peaceful Partners Trail, both of which are existing trails located within the Black Run Preserve. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species survey protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that

it had reduced the size of the proposed accessible trail. The information submitted by the Township is under review.

1.3 HUMAN RESOURCES

- **Labor Management Meeting:** A management meeting with Jenna Curley, Principal Staff Representative from CWA 1040, was held on April 23, 2025. The meeting included a review of updates to the Commission's new evaluation system. No other significant matters were discussed during this session.
- **Training:** Staff attended the following training sessions: GoToWebinar- Purchasing Service Credit for PERS, TPAF, & PFRS Members; GoToWebinar- Pension Resources for the Employer

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** Staff attended the monthly IAC meeting, where updates were shared on various IAC workgroups. IAC staff are currently updating the Extreme Heat Resiliency Action Plan for 2025. Member agencies were asked to report on progress related to the action items in the 2024 Plan. The 2024 Plan included one action item for the Commission: to develop a guide to heat-tolerant native Pinelands plant species. This task has not yet begun due to limited staff availability. However, staff reported that work on the project would begin this calendar year.
- **NJDEP:** On April 29, 2025, Commission staff hosted an in-person training session with the New Jersey Department of Environmental Protection, Land Use Program. The session included a discussion of the Pinelands Area and the Pinelands National Reserve, the application review processes, coordinated permitting with other State agencies, and the issuance of Freshwater Wetlands Permits in the Pinelands Area.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	4	30
Drafted or Introduced	3	11
Total ¹	6	29

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

Substantial Issue Finding ²	0	0
No Substantial Issue Finding	7	19
No Issue Finding	6	13
Total	13	32
Finding Letters Issued³	10	25

Notable Activity:

- In April, municipal ordinances addressing a range of topics were reviewed. Pinelands municipalities continue to assess and update standards related to cannabis establishments, as reflected in recent ordinances from Woodbine Borough and Monroe Township. Egg Harbor Township adopted amendments to comply with the 2022 NJDEP stormwater amendments and the 2023 CMP amendments. Dennis Township and the Town of Hammonton are the only remaining municipalities that have yet to adopt the required amendments. The Town of Hammonton has indicated that its ordinance will be introduced at the May meeting.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	22	52
Surveys Required	2	6
Surveys Reviewed	4	7
Certificates of Appropriateness Required	0	0

Notable Activity:

- **Fenwick Manor Rehabilitation:** On April 11th, the Commission adopted Resolution No. PC4-25-10, authorizing the Executive Director to enter into a contract with Connolly & Hickey Historical Architects, LLC of 1 S. Union Avenue, Cranford, New Jersey 07016 to complete all of the necessary work to rehabilitate historic Fenwick Manor.

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.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	3.75	97.00
PDCs Severed	11.25	42.00
Acres Protected	325.44	948.55
PDCs Extinguished	1.25	1.36
Acres Protected	155.63	176.27
PDCs Sold	16.00	17.00
Average Sales Price per PDC	\$90,000	\$90,088
Average Sales Price per right	\$22,500	\$22,522
PDCs Redeemed	0.50	6.75

Notable Activity:

- **Severances:** In April, the PDC Bank processed the severance of 11.25 PDCs, resulting in the permanent protection of 325.44 acres in Washington Township's Special Agricultural Production Area.
- **Extinguished:** A 155.63-acre parcel in the Preservation Area District in Tabernacle Township was permanently preserved, extinguishing the 1.25 PDCs that had been allocated to it.
- **Allocations:** One Letter of Interpretation for PDCs was issued, allocating a total of 3.75 PDCs to a 77.38-acre parcel in the Agricultural Production Area of Tabernacle Township.
- **Redemptions:** In April, 0.50 PDCs were redeemed for a 657-unit project in Egg Harbor Township.

