



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



An eastern tiger swallowtail butterfly sipping nectar from native pickerelweed flowers in the Pinelands, as photographed in July

JULY 2024

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in July.
- **Pinelands Climate Committee:** The Committee's July 17, 2024 meeting was canceled due to lack of a quorum.
- **Policy & Implementation (P&I) Committee:** The Committee met on July 26, 2024. The Committee heard a presentation on the draft Memorandum of Agreement (MOA) with Stafford Township to allow improvements to an existing trail in Forecastle Lake Park. The MOA would allow for a deviation from Pinelands Comprehensive Management Plan (CMP) standards to permit the Township to create accessible, paved trails. As an offset, the Township would revegetate an area onsite that is sparsely vegetated. The Committee supported the draft MOA and agreed that the draft MOA could be sent directly to the full Commission after a public hearing was held. The Committee also heard a presentation introducing the New Jersey Department of Environmental Protection (NJDEP) Resilient Environments and Landscapes (REAL) draft rules. Lastly, the Executive Director reviewed work accomplished in Fiscal Year (FY) 24 related to P&I Committee work items, discussed possible projects for FY25, and requested input from Committee members on priorities and any additional FY25 projects.

1.1B RULEMAKING

- **Water Management (Kirkwood-Cohansey):** In March, staff finalized and distributed municipal model ordinances implementing the December 2023 CMP water management amendments. Pinelands municipalities have until December 4, 2024 to adopt the ordinance. Staff has encouraged Pinelands municipalities to adopt the ordinance as soon as possible. As of the end of July, 36 municipalities had submitted adopted ordinances to the Commission. Staff anticipates an additional five ordinances will be adopted and/or submitted in the month of August.
- **Stormwater Management:** In March, staff finalized and distributed municipal model ordinances implementing the December 2023 CMP water management amendments. Pinelands municipalities have until July 13, 2024 to adopt the ordinance. As of the end of July, 36 municipalities had submitted adopted ordinances to the Commission. Staff anticipates an additional five ordinances will be adopted and/or submitted in the month of August. Staff will continue to conduct outreach to ensure municipal adoption of the model ordinance.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 11 Open Public Records Act (OPRA) requests were received in July. Nine were provided responsive material, and two were advised that there were no responsive documents.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in July.

1.1E OTHER

- Commissioner Alan W. Avery, Jr. was re-elected as Vice Chairman at the Commission’s July 12, 2024 meeting.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – On February 26, 2024, the Attorney General’s office notified the Commission that Clayton Sand Company had filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. The Statement of Items Comprising the Record has been filed with the Court and a briefing schedule established. Clayton’s Brief was filed and accepted by the Appellate Division on July 31, 2024. The Commission’s brief is now due August 30, 2024.
- **In the Matter of Application #1981-1534.005 & .006, Block 6103, Lots 9 & 11, Franklin Township, Block 9301, Lots 10 & 11, Monroe Township, A-002210-23 & A-002149-23** – This is an appeal filed by an adjacent property owner challenging the Commission’s issuance of a letter of no further review for municipal zoning board approvals authorizing a floating solar array on a surface water body created by a resource extraction operation in the Rural Development Area. The Appeals were dismissed by the Court, with prejudice and without costs, by Orders dated July 23, 2024.

1.2B LEGISLATION

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

Pinelands Specific Legislation

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

			Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee on 1/29/24.
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1.2C INTERGOVERNMENTAL AGREEMENTS

- Pemberton Township:** This Memorandum of Agreement (MOA) between the Township and the Commission authorizes a deviation from CMP wetlands and wetlands buffer standards to accommodate surfacing of an existing trail at Pemberton Lake for accessibility purposes. The Commission approved execution of this MOA at its January 12, 2024 meeting. The MOA specifies that the Township must complete and submit its revegetation plans, rain garden plan, wetlands general permit and right of entry approval from NJDEP before the trail improvement project may commence. The Commission issued a Freshwater Wetlands General Permit 17 for the project on May 31, 2024. On June 3, 2024, the Commission staff was copied on an email from Pemberton Township to NJDEP providing notice that Pemberton was starting preliminary site work for the project. Included with this email was a copy of a Right of Entry Agreement between the NJDEP, Pinelands Preservation Alliance and Pemberton Township that was issued on May 23, 2024. Review of the Right of Entry Agreement revealed a number of inconsistencies with the MOA. After discussions with NJDEP, staff emailed the Township on July 9, 2024 to provide details on the inconsistencies and request that the missing items be submitted. No further information has been received.
- Stafford Township:** This proposed MOA would authorize a deviation from CMP wetlands buffer standards to accommodate paving of an existing trail around Forecastle Lake for accessibility purposes. The Township delivered a presentation at the Commission’s July 14, 2023 meeting regarding the project and the need for a deviation MOA. Following the presentation, the Commission authorized the staff to begin working with Stafford Township to develop the draft MOA. Staff presented the draft MOA to the CMP Policy & Implementation Committee at its July 26, 2024 meeting. A virtual public hearing will be held on August 14, 2024 at 9:30 a.m. Following that hearing, and depending on the extent of public comment received, it is anticipated that the Executive Director’s Report on the MOA, the final draft of the MOA and a resolution will either be presented to the CMP Policy & Implementation Committee at its August 30, 2024 meeting or the full Commission at its September 13, 2024 meeting.
- Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA is also proposed to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval by, the Commission. Township representatives met with Chair Matos and the Executive Director on January 17, 2024 and provided an overview of their proposal. After receiving the recommendation of the P&I Committee, the Township made a presentation to the Commission at its April 12, 2024 meeting regarding the project and need for a deviation MOA. The Commission authorized the staff to work with the Township to develop the draft MOA. Staff conducted a site inspection with representatives of Evesham Township on May 14, 2024. On

June 19, 2024, Evesham provided additional maps and asked for guidance concerning the threatened and endangered (T&E) species work that needs to be conducted on the site. Staff provided the Township such guidance on July 9, 2024. Evesham Township submitted additional information on July 25, 2024. Staff and representatives of the Township will be meeting at the end of August to discuss the necessary T&E plant and animal survey work.

- **South Jersey Transportation Authority (SJTA):** The Federal Aviation Administration (FAA) contacted Commission staff on May 21, 2024 regarding potential development at the Atlantic City International Airport. The FAA asked for a meeting with staff to discuss the potential resource impacts, challenges and possible mitigation for the potential development. FAA is currently assessing the appropriate level of environmental investigation for the potential development under the National Environmental Policy Act. The requested meeting occurred virtually on June 7, 2024. Atlantic City International Airport is the subject of a 2004 Memorandum of Agreement and an April 16, 2019 MOA Amendment between the Pinelands Commission and the South Jersey Transportation Authority (SJTA). Both the MOA and MOA amendment afford deviations from the CMP's threatened or endangered wildlife standards because of development impacts to threatened and endangered bird species, among other things. Staff emailed SJTA on June 26, 2024 to reiterate the importance of discussing any additional development proposed at the airport and the likelihood that a second MOA amendment would be necessary, particularly if new development is proposed in the area of a former Grassland Conservation Management Area. On June 28, 2024, SJTA responded that it would first be meeting with FAA and would request a meeting with the Commission shortly thereafter.

1.3 HUMAN RESOURCES

- **Recruitment:** In July, recruitment efforts continued for a Research Scientist in the Science Office. Interviews are scheduled for August.
- **Contract Negotiations:** A negotiation session was held with the Communication Workers of America Union (CWA) on July 9, 2024. Meetings with legal counsel and management were held on July 17 and 30, 2024.

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** Staff attended the July IAC meeting where the Council was briefed on the publication of the finalized Extreme Heat Resilience Action Plan. Updates were provided by two work groups of the council (Extreme Heat Coordinated Communications & IAC Outreach and Engagement Strategy). The IAC Outreach and Engagement Strategy working group is compiling one-page summaries from all member agencies describing the role of the agency and activities undertaken to further climate resilience. Staff will provide a response in August. Staff also participated in a demonstration of a Climate Resilience Funding Directory tool that is under development. The directory will be a new online, centralized resource designed to connect practitioners with a range of funding opportunities.

- State Agricultural Development Committee (SADC):** The SADC convened a technical advisory group to discuss the Statewide formula for appraising natural resource values of farmland to be preserved through the State’s farmland preservation program. Staff participated in the first of three planned meetings of this technical advisory committee. The advisory committee reviewed the Pinelands formula and discussed how similar attributes could be used outside the Pinelands Area. They also considered additional standards such as limiting the size of dwellings on preserved farms.
- SADC Soil Disturbance Rule Proposal Substantial Change Notice:** The Commission received notice of substantial changes to the soil disturbance rule amendments proposed in August 2023. The SADC oversees activities on farms preserved through the State’s farmland preservation program based, in part, on the soil disturbance rules. Substantial changes address some public comment and some agency-identified edits for clarity and administrative purposes in the original rule proposal. Staff will be reviewing the substantial changes to provide comment, if necessary, during the public comment period which ends September 13, 2024.
- NJDEP Standards for Individual Subsurface Sewage Disposal Systems Rule Proposal:** The NJDEP proposed amendments to its rules regulating onsite septic systems. The amendments would allow new advanced wastewater treatment technologies that have National Sanitation Foundation (NSF) 40 or NSF 245 certifications from American National Standards Institute (ANSI) accredited laboratories. The rule proposal is intended to allow a greater array of advanced wastewater treatment systems to become authorized by the NJDEP for use in New Jersey. The existing Chapter 9A rules specifically note in definitions that advanced treatment systems include onsite septic systems authorized for use in the Pinelands Pilot Program for residential use of alternate design septic system. Staff will be evaluating how this rule amendment may expand the array of technologies that could be allowed to participate in the Pilot Program or to serve non-residential development in the Pinelands Area. Staff will review the rules and prepare comments, if necessary. The comment period for the rule proposal ends September 10, 2024.
- South Jersey Transportation Planning Organization (SJTPO):** The SJTPO is the metropolitan planning organization for Atlantic, Cape May, Cumberland and Salem counties. The organization requested staff participation in a virtual meeting to discuss transportation goals and coordination for their region. The meeting is planned for August.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	33	103
Drafted or Introduced	3	71