3.4 SPECIAL PROJECTS

Winslow Township – Camden County Municipal Utilities Authority (CCMUA) Reports: In accordance with the Amended Memorandum of Understanding (MOU) executed in 2018, Winslow Township submits an annual report each April detailing monthly water use from municipally owned sources and the CCMUA submits monthly reports of sewer discharges from Winslow Township. The terms of the MOU set specific limits on the quantity and rate of water withdrawn from the Kirkwood-Cohansey (K-C) aquifer and sets trigger points for additional actions if sewer discharges reach a certain volume. The Township reports that total K-C water use remains well below the cap of 475.5 million gallons per year (MGY). Review of the sewer discharge reports found that the annual rolling average for discharges from the Sicklerville portion of the system remain well below the trigger point for any additional actions. Staff

advised the Township and the CCMUA that we have completed a review of the reports and that no additional actions are triggered under the terms of the MOU.

- Permanent Land Protection Summit:** The third annual Permanent Land Protection Summit was held on April 3rd at the Commission's offices. Fourteen organizations participated in the Summit, including non-governmental organizations, and county, municipal, and State agencies. Presentations and discussions at the Summit focused on the need for barrier-free trails to allow access to nature for people using assistive devices, and standards for creating those trails. In addition, NJDEP Green Acres staff provided an overview of funding for accessible trails and Pinelands staff presented a sneak peek of the planned schedule, evaluation criteria, and funding structure for a new round of land acquisition grants to be offered through the Pinelands Conservation Fund.



Above: The Commission's third annual Permanent Land Protection Summit included a roundtable discussion regarding accessible trails.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	1	13
Certificates of Filing	15	67
Public Development Reports	5	12
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	1	7
Non-PDC Letters of Interpretation	0	2
MOA Consistency Determinations	5	17
Review of Agency Determinations	58	243

4.2 NOTABLE APPLICATIONS

- **Traffic Circle, Shamong Township (Applicant: Burlington County, App. No. 2001-0430.005):** On April 15, 2025, the Commission received an application proposing the construction of a roundabout (traffic circle) to replace an existing four-way intersection created by County Route 541 (Stokes Road) and County Route 648 (Willow Grove Road). The intersection is located in a Pinelands Village. The Commission has received approximately 20 written public comments, including an email from the Shamong Township Mayor, in opposition to the proposed roundabout. On April 23, 2025, the Commission staff provided the following response to each of the public commenters:

“This email confirms our receipt of your comments regarding Burlington County’s application to the Commission for proposed improvements to the existing Stokes Road and Willow Grove Road intersection.

You are welcome to attend and provide additional public comment at an upcoming monthly meeting of the Commission. Please visit the Commission’s website for the scheduled dates of the Commission’s monthly meetings.

We will review the application for its consistency with all Commission regulations including stormwater management, wetlands protection, threatened and endangered plant and animal species protection and archaeological resources.

However, please note that the Commission’s regulations do not address required or preferred roadway intersection design.

For this application, the roadway intersection design is the responsibility of Burlington County.

When the application is complete, the Commission staff will issue a “Public Development Application Report.” The Report will contain a Commission staff recommendation to approve or deny the application. The Report will be issued 18 days prior to a Commission monthly meeting. When issued, a copy of that Report will be sent to you.

All public comment must be provided to the Commission prior to issuance of the Report. Within the Report, the Commission staff will respond in writing to public comments that address matters that fall within the Commission’s regulatory authority.

The Commissioners will vote on the Commission staff recommendation contained in the Report at a monthly meeting of the Commission. It is anticipated that the earliest such a vote would occur would be at the July 11, 2025 Commission monthly meeting.

As part of its application, Burlington County has represented that they will be acquiring the necessary right-of-way or easements from surrounding lands to accommodate the proposed intersection improvements prior to any construction.

Thank you for your interest in the Pinelands Area.”