Total ¹	14	119
Master Plans/Ordinances Reviewed		
Substantial Issue Finding ²	0	4
No Substantial Issue Finding	7	57
No Issue Finding	12	18
Total	19	79
Finding Letters Issued³	11	47

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	102
Surveys Required	0	15
Surveys Reviewed	2	16
Certificates of Appropriateness Required	0	1

Notable Activity:

- Fenwick Manor Rehabilitation:** The Commission’s staff archaeologist met with the New Jersey Historic Trust (the Trust) and the New Jersey Department of Property Management and Construction (DPMC) several times in July to coordinate on this Capital Grant project. At this time, both the Grant Agreement from the Trust and Scope of Work provided by the DPMC have been finalized and signed. The project advertisement is expected to be announced shortly.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	0	27.62
PDCs Severed	0	0.25

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.

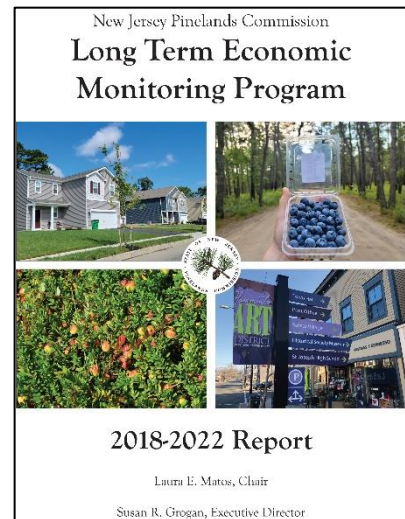
Acres Protected	0	11.59
PDCs Extinguished	0	0
Acres Protected	0	0
PDCs Sold	0.75	6.00
Average Sales Price per PDC	\$93,333	\$78,917
Average Sales Price per right	\$23,333	\$19,729
PDCs Redeemed	1.25	10.25

Notable Activity:

- **Redemptions:** 0.25 PDCs were redeemed for the development of a single family detached dwelling on an undersized lot in Monroe Township. 1.00 PDC was redeemed for a 657-unit residential project in Egg Harbor Township that will ultimately be required to redeem a total of 20.75 PDCs. The Monroe Township and Egg Harbor Township developments are both located in a Pinelands Regional Growth Area.

3.4 SPECIAL PROJECTS

- **Long-Term Economic Monitoring (LTEM) Report:** A new LTEM report was produced and distributed in July. The report updated five years of economic data covering the years 2018 – 2022, inclusive. The report is funded through the National Park Service and has been prepared periodically since 1997. Staff delivered a presentation of highlights from the report to the July meeting of the Commission. Overall trends for Pinelands Area municipalities continue to be similar to economic trends outside the Pinelands in New Jersey. The report includes a Municipal Fact Book that lists the most recent (2022) data for 16 economic metrics for each municipality with area inside the Pinelands boundary. The full report and the Municipal Fact Book are available on the Economic Monitoring page of the Commission’s website ([https://www.nj.gov/pinelands/landuse/current/economic/.](https://www.nj.gov/pinelands/landuse/current/economic/))



- **Pinelands Infrastructure Trust Fund:** NJDEP is drafting amendments to N.J.A.C 7:7-22 Financial Assistance Programs for Environmental Infrastructure Facilities. Subchapters 6 and 7 of those rules set forth procedures and allowable costs for projects funded through the Pinelands Infrastructure Trust. In 2019, the Commission adopted a list of priority projects by amendment to the Pinelands Infrastructure Trust Master Plan. Those projects included both wastewater and water supply projects. Staff are working with NJDEP staff on the Pinelands Infrastructure Trust sections of the rules to assure that both water supply and wastewater projects prioritized by the Commission in the Pinelands Infrastructure Trust Master Plan will be eligible to receive

authorized funding under those rules. Staff will participate in three planned stakeholder meetings in August and September. Currently, two of the five projects prioritized for funding by the Commission in 2019 are active and have initiated the grant and loan process through the New Jersey I-Bank. Those projects are the Williamstown Square Transportation Improvements project in Monroe Township and the Pemberton Township – Burlington County Institutions Water System Improvements. Pinelands infrastructure projects related to water supply infrastructure will benefit from the rule amendments that will clarify the NJDEP review process for both water and wastewater infrastructure.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	5	46
Certificates of Filing	14	116
Public Development Reports	1	11
Forestry Certificates of Filing	0	2
PDC Letters of Interpretation	0	19
Non-PDC Letters of Interpretation	0	1
MOA Consistency Determinations	1	27
Review of Agency Determinations	58	383

4.2 NOTABLE APPLICATIONS

- Landfill Soil Cap, 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 within the Hamilton Township Industrial Park in a Pinelands Regional Growth Area. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A threatened and endangered (T&E) animal species survey completed for the application identified the presence of a threatened animal species on the parcel. Although the application is complete, by letter dated July 15, 2024, the Commission staff advised the applicant that revisions to the proposed site layout were required to demonstrate consistency with the T&E animal species protection standard.
- Communications Tower, Washington Township (Applicant: Lower Bank Volunteer Fire Company, App. No. 2022-0069.001):** On July 16, 2024, the Commission staff issued a letter indicating that Township approvals and permits for construction of a 150-foot-high communication tower on a 3.3-acre lot could take effect. The communications tower is

proposed as accessory to the Lower Bank Fire Company building that is located on the same lot. The proposed tower is located in the Pinelands Village of Lower Bank.

- **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 and is located partially in the Pinelands Village of Tansboro and partially in a Pinelands Rural Development Area. The deed restriction was recorded in 1998 to allow for the residential density assigned to the 62-acre parcel to be transferred to a proposed residential development located on the opposite side of Tansboro Road. That residential development was fully constructed. The applicant is now requesting that the existing conservation deed restriction be lifted. There is an open violation on the 62-acre parcel associated with soil mining and offsite removal of that soil from the lot. Approximately 35 acres of the 62-acre parcel were subject of soil mining.
- **Agricultural Use/Development, Maurice River Township (Applicant: Clean Energy Funding and its Affiliates, App. No. 1987-1102.007):** This application proposes the development of ten greenhouses and associated site improvements on an approximately 2,500-acre parcel. Each of the greenhouse buildings will contain approximately 870,000 square feet (20 acres). The buildings will be used to raise specialty agricultural crops. Each building will have a solar roof. The electrical energy generated by the solar roofs will be utilized exclusively for the proposed agricultural use/development. On July 29, 2024, the Commission staff met with representatives of the developer and the Mayor of Maurice River Township to discuss the project. The developer will be submitting additional information to the Commission. The construction of greenhouses and associated site improvements undertaken exclusively for agricultural purposes does not require application to the Commission.
- **Solar Energy Facility, Tabernacle Township (Applicant: Tabernacle Sand Solar, App. No. 1985-0653):** This application proposes a 13.2-acre solar energy facility on a 58.5-acre parcel in the Pinelands Preservation Area District. The parcel was the site of a prior sand mining operation. By letter dated July 10, 2024, a Commission staff public hearing was scheduled for this application. The public hearing concerns the need to purchase 1.25 PDCs for the project. The PDCs are required by the CMP and Tabernacle's certified land use ordinance. In addition, the hearing is also necessary because the Township site plan approval includes certain additional development on the parcel, such as a proposed 60-space parking lot, that was not included in the application to the Pinelands Commission.
- **Cannabis Retail and Processing Facility, Borough of Woodbine (Applicant: Seaweed Land, App. No. 19901124.004):** This application proposes the change in use of an existing 46,664-square-foot commercial building (office and vehicle maintenance garage) to a cannabis cultivation, processing and retail facility on a 64.5-acre parcel. The parcel is located in a Pinelands Town. On July 2, 2024, the Commission staff issued a Certificate of Filing for the proposed facility.
- **Boat Docks, Hamilton Township (Applicant: Atlantic County, App. No. 1987-1078.007):** The Commission received a letter dated July 5, 2024 from Atlantic County proposing the immediate removal of an existing L-shaped floating dock and the installation of two floating docks on Lake Lenape. Lake Lenape is located within the Atlantic County Park at Lake Lenape ("Park"). The

Park is located on an approximately 1,898-acre parcel in a Pinelands Forest Area. The July 5, 2024 letter indicated that the removal of the existing L-shaped floating dock and the installation of the two proposed floating docks was necessary to provide for increased public safety. The proposed installation of the two floating docks requires application to, and approval by, the Pinelands Commission. The CMP provides that if the Commission's Executive Director determines that immediate action is necessary to remedy or prevent a condition that is dangerous to life, health or safety, the Executive Director may, after consultation with the Pinelands Commission Chairperson, perform whatever action is minimally necessary to remedy or prevent danger to life, health, or safety. On July 18, 2024, the Executive Director consulted with the Chairperson of the Pinelands Commission. By letter dated July 18, 2024, the Executive Director authorized Atlantic County to immediately install the two floating docks. A copy of the July 18, 2024 letter was provided to all Pinelands Commissioners. An after-the-fact development application for the installation of the two floating docks remains to be completed with the Commission.