- **Residential Development, Evesham Township (Applicant: Devel., App. No. 1989-0719.040):** On March 26, 2025, the Commission received the required application fee for a wetlands delineation Letter of Interpretation for approximately 800 acres located in southern Evesham Township. The acreage is located in a Pinelands Rural Development Area. The application also requested a review of certain T&E animal surveys. The submission included a conceptual development plan depicting approximately 270 proposed single family dwellings. Upon confirmation that the wetland delineation has been flagged in the field, the Commission staff will conduct a site inspection. The Commission staff is currently reviewing the submitted T&E animal surveys.
- **Natural Gas Main Replacement, Upper Township and Borough of Woodbine (Applicant: South Jersey Gas Company, App. No. 2017-0103.002):** On September 27, 2024, the Commission received a letter on behalf of the applicant requesting emergency authorization as provided for in the Pinelands Comprehensive Management Plan (CMP) to immediately replace approximately 3.25 miles of existing 8-inch natural gas main with 3.26 miles of 12-inch gas pipeline. The existing natural gas pipeline is located in a Pinelands Forest Area, a Pinelands Rural Development Area and a Pinelands Town Area. After consultation with the Commission Chair, by letter dated October 17, 2024, the Commission's Executive Director provided emergency authorization to the applicant to undertake the emergency replacement of the existing natural gas main. The Commission's October 17, 2024 letter also required the applicant to complete an after-the-fact application with the Commission. By email dated February 5, 2025, the Commission staff reminded South Jersey Gas of the need to complete an after-the-fact application with the Commission. On April 17, 2025, South Jersey Gas submitted an after-the-fact application to the Commission. That application is currently under review.
- **Landfill Soil Cap, Regional Growth Area, Hamilton Township (Applicant: Hamilton Township, App. No. 1984- 1306.002):** This application proposes a soil cap on a closed, municipal landfill. The landfill is located on a 38-acre parcel located in a Pinelands Regional Growth Area and within the Hamilton Township Industrial Park. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A T&E animal species survey completed for the application identified the presence of a threatened animal species on the parcel. By letter dated July 15, 2024, the Commission staff advised the applicant that either additional T&E species survey work or revisions to the proposed site layout were required to demonstrate consistency with the T&E animal species protection standard. The Commission staff letter suggested the provision of forested corridors around the perimeter of the parcel, outside of the limits of the actual proposed landfill cap and solar facility, to address the T&E species issue. By letter dated August 1, 2024, the applicant advised that the Commission staff's suggested approach was not practical and would jeopardize the landfill capping and proposed solar facility. By letter dated October 11, 2024, the Commission staff advised that it remained necessary to demonstrate that the proposed development meets the T&E animal species protection standard. Thereafter, the Commission staff contacted the Mayor and Township Administrator to schedule a meeting to discuss the matter. On December 16, 2024, the Mayor, Township Administrator, Township Attorney, Township Community Development Director and the applicant attended a meeting with the Commission staff. At that January 2025 meeting, the Commission staff discussed the various options available to the applicant to advance the application. The Commission staff reiterated its suggestion to provide forested corridors outside of the limits of the actual proposed landfill cap and solar facility to address the T&E species issue. On January 7, 2025, the applicant submitted proposed revisions to the site layout providing forested corridors around

the perimeter of the parcel. By letter dated January 8, 2025, the Commission staff advised that the proposed revisions to the site layout addressed the previously identified T&E animal species protection standard. The Commission staff letter requested the submission of a fully revised site plan reflecting the proposed revisions. On January 17, 2025, the applicant submitted a fully revised site plan. On April 28, 2025, the applicant submitted the required public notices for the revised site plan. The revised application is now complete and will be subject to final public comment at the Commission's May 9, 2025 Commission meeting. It is anticipated that the Commission will vote on the application at its June 13, 2025 Commission meeting.

- **Church, Winslow Township (Applicant: Iglesia Bautista Soli Deo Gloria, App. No. 1988-0080.005):** This application proposes a church on a portion of a 62-acre parcel that is subject to an existing conservation deed restriction. The parcel fronts on Tansboro Road. The parcel is located partially in the Pinelands Village of Tansboro and partially in a Pinelands Rural Development Area. The conservation deed restriction was recorded in 1998 to allow for the residential density assigned to the 62-acre parcel to be transferred to a proposed residential development located on the opposite side of Tansboro Road. That residential development was fully constructed. The applicant is now requesting that the existing conservation deed restriction be lifted. There is a significant land development violation on the 62-acre parcel associated with soil mining and offsite removal of that soil from the parcel without securing the required permits and approvals. Approximately 35 acres of the 62-acre parcel were subject of soil mining. By letter dated August 1, 2024, the Commission staff provided three approaches that the applicant could consider to address the existing land development violation and future development, including the proposed church, on the 62-acre parcel. By letter dated April 22, 2025, the Commission staff responded to numerous applicant submissions for the proposed development. The Commission staff letter identified the remaining information necessary to complete the application and address the existing land development violations on the parcel. The Commission staff letter also indicated that it was the staff's understanding that the applicant was proposing to lift the conservation deed restriction from the entirety of the 62-acre parcel. If the Township agrees with lifting the existing conservation deed restriction, the applicant will be required to purchase approximately 4.0 PDCs (1.0 PDC = 4.0 dwelling units) and deed-restrict for residential density purposes certain other lands in the Township. The April 22, 2025 letter further indicated that the applicant must provide the Commission with a written response from the Township addressing the acceptability of the applicant's proposal to lift the existing conservation deed restriction.
- **Road Improvement, Plumsted Township (Applicant: Ocean County, App. No. 1991-1149.072):** On August 1, 2024, the Commission received an application for the construction of an elevated roadway (bridge) for Ocean County Route 539. The purpose of the elevated roadway is to allow military vehicles to pass under the proposed bridge. This will mitigate the traffic safety risk associated with military vehicles crossing County Route 539 to access portions of Joint Base McGuire-Dix-Lakehurst (JB MDL) training areas. By email dated August 27, 2024, the Commission staff provided comments regarding a proposed T&E snake species survey for the proposed development. On March 17, 2025, the Commission received a letter from the JB MDL Commander advising that the construction area falls entirely within the jurisdiction of the JB MDL. 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 JB MDL, Pinelands Commission approval is not required. 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. By letter dated April 7, 2025, the Commission staff responded to the Commander's letter indicating that the application form submitted to the Pinelands Commission by the Ocean County Engineering Department for the construction of the bridge indicated that the Route 539 right-of-way is owned by Ocean County. The Commission staff letter also indicated that the above-described CMP waiver provision would not apply to development being undertaken by Ocean County on lands owned by Ocean County, even if the project was for the benefit of JB MDL. Lastly, the Commission staff letter 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 JB MDL and that the County will be submitting information to document that fact. The County's email also requested a meeting to discuss the proposed bridge. The Commission staff is scheduling the requested meeting.

- **Forestry, Lacey and Ocean Townships (Applicant: Ocean County, App. No. 1983-4180.005):** This application proposes 2,290 acres of forestry on a 12,614-acre parcel known as the Ocean County Forked River Mountain Wilderness Area. The parcel is located in the Pinelands Preservation Area District and a Pinelands Forest Area. On February 21, 2025, the Commission staff issued a letter identifying the information necessary to complete the application. On March 21, 2025, the Commission staff met with the applicant's representatives to review the requirements of the Commission's February 21, 2025 letter. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry. The public notice provides the opportunity for the public to comment to the Commission on the application. The Commission has received numerous written questions from the public regarding the application. On April 2, 2025, the applicant submitted a revised forestry 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 with representatives of Ocean County and the New Jersey Forest Fire Service. On April 10, 2025, the applicant submitted additional public notice requirements. The submitted information is currently under review.
- **Improvements to an Existing Agricultural Access Driveway, Agricultural Production Area, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing driveway providing access to an existing agricultural operation was being improved and widened. On February 21, 2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purpose of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. The Commission staff letter further advised that if any fill/soil material placed on the parcel contains

contaminants that would degrade surface or groundwater, it must be removed from the parcel. By letter dated December 11, 2024, the Commission staff wrote to the property owner seeking clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024. The Commission's December 31, 2024 letter also responded to several other questions posed by the property owner. On January 30, 2025, the Commission received an email from the property owner advising the NJDEP that all "unauthorized fill" had been removed from the parcel and requesting that a site visit be scheduled. By email dated April 2, 2025, the NJDEP advised that a site inspection had been completed and that some fill/soil material remained on the parcel. On April 15, 2025, the Commission staff sent a letter to the property owner advising of the outstanding issues regarding the placement of fill/soil material on the parcel. Those issues include wetlands and wetland buffer encroachments, limitations on proposed clearing of wetlands or the required buffer to wetlands for agricultural purposes and agricultural buildings, potential T&E species issues with any proposed clearing for agriculture and forestry activities that may be occurring on the parcel. The April 15, 2025 letter reiterated that, in those instances when the Commission's regulations are more restrictive, the Commission's regulations supersede those of other agencies. The Commission staff letter also requested permission to site inspect the parcel. By email dated April 16, 2025, the property owner advised that the majority of the soil/fill material had been removed from the parcel, no forestry is being conducted, no clearing for agriculture has occurred and no agricultural structure or buildings have been constructed on the parcel. The email denied the Commission staff permission to site inspect the parcel. The Commission staff is continuing its efforts to coordinate with NJDEP and the Township to resolve this matter.