- **Solar Facility, Ocean Township (Applicant: Southern Ocean Waretown Solar Farm, App. No. 1981-2081.012):** This application proposes an approximately 24-acre solar facility on a 125-acre parcel. The parcel is located in a Pinelands Forest Area. There is a closed and capped former Ocean County landfill on the parcel. A survey identified several T&E animal species on the parcel. The Commission staff advised the applicant that it had not been demonstrated that the proposed solar facility was consistent with the T&E animal species protection standards. At a July 10, 2024 meeting, the applicant's representative discussed why they believed the proposed solar facility could be developed on the capped landfill consistent with T&E animal species standards. The Commission staff indicated support for the proposed solar facility but indicated that it remained necessary to demonstrate that the proposed solar facility was consistent with CMP standards. The applicant is arranging a site visit to an existing solar facility located outside of the Pinelands Area. The applicant indicated that there were known T&E animal species sightings prior to development of that solar facility and suitable habitat for the concerned species continues to exist on the parcel after the development of the solar energy facility.
- **County Route 563 Bridge Replacement, Egg Harbor City (Atlantic County, App. No. 2019-0060.001):** An application is pending with the Commission for the proposed replacement of the County Rt. 563 bridge over Egg Harbor City Lake. The application also includes proposed improvements to an existing dam attached to the bridge. The bridge is located in a Pinelands Forest Area. The current stormwater management design for the bridge results in an increase in the volume of stormwater being directly discharged into the Lake (wetlands). This is inconsistent with the wetlands protection and stormwater management standards of the CMP. In an effort to assist the County, the Commission staff conducted a site inspection to assess soil suitability conditions for the possible siting of stormwater management infiltration areas both north and south of the Lake along County Route 563. Such stormwater infiltration areas could potentially eliminate the increase in stormwater volume being discharged to the Lake. By email dated December 7, 2023, the Commission staff provided the County with the results of the site inspection. The site inspection identified what the Commission staff believed to be favorable soil conditions in the vicinity of the proposed bridge for the potential siting of stormwater management infiltration swales. On April 23, 2024, the applicant submitted soil testing information indicating that soils conditions were unfavorable to allow for the siting stormwater management infiltration swales within 100 feet to the north and south of the bridge along

County Route 563. By letter dated July 2, 2024, the Commission staff asked the County to explain why their soil testing had been limited to within 100 feet of both north and south of the Lake.

- **Public Safety Building, Mullica Township (Applicant: Mullica Township, App. No. 1991-0320.005):** This application proposes the development of a 4,473-square-foot public safety (police) building at the existing Mullica Township municipal complex on the White Horse Pike. The municipal complex and the proposed building are located on a 1.6-acre parcel in the Pinelands Village of Elwood. The existing municipal complex and the proposed public safety building are/will be serviced by an onsite septic system. Considering the public safety need for the proposed building, the Commission staff is coordinating its review of the application with the Atlantic County Improvement Authority (ACIA). The ACIA is providing funding for the proposed public safety building. As part of that effort, the ACIA is soliciting construction bids for the proposed public safety building prior to Commission approval of the proposed building. By letter dated July 15, 2024, the Commission staff advised that although the application is complete, it had not been demonstrated that the proposed development met the groundwater quality (septic dilution) and stormwater management standards contained in the CMP. The Commission staff is awaiting receipt of additional information to address those two standards. Pending the award of a construction contract(s) by ACIA, it is anticipated that construction of the public safety could begin in September of 2024.
- **Stormwater Management Basins, Barnegat Township (Applicant: Paramount, App. No. 2001-0245.003):** This application, approved by the Commission in 2000, proposed the development of 563 single family dwelling units on a 368-acre parcel in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Based on available information, two stormwater basins on the parcel are not functioning as designed. This constitutes a violation of the stormwater management standards of the Barnegat Township land use ordinance and the CMP. Residents of the community and the Township Administrator from an adjacent municipality have contacted the Commission regarding the matter. By letter dated April 3, 2024, the Commission staff advised that a proposed basin remediation plan was consistent with the stormwater management standards of the CMP. The letter further indicated that the applicant could utilize the Certificate of Filing previously issued for this residential development application to pursue any necessary county or municipal permits and approvals that may be required for the proposed stormwater basin modifications. On May 20, 2024, the applicant submitted a different proposal for remediation of the stormwater management basins. By letter dated July 16, 2024, the Commission staff advised that the currently proposed stormwater management remediation plan did not meet the wetlands protection standards. This was because the stormwater remediation plan proposed to discharge and store stormwater from the two stormwater basins that are not functioning as designed into an adjacent wetland area. By letter dated July 16, 2024, the applicant submitted information addressing why, in their opinion, the concerned area was not a wetland. By letter dated July 31, 2024, the Commission staff indicated that based upon review of the submitted information and a site inspection, the concerned area is a wetland. It was delineated as part of the application approved by the Commission in 2000 to develop 563 single family dwellings on the parcel.
- **Improvements to an Existing Agricultural Access Driveway, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing

driveway that provided access to an existing agricultural operation was being improved and widened. The parcel is located in a Pinelands Agricultural Production Area. On February 21, 2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter further indicated that in 1993 the NJDEP and the Commission entered into a Memorandum of Agreement (MOA) regarding the enforcement of the New Jersey Freshwater Wetlands Protection Act Rules in the Pinelands Area. That MOA provides that the NJDEP is primarily responsible for the investigation of alleged wetlands violations for development in the Pinelands Area that does not otherwise require application to the Commission. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purposes of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. If any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. On July 19, 2024, the property owner submitted the results of the fill/soil material testing. The test results indicate that the fill/soil material does not exceed the NJDEP regulatory levels for residential/non-residential and migration to groundwater standards. However, the test results show that the material deposited on the parcel contains contaminants, such as semi-volatile organic compounds, pesticides, metals and extractable petroleum hydrocarbons. The Commission staff will be advising the property owner in writing that it must either be demonstrated that the contaminated fill/soil material meets the CMP non-degradation surface and groundwater quality standards, or the fill/soil material must be removed from the parcel.