- **Institutional Use, Medford Township (Applicant: YMCA Camp Ockanickon: App. No. 1987-0092.044):** This application proposes the establishment of Pre-K childcare facilities in two existing buildings on an approximately 509-acre parcel. The parcel is located partially in a Pinelands Regional Growth Area and partially in a Pinelands Rural Development Area. In 1994, the Pinelands Commission certified (approved) a Township zoning ordinance amendment designating a 120-acre portion of the parcel as Pinelands Regional Growth Area and a 389-acre portion of the parcel as Pinelands Rural Development Area. This redesignation allowed for the provision of public sanitary sewer to service development in the Pinelands Regional Growth Area portion of the parcel. The same zoning ordinance limited permitted land use in the remaining 389-acre portion of the parcel. A subsequent deed restriction was recorded to expressly limit permitted uses on the 389-acre portion of the parcel in the Pinelands Rural Development Area to campsites, fish and wildlife management and low intensity recreation. By letter dated March 11, 2025, the Commission staff advised that, based upon zoning and the existing deed restriction, the establishment of the Pre-K childcare use in an existing building in the Pinelands Regional Growth Area portion of the parcel was a permitted use, but the establishment of the second Pre-K childcare use in an existing building in the Pinelands Rural Development Area portion of the parcel was not a permitted use. The Commission staff met with the applicant on April 8, 2025 to discuss the two proposed Pre-K childcare facilities. By letter dated April 11, 2025, the applicant amended their application to only propose the establishment of the Pre-K childcare use in the Pinelands Regional Growth Area portion of the parcel. That information is currently under review.
- **Public Service Infrastructure, Southampton (Applicant: BEMS Southampton Solar Farm, App. No. 1981-1601.009):** On October 19, 2022, the Commission staff issued a Certificate of Filing for the installation of 4,147 linear feet of underground electric conduit within the Leisuretowne

residential community. The proposed development is located in a Pinelands Rural Development Area. The proposed electric conduit will connect a solar energy facility developed on the nearby former Big Hill Landfill in Southampton Township to a public utility company's electric line located along an adjacent public road (Big Hill Road). The proposed development included an above-ground equipment "switchgear box" located with a grass portion of a cul-de-sac type island in Leisuretowne. The installation and appearance of the switchgear box generated significant public comment. The Commission staff worked closely with the Township and the applicant to determine whether there were feasible locations to relocate the switchgear box. Such locations were somewhat limited by the extensive presence of wetlands in the area. By letter dated October 20, 2023, the Commission staff provided a specific location where the switchgear box could be located and maintain consistency with wetlands protection standards. On December 10, 2024, the Commission received notice of a Township site plan approval to relocate the switchgear box. The site design was not consistent with the guidance provided in the Commission staff's October 20, 2023 letter. A site inspection confirmed that the switchgear box has already been developed. By letter dated December 23, 2024, the Commission staff scheduled a public hearing to review the substantial issue raised with the wetlands protection standards by the Township's site plan approval. On March 13, 2025, the applicant submitted a plan to the Pinelands Commission depicting the location of the "as built" switchgear box. By letter dated March 21, 2025, the Commission staff advised that the "as built" location of the switchgear box was inconsistent with the wetlands protection standards. The Commission staff letter advised that to resolve the wetlands protection issue, certain changes to the constructed switchgear box were required. Those changes included removal of a stone driveway and parking area associated with the switchgear box. A site meeting is scheduled for May 2, 2025 with the applicant and representatives of the Township.