- **Residential Development, Pemberton Township (Applicant: Equity Enterprises, App. No. 1981-0640.001):** This application proposes 578 dwelling units on an approximately 678-acre parcel. The development is proposed on the 322-acre portion of the parcel located in a Pinelands Regional Growth Area. The balance of the parcel is located in a Pinelands Forest Area. A Certificate of Filing for this application was issued on June 27, 2005. On July 7, 2007, the applicant received a 12-year Township General Development Plan approval. On December 6, 2018, the Township approved a General Development Plan approval extension until June 7, 2027. Both Township approvals, somewhat equivalent to a municipal preliminary approval, raise substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals are currently pending transfer to the New Jersey Office of Administrative Law (NJ OAL) for a hearing. With respect to T&E animal species, surveys were originally completed for this application between 2004 and 2006. Those surveys identified T&E animal species on portions of the parcel. More recently, the applicant was advised that based upon the length of time that had elapsed since the 2004-2006 surveys, updated T&E animal species survey were required. Specifically, a September 6, 2023 email from the Commission staff advised the applicant that an updated two season drift fence survey for T&E snake species was required. The September 6, 2023 email further indicated that based upon the results of the first season drift fence survey, the Commission staff would evaluate the necessity of the second season drift fence survey. The results of an intensive visual survey for T&E snake species

conducted during the fall of 2023 were submitted to the Commission. The intensive visual survey indicated that no T&E snake species were observed during the fall of 2023. By letter dated January 17, 2024, the Commission staff indicated agreement with the results of the visual survey. On June 20, 2024, an interim report on the results of a full drift fence survey completed in the spring of 2024 was submitted to the Commission. The interim report indicated that no T&E snake species were observed or captured. The Commission staff has not completed its evaluation for the necessity of a second season drift fence survey. The development application is currently pending before the Pemberton Township Planning Board.

4.3 OTHER NOTABLE ITEMS

- **Meeting with NJDEP on Stormwater Management Regulations:** To date, administering the 2022 CMP stormwater management regulations on an application-by-application basis has been challenging. The 2022 CMP amendments are partially based upon recent amendments to NJDEP’s stormwater management regulations. In an effort to improve its administration of the 2022 CMP stormwater management amendments, Commission staff members met with an NJDEP representative on July 11, 2024 to discuss “lessons learned” by NJDEP with administering their recent stormwater management amendments outside of the Pinelands Area.
- **Lumberton Township, Richard Young:** By letter dated July 23, 2024, the Executive Director responded to Mr. Young’s appearance at the July 12, 2024 monthly Commission meeting. At that meeting, Mr. Young expressed concerns about flooding in Lumberton Township originating in the headwaters of the South Branch of the Rancocas Creek that are located in the Pinelands Area. Lumberton Township is not located in the Pinelands Area. The letter indicated that the Pinelands Commission does not have the regulatory authority to address water levels in existing lakes located in the Pinelands area that are controlled by dams. The letter provided suggestions on how Mr. Young may wish to proceed with addressing his concern. A copy of that letter was provided to all Pinelands Commissioners.
- **Atlantic Couty Superior Court Appearance:** The Commission issued a Certificate of Filing on September 11, 2009 for the development of 608 dwelling units on a 111.68-acre parcel in Hamilton Township’s Regional Growth Area. Site remediation activities are occurring on the parcel and on adjacent lands. The Commission staff was subpoenaed and attended a July 29, 2024 court hearing as a fact witness to address the process for obtaining development approvals in the Pinelands Area. The court hearing was continued until late September 2024.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In July, 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 Office staff also downloaded water level

data at seven ponds and a forest plot that are equipped with continuous data loggers.



Above: A radio-tracked corn snake peers out from the duff layer to a charred landscape following the Tea Time Hill wildfire.



Above: Many hollow logs and other above-ground cover used by shedding corn snakes were consumed in the Tea Time Hill wildfire.

- **Rare Snake Monitoring:** In July, staff continued to search for new and tagged snakes at nest sites. Gravid corn and pine snakes found at nest sites were brought back to lay their eggs in the lab. Some egg clutches were excavated from nest tunnels and brought back to the lab for incubation. The resulting hatchlings will be weighed, measured, sexed, and tagged with a passive integrated transponder (PIT) for permanent identification. A total of 12 corn snakes, 4 pine snakes, 2 hognose snakes, 1 black rat snake, and 1 green snake were processed in July. The Tea Time Hill wildfire in Wharton



Above: This hibernation site corral was damaged in the Tea Time Hill wildfire.

State Forest burned an area used by several radio tracked corn snakes. All radio tracked snakes

survived the fire, likely avoiding harm by utilizing the porous duff layer beneath the ground surface. The fire damaged most of the infrastructure used to monitor snakes in the burned area. Science Office staff are currently radio tracking 18 corn snakes, 12 pine snakes, and one hognose snake.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** In July, staff continued to radio track turtles to determine the habitats used for foraging and nesting. The Tea Time Hill wildfire burned forested area used by several radio tracked turtles. Three turtles located directly in the fire zone were unharmed, despite one turtle having a radio transmitter antenna burn off. Four others, which were either in or near the fire zone, also survived. Based on our preliminary findings, some of these turtles made large movements across the landscape in apparent response to the fire. Science Office staff are currently radio tracking 79 box turtles.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with researchers at Virginia Tech to swab Pinelands snakes for snake fungal disease. Several snakes were brought back to the lab to obtain a mid-season disease sample.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to swab Pinelands snakes for adenovirus. Several snakes were brought back to the lab to obtain a mid-season disease sample.



Above: Radio tracked box turtles in or near areas burned by the Tea Time Hill wildfire survived with no visible injuries.

OTHER ACTIVITIES

- Staff assisted in the training of NJDEP Conservation Police Officer interns in the field by showing them radio telemetered box turtles and discussing the illegal trafficking of turtles and other herpetological species.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

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

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

- **Social Media Enhancements:** In July, staff shared 217 photos and one video on the Commission’s Instagram site and 81 tweets and retweets on X (formerly known as Twitter). Eleven of the Commission’s photos were featured on other Instagram sites in July.

- **Press release:** Communications Office staff prepared and issued a press release promoting the agency’s Long Term Economic Monitoring Report on July 17, 2024.

- **Pinelands Merchandise:** The Commission is offering 10% off Pinelands-themed merchandise throughout the summer. Staff processed \$107.10 in sales in July, and all proceeds will go to a fund for native Pinelands plants.



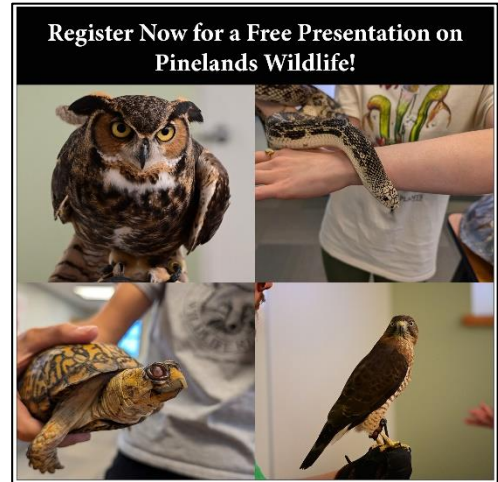
Above: Commission staff shared 217 photos on its Instagram account in July 2024, including this photo of a native carpenter frog sitting on a lily pad in a bog in the Pinelands.



Above: Commission staff shared 81 tweets on X in July 2024, including this macro photo of a native white fringed orchid blooming in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- Pinelands Speaker Series:** In July, staff arranged for three presentations that will be delivered at the Commission’s headquarters in August and September. More than 35 people have registered for the first program, “Wildlife of the Pinelands,” which will be held in the Richard J. Sullivan Center at 3 p.m. on August 16, 2024. Staff from the Woodford Cedar Run Wildlife Refuge will deliver the presentation, which will feature live animals. Randi V. Wilfert Eckel, PhD, will deliver a presentation entitled, “If You Plant It, They Will Come: The Importance of Native Plants in the Landscape,” at 3 p.m. on August 22nd. A third program has been tentatively scheduled for late September and will focus on Fungi of the Pinelands.



- Education Programs:** On July 24, 2024, a member of the Communications Office delivered a program entitled, “Climate Change and our Community: How Climate Change Impacts our Pinelands” to more than 50 teachers and educators from the eight counties in southern New Jersey and participated in the workshop as part of the Climate Change Learning Collaborative (CCLC) program through the New Jersey Department of Education and Stockton University. On July 30, 2024, a member of the Communications Office delivered a presentation on Pinelands Flora and Fauna as part of a Jacques Cousteau National Estuarine Research Reserve program.



7 INFORMATION SYSTEMS

- Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff provided ongoing support for PCIS application-related issues. Staff completed short-term enhancements identified during the Regulator Programs meeting last month to make entering unit information more intuitive.
- Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff worked closely with the Planning Office to prepare maps for the PDC Bank’s 2024 Annual report. Staff also completed the evaluation of the new ESRI licensing model for ArcGIS Pro. Staff continued to support the conversion to the new GIS server by answering individual questions relating to staff map projects.
- 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 concluded the weekly configuration meetings with members of NJCCIC and Zscaler Private Access (ZPA) by completing the initial server configurations and testing. Laptops were configured for continued testing by the Information Systems office prior to full deployment. Staff also worked to resolve the CrowdStrike/Microsoft 365 bug introduced on July 19th, communicating the root cause, providing alternate work accommodations, and limiting downtime as much as possible.