- Residential Development, Pemberton Township (Applicant: Equity Enterprises, App. No. 1981-0640.001):** This application proposes 578 dwelling units on an approximately 700-acre parcel. Approximately 340 acres of the parcel are located in a Pinelands Regional Growth Area and the balance of the parcel is located in a Pinelands Forest Area. The development is proposed on an approximately 180-acre portion of the parcel located in the Pinelands Regional Growth Area. A Certificate of Filing for this application was issued on June 27, 2005. On July 7, 2007, the applicant received a 12-year Township General Development Plan approval. On December 6, 2018, the Township approved a General Development Plan approval extension until June 7, 2027. Both Township approvals, somewhat equivalent to a municipal preliminary approval, raise seven substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals remain pending with the Commission before being transferred to the New Jersey Office of Administrative Law (NJ OAL) for a hearing. On December 5, 2024, the Township Planning Board voted to deny phase one of the application. On December 12, 2024, the applicant submitted the results of a fall 2024 T&E snake survey. In a December 12, 2024 email, the applicant's attorney requested a meeting with the Commission staff to address the seven substantial issues raised by the above-mentioned Township General Development Plan approval and extension of that approval until June 7, 2027. By letter dated February 27, 2025, the Commission staff advised the applicant of its agreement with the negative results of a submitted threatened bird species survey for a 46-acre portion of the parcel that included phase 1 of the development and a threatened snake species survey for the overall development. By letter dated March 17, 2025, the Commission staff responded to the applicant's request and granted a further extension of time until July 1, 2025 before the Commission would transfer the concerned Township approvals to the New Jersey Office of Administrative Law. By letter dated

March 27, 2025, the Commission staff responded to the applicant's request and provided guidance on 10 specific questions regarding the application. The staff also requested the posting of an escrow for the considerable staff time spent researching the applicant's numerous issues and questions regarding the over 20-year history of this application with the Commission. On April 9, 2025, Commission staff met with the applicant and the applicant's representatives. The applicant's representatives sought clarifications on issues that must be resolved to address the previously identified inconsistency of the application with the standards of the Township land use ordinance and the CMP. The applicant also advised that they were in discussions with the State of New Jersey and the Conservation Foundation for the possible sale of the parcel. The applicant further advised that they were awaiting a resolution from the Township Planning Board memorializing the denial of phase one of the application on December 5, 2024.

4.3 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 2005-0459.041**
CDRMC
Approval Issued: 4/11/2025
Event Name: Ormond Farms Hare Scramble
Event Date: May 3 & 4, 2025
Municipality: Maurice River Township
Lands Utilized: Ormond Farms located on Hesstown Road
Route Length: 10 miles

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In April, 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. Spring rains have returned water to most ponds, however a few ponds remain without water. Science staff also downloaded water level data from the seven ponds where continuous water level recorders were installed.
- **Pinelands-wide Water Quality Monitoring:** With help from the Communications staff, Science staff completed the April round of measuring pH and specific conductance at the 37 ponds in the Commission network of long-term monitoring sites. This work is completed annually in April and May to assess trends in these two parameters in ponds over time. Staff also completed the April round of pH and specific conductance sampling at the 47 stream sites. This work is completed four times each year to monitor temporal trends in these two variables in streams.
- **Annual Frog and Toad Surveys:** In April, Science Office staff completed nighttime frog and toad vocalization surveys at 22 ponds. These surveys are completed each spring to monitor temporal trends in calling frogs and toads in Pinelands ponds.

- **Rare Snake Monitoring:** In April, staff continued to check snake corrals and collected and processed all snakes that emerged. A total of 69 pine snakes, corn snakes, black racers, hognose snakes, and black rat snakes emerged from their hibernacula in April and were processed. Staff surgically implanted transmitters in several of these snakes to find additional nest, hibernacula, and shed sites. Staff also continue to maintain and service passive integrated transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades.



Above left: This northern pine snake is waking up from surgery performed to implant a transmitter.

Above right: After leaving corrals in spring, snakes typically enter a shed cycle at secure places such as this hollow log.