- **Conformance Tracking/Zoning system:** Staff worked with the Land Use Programs office to improve the new SQL Server database that will act as a foundation for the new system through iterative steps of data evaluation and data cleansing. Staff released two summary reports of the conformance data to complete the phase one requirements. Staff are working with the Land Use Programs office to define requirements and deadlines for phase two.
- **Legacy Document Scanning:** The New Jersey Pinelands Commission was established in 1979, long before the revolutions in information systems that have taken place since then. All Commission applications and relevant documents from the earlier years were stored in paper format. The Document Scanning project was established to increase the efficiency of evaluating applications and conducting business by ensuring that all applicable documents are available electronically. Staff continued the document scanning effort and updated the status report to include additional document types now being scanned.
- **Pinelands Development Credit Bank:** The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world. The Information Systems staff provides ongoing operational support to the PDC Bank. Staff supported the creation of maps and charts for the PDC Bank's annual report.
- **Permanent Land Protection (PLP) Data System:** The PLP system manages the data related to all the preserved land in the Pinelands National Reserve. Staff supported the Planning Office in maintaining PLP records. Staff completed enhancements to reports and mapping at the request of the Planning Office prior to the creation of the annual summary report.
- **Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff continued the required migration of legacy data and Oracle database to new server, working with Oracle support on hosting details. Staff continued to work with the Office of Information Technology (OIT) on the network migration and upgrade plans. OIT was onsite to perform a test of the new network switch and circuit. After successful testing, the Pinelands Commission network traffic was moved to the new switch.

8 BUSINESS OFFICE

8.1 Financial Management

- **Application Fees:** July 2024, Net Total: \$109,134.35, Fiscal Year to Date Total: \$109,134.35 This equates to 14.42% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for July includes 17 online application payments totaling \$59,085.95.

8.2 Facilities Management

- The Fire Equipment inspection was conducted, and the systems passed. This includes testing of the smoke detectors, sirens and emergency lighting in all buildings. This is one of the components for the annual Fire Inspection that will be conducted later this year.
- The rear window in one of the 2023 Jeeps Wranglers was found broken. The glass and window frame parts exploded outward, leading to the belief it wasn't due to nefarious activity. The window is in the process of being replaced.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A682/S699	Kean/Singer	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill - Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee.
S257	Smith	Authorizes State Treasurer to appoint Garden State Preservation Trust acting executive director under certain conditions.	Senate Bill – Reintroduced, Referred to Senate Environment and Energy Committee
A1253/S2859	Sauickie/Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native	Reintroduced, Referred to Assembly Environment, natural Resources and Solid

		plants at local parks and forests; appropriates \$250,000.	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/S1106	Greenwald, Wimberly/Timberlake	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee, Combined with S2347 on 2/15/24
A3070/S2690	Guardian/Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/12/24.
A3645/S2425	Calabrese/McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid

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

			<p>Passed both Houses on 6/28/24</p> <p>Signed by the Governor on 7/10/2024, P.L. 2024, c. 30</p>
A3784/S2455	McCoy/Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infra-structure projects	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24.</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.</p>
A3820/S609	Fantasia/Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	<p>Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.</p> <p>Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.</p>
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	<p>Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24.</p> <p>Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24</p>
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	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 3/4/24, Senate Amendment (Voice), Passed by Senate and Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 5/20/24</p>

A4117/S2857	Calabrese, Conway/Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	<p>Assembly Bill – Proposed for Introduction on 4/4/24.</p> <p>Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee</p>
A4137/S1029	Calabrese, Conway, Atkins/Greenstein	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	<p>Assembly Bill – Proposed for Introduction on 4/4/24.</p> <p>Senate Bill – Introduced 1/9/24, Referred to Senate Environment and Energy Committee</p>
A4145/S3065	Lopez/McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	<p>Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24</p>
A4200/S3078	Azzariti Jr., Kanitra/Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	<p>Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 5/2/24</p> <p>Senate Bill – Introduced, Referred to Senate</p>

			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	Ingamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/S2347	Lopez/Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 5/16/24 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24
A4383/S3364	Moen/Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24 Senate Bill – Introduced, Referred

			to Senate Environment and Energy Committee on 6/3/24
S2816	Smith/McKeon	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Reported from Senate Committee on 3/4/24, Second Reading. Senate Amendment (Voice) on 5/13/24, Passed by Senate, Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/A4513	Scutari/Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Senate Amendment (Voice) on 6/28/24
S3464	Smith	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee
S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater	Senate Bill – Introduced, Referred to Senate Community

		management related to residential developments	and Urban Affairs Committee
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