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 began drafting a final report.
- **King Snake Study:** Science staff continued with data analysis. The request for a one-year, no-cost extension of the project period remains under review by the U.S. Environmental Protection Agency.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for snake fungal disease. Snakes that emerged in corrals

hibernacula were collected and swabbed for fungal disease analysis.

- **Box Turtle Study:** In April, all radio tracked box turtles emerged from their overwinter burrows. One radio tracked turtle was hit and killed on a road. Two new turtles were discovered and added to the number of radio tracked individuals.



Above left: By the end of April, all radio tracked box turtles emerged from overwintering burrows.

Above right: This recently discovered female box turtle was found floating in a stream.

- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Snakes that emerged in corralled hibernacula were collected and swabbed for adenovirus analysis.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

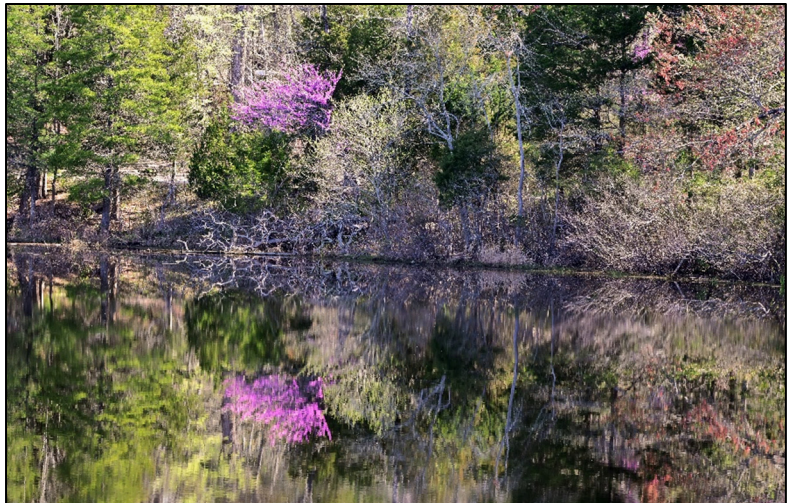
- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 64 inquiries from the public in April, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in April.
- **Social Media:** In April, staff shared 277 photos and six videos on the Commission's Instagram site (as of April 30th in a.m.) and 74 tweets and retweets on X. During the month, the Commission's photos were featured on SimplyNJshots (twice), NJ in Bloom and Simply Flower Shots.



Above: Staff shared 277 photos on its Instagram site in April, including this photo of a blue-gray gnatcatcher foraging in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Summer Short Course:** Staff continue to plan the 9th annual Pinelands Summer Short Course, which will be held at Stockton University's Kramer Hall on July 18, 2025.
- **Education Programs:** In April, a member of the Communications Office presented nine education programs that were attended by approximately 600 students at Southern Regional Middle School and the South Brunswick School District. The office also coordinated and led three field trips for Stockton University's School of Education, a homeschool group from Stafford Township, and the Berlin Township School District.
- **Commission-led Training:** In April, the Commission began accepting registrations to attend a two-hour training session that staff members will provide for various municipal staff in the



Above: Staff shared 74 tweets and retweets on its X site in April, including this photo of vegetation reflecting on Batsto Lake in the Pinelands.

Pinelands. This year's training session is set for June 11, 2025. Commission staff will deliver a presentation and provide a demonstration on the use of the Interactive Pinelands Property Map and how it can be used to answer frequently asked questions about the land development process in the Pinelands. Attendees are eligible to receive one (1) technical hour towards Rutgers' Planning/Zoning certificates (Planning/Zoning Board Secretary, Zoning Official, Land Use Administrators).

- **Barnegat Bay Partnership:** A member of the Communications Office participated in the Ocean County Soil Conservation District's Barnegat Bay Environmental Educators Roundtable on April 16, 2025.
- **Photo Contest Winner:** In late April, the Rutgers University Forestry Program selected a photo taken by Paul Leakan, Pinelands Commission Communications Officer, as the first place winner of its 2025 Urban Arbor Day Photo Contest in the adult category. The theme for this year's contest was "Tree Silhouettes," and the winning photo (below) shows a silhouette of pine trees and a sunset reflecting on Atsion Lake in Wharton State Forest in the Pinelands.



Above: The Rutgers University Forestry Program selected this photo, taken by a member of the Pinelands Commission staff, as the winner of its 2025 Urban Arbor Day Photo Contest.

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 continued to work through the list of high priority tasks identified by the

Regulatory Programs office. Staff ran several status reports for Regulatory Programs to show application trends and staff workload over the last few years. Staff provided input for a potential fiscal year 2026 project to completely overhaul and modernize the PCIS system.

- **Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff participated in the New Jersey Geospatial Forum monthly meeting. Staff addressed challenges encountered in printing large format maps. Staff coordinated with the NJDEP to confirm required documentation and metadata for the Threatened and Endangered species data layer.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff continued the full migration to Zscaler access to transition from GoToMyPC remote access. The initial test group was fully migrated, and staff worked with a pilot group to verify all settings and develop training and documentation materials.
- **Conformance Tracking/Zoning system:** Staff participated in weekly meetings with the Land Use Programs Office and continued development of the new system. The link from PCIS to the new zoning system was established.
- **Pinelands Development Credit Bank:** The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world. Staff participated in the Annual Report project kickoff meeting in April and continue to meet weekly with Planning staff for training and knowledge transfer.
- **Mailing List System:** The Pinelands Mailing List system is an internal contact database that contains all important information for state, county, municipal representatives, as well as those from other organizations. This data is shared with the Pinelands Commission as a centralized repository. Staff confirmed that all annual municipal updates had been completed and the link to the Constant Contact email marketing tool was working. Staff also added enhancements; allowing users to edit attributes being tracked and identify when annual updates are completed.
- **Employee Performance Evaluation System:** The new online system is now in place and being used for the full evaluation cycle. Staff provided feature enhancements to streamline the completion of evaluations. Staff also began collecting feedback to prepare for the final evaluation process.
- **Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff submitted a cost estimate for the upgrade of the Pinelands Commission's Active Directory servers to the New Jersey Office of Information Technology (NJOIT) to assist in planning required upgrades in the next fiscal year. Staff completed a sitewide technology audit to identify hardware in need of upgrades required for the Zscaler conversion. Staff also installed the first of two replacement Uninterruptible Power Supply (UPS) units required for the servers.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** April 2025, Net Total: \$120,774.27; Fiscal Year to Date Total: \$893,656.54. This equates to 119.15% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for April includes 37 online application payments totaling \$19,569.32.

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/Single ton	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	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24. Reported from Assembly Committee as Substitute on 3/10/25. Recommitted to Assembly Appropriations Committee on 3/20/25 and reported out of Committee same day. Substituted by S2594 on 3/24/25. Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 3/4/24, Senate Amendment (Voice), Passed by Senate and Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 5/20/24. Reported out of Assembly Committee on 3/10/25. Recommitted to Assembly Appropriations Committee and reported out of same on 3/20/25.

			Substituted for A-3951 on 3/24/25, Passed in Assembly and sent to Governor.
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	Assembly Bill – Introduced, Referred to Assembly Environment, Natural

		ordinance that controls tree removal and replacement	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
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	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25. Reported out of Assembly Committee with amendments and referred to the Assembly Appropriations Committee on 3/20/25. Senate Bill – Introduced, Referred

			to Senate Environment and Energy Committee on 3/24/25
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	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 10/28/24. Reported out of Committee with Amendments on 12/19/24. Substituted by S3308 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Passed by

			Senate on 10/28/24. Received in Senate, Second Reading on Concurrence on 12/19/24. Passed Senate and Both Houses on 12/19/24. Signed by Governor on 1/20/2025 - P.L. 2025, c.7
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
A4926/S3618	Calabrese, Clinton/ Smith,Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 9/19/24; Passed by Senate on 10/28/24. Received in Assembly and referred to Assembly Commerce, Economic Development and Agriculture

			Committee. Transferred to the Assembly Transportation and Independent Authorities Committee on 3/10/25 and reported out of committee with amendments and referred back to the Assembly Commerce, Economic Development and Agriculture Committee.
S3656/A5504	Testa, Polistina/ McCellan	Requires regional representation for members of BPU	Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 9/26/24 Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee