



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
February 13, 2026 - 9:30 a.m.

This meeting will be held in-person and virtually.

Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel via the following link:

<https://www.youtube.com/watch?v=KbBy4dqRfHY>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 897 9779 6877

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- January 9, 2026 (open and closed session)

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving with Conditions (1) Application for a Waiver of Strict Compliance:

- Application No. 2022-0128.001 - Mordechai Gottlieb
Single family dwelling
Jackson Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 2025-0141.001 – Stafford Township
Installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres
Stafford Township
- Application No. 2025-0169.001 – Pemberton Township
Demolition of a 148-square foot building and improvements to an existing pump
station
Pemberton Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- None

7. Presentation: Science Office Research Update

8. General Public Comment

9. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

10. Adjournment

Upcoming Meetings

Fri., February 27, 2026
Fri., March 13, 2026

Policy & Implementation Committee Meeting (9:30 a.m.)
Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the Public Programs Office at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES

January 9, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=Vtmd9wBoAI8>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Michael Eleneski.

Commissioners Absent

Theresa Lettman.

Call to Order

Chair Matos called the meeting to order at 9:30 a.m.

DAG Stypinski read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Thirteen Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's December 12, 2025 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the December 12, 2025 Commission meeting were adopted by a vote of 10 to 0. Commissioner Buzby-Cope, Commissioner Rittler Sanchez and Chair Matos recused from the vote.

Committee Reports

Chair Matos announced that Commissioner Matro will be joining the Policy and Implementation (P&I) Committee as an alternate member.

Executive Director's Report

ED Grogan provided information on the following matters:

- Staff is finalizing a Request for Proposals (RFP) that was drafted by the Commission's historic architect for the Fenwick Manor rehabilitation project. The RFP will be shared with the pre-qualified contractors. Once a contractor has been chosen, a resolution will be presented to the Personnel and Budget Committee because the contract will be over \$1 million. It would then go to the full Commission for final authorization.
- The Fiscal Year 2022 Audit report is under technical review. As soon as the draft report is issued, the Audit Committee will hold a meeting to discuss any findings.
- The New Jersey Department of Environmental Protection (NJDEP) is currently in the final stages of approving a land exchange with the New Egypt Speedway in Plumsted Township. The land conveyance is on the State House Commission's agenda for January 15th, at which time the NJDEP is requesting to convey 4.5 acres of land in Colliers Mills to the speedway owner in exchange for 21.5 acres of land owned by the speedway. Staff participated in a coordination meeting set up by the Governor's office to advise of existing violations on the speedway property.
- The Pinelands Comprehensive Management Plan (CMP) amendments were published and took effect on January 5th. The amendments include changes to fees for certain applications, expiration dates for old Waiver of Strict Compliance applications, expiration dates for Certificates of Filing (CF) and the redesignation of a portion of Evesham Township's Rural Development Area to a Forest Area. Evesham Township is working on implementing changes to its municipal zoning to reflect the management area change.

Chuck Horner, Director of Regulatory Programs, provided information on the following development applications:

- Staff reviewed an application for a two-lot subdivision in Lacey Township and no additional development. After the CF was issued, a settlement agreement was reached by both property owners and submitted to the Commission. A portion of the parcel with the existing home became contaminated with lead gunshot due to the neighboring property

owner, which is a gun club. Staff has scheduled a public hearing on the application because the vacant parcel to be created has not yet been deed restricted and also to clarify whether the subdivision is consistent with NJDEP site remediation regulations and activities, due to the presence of lead contamination.

- An application was submitted to demolish a church that was built in 1851 and is located in the South Tuckahoe Historic District. The church is currently owned by the Upper Township Fire Company. It is no longer used as a church. In instances where a cultural resource is proposed to be demolished, the CMP requires the treatment of the resource in one of three ways: preservation in place if feasible, preservation of the resource at another location when possible, or, when those cannot be achieved, recordation of the structure must occur and must include detailed drawings and photographs.
- Staff continues to work with an applicant proposing residential development at the former cotton mill located in Mays Landing. The applicant is proposing to demolish the remaining structure and construct a seven-story residential development on the existing foundation. Due to the manufacturing history on the parcel, underground historic resources exist and must be recorded appropriately.

April Field, Chief Permit Administrator, provided the following updates:

- In early December, staff received an email from the Lakehurst Borough's Municipal Clerk regarding the deterioration of a historically significant building in the Borough, known as the "Torrey-Larrabee Store." The building was constructed around 1860 and is listed on the National Register of Historic Places. The Borough requested the Commission's assistance in addressing the deterioration of the building, which is privately owned. In a letter on December 31, 2025, our staff advised the Borough that, in the absence of a development application, the Commission does not have the regulatory authority to require maintenance of a building. If a development application was submitted to the Commission in the future, Lakehurst would be required to issue a Certificate of Appropriateness for the development. A Certificate of Appropriateness specifies the required treatment of a significant historic resource. The staff's letter also identified four potential grant opportunities that the Borough may wish to explore based upon the building being listed on the National Register of Historic Places.
- Staff recently issued a Certificate of Filing for the development of 11 single family dwellings on a 20-acre parcel located off of Carranza Road in Tabernacle Township. The parcel is the site of a previous 2024 application filed by Tabernacle Township proposing the development of a new municipal complex. That application for the municipal complex was not completed.

Gina Berg, Director of Land Use Programs, provided the following updates:

- The January 30th P&I Committee meeting will include the following three presentations: an update on Jackson Township's affordable housing plan and ordinances, impacts of the State's recent public notice legislation and review of conformance activities in 2025.

- In 2019, the Commission adopted amendments to the Pinelands Infrastructure Trust Master Plan that changed the criteria and priorities for certain Pinelands infrastructure projects in Regional Growth Areas that could utilize Pinelands Infrastructure Trust Fund (PITF) money. Five projects were recommended and allocated funding by the Commission, one of which later withdrew. Pemberton Township is moving forward with its water infrastructure project in a phased approach. PITF allocation will begin in 2027. Approximately \$14 million remains in the PITF. Staff will be reaching out to the 2019 award recipients to determine the status of their projects.

Stacey Roth, Chief, Legal and Legislative Affairs, said staff continues to wait for a decision on the appeal of the Kirkwood-Cohansey water management rule.

Chief Planner Brad Lanute, provided an update on the following:

- The Commission received an application from AT&T to amend its previously approved Local Communications Facility Plan to add a new wireless facility in the Village of Chatsworth in Woodland Township. A public hearing on that amendment is scheduled for Wednesday, January 14th. The Commission's radio frequency consultants have already completed their preliminary review. Following the public hearing, they will finalize their report and address any public comments that are relevant to their technical review. Staff expects to review the matter at the February P&I Committee meeting and then bring it before the full Commission at its March meeting.
- At a Commission meeting in April of last year staff shared the details related to an ordinance adopted by Manchester Township that eliminated townhouse development as a permitted use in a Regional Growth Area zoning district. That change raised concerns because it reduced both the Township's residential zoning capacity in the Regional Growth Area and the potential use of Pinelands Development Credits. Staff conducted a detailed analysis and concluded that there were little to no options to eliminate townhouse development in that zone in a manner consistent with the CMP. Earlier this month, we were informed that the Township intends to repeal that ordinance. In addition, a site within that zoning district will now be included as one of the Township's affordable housing sites for the Fourth Round.
- Last month, staff noted two ordinances scheduled for adoption in Jackson Township that establish affordable housing overlay zones within the Pinelands Area to implement the Township's Fourth Round Housing Element and Fair Share Plan. Based on preliminary review, staff identified concerns regarding the intensity of development permitted under those overlay zones, particularly within the Village of Cassville and the Rural Development Area. The Commission issued a letter to the Township on December 4, 2025, outlining those concerns. The Township adopted Ordinances 2025-47 and 2025-48 on December 16, 2025, and submitted the adopted ordinances, along with its updated Master Plan and housing plan, to the Commission on December 29, 2025. The Township requested a meeting with Commission staff to discuss the issues raised in our December 4

letter. That meeting is scheduled for later this month. Staff will provide further updates at the P&I Committee meeting in January.

Paul Leakan, Communications Officer, shared the following updates:

- Registration for the 37th Annual Pinelands Short Course will open early next week. This year's Short Course will include 39 presentations, 20 of which are new programs. Commission Scientist Patrick Burritt will deliver a presentation on the eastern box turtle and the Commission's scientific, radio tracking study of box turtles.
- The Commission experienced record sales with the addition of new merchandise to the Commission's online store in December. All proceeds from sales benefit the Kathleen M. Van de Sande Fund for native plantings in the Pinelands.
- The Commission distributed the 2026 Pinelands National Reserve wall calendars at 10 locations last month. The calendars are funded by the National Park Service, and it focuses on the importance of water in the Pinelands. The 2026 calendar is the 10th edition.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution approving two public development applications.

Commissioner Irick made a motion Approving With Conditions Applications for Public Development (Application Numbers 1984-0655.038 & 2025-0182.001) (See Resolution # PC4-26-01). Commissioner Lohbauer seconded the motion.

Ernest Deman, Environmental Specialist, said the South Jersey Transportation Authority (SJTA) is proposing to replace an existing metal culvert with a concrete culvert. He said the culvert is not located on the Atlantic City Expressway but on an access road owned by SJTA that provides entry to the Winslow Wildlife Management Area. See the attached aerial for the culvert replacement.

He said the second application is for the demolition of single family dwelling that is greater than 50 years old. He said Winslow Township owns the parcel. He said the report notes that the reconstruction of the dwelling within five years does not require application to the Commission.

The resolution was adopted by a vote of 13 to 0.

Public Comment on Development Applications and Items Where the Record is Open

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said in the past month staff reviewed six ordinances and two master plan reexamination reports that were found to raise no substantial issues.

He noted that the Egg Harbor Township ordinance amended the Timber Ridge Redevelopment Plan. He said the previously certified plan allowed for multi-family dwelling units. The amended plan replaces previously proposed multi-family units with townhouses. The amended plan does not impact permitted density or the amount of Pinelands Development Credits required.

He noted Hamilton Township's site-specific redevelopment plan. He said it's rare to see a redevelopment plan in a Forest Area. The CMP allows commercial uses in Forest Areas under very limited conditions. The HC Zone in Hamilton is one of those very few instances. The Redevelopment Plan was adopted to specifically allow an existing cannabis retail establishment to include a drive-through service.

Commissioner Rittler Sanchez asked if the parking requirements were the same for multi-family dwelling units versus townhouses in the Timber Ridge Redevelopment plan.

Chief Planner Lanute said staff do not review parking requirements as the CMP doesn't include parking standards. He said he does recall that the concept plan included site-specific parking plans.

Commissioner Rittler Sanchez raised concerns that by adding cannabis operations to Lakehurst's Downtown Business (B-1) Zone, that the change would affect the density and walkability of the Pinelands Town.

Chief Planner Lanute explained that the CMP offers municipalities the flexibility to permit a wide variety of nonresidential uses in Pinelands Towns, including different classes of cannabis operations. He said he believes Lakehurst decided to split the total number of its cannabis licenses between two zones in its Pinelands Town area.

General Public Comment

Heidi Yeh of the Pinelands Alliance congratulated the Commission on the CMP amendments and updated Land Capability Map. She said she read the Commission's letter to Jackson Township regarding the adoption of Ordinances 2025-47 and 2025-48. She urged the Commission to not bend the rules for Jackson Township. She also said the Pinelands Alliance does not support the land exchange in New Egypt because it sets a bad precedent by rewarding a property owner who encroached on state lands. Lastly, she raised concerns about a proposed data center in the City of Vineland. She said the plan continues to change every six months and there has been no environmental impacts statement. She said property owners within 200 feet of the project have not been notified because the project is considered redevelopment. The plans include the construction of a power plant, including 300 generators and three natural gas turbines. She said the water usage for the project continues to increase. She said although the project is outside the Pinelands Area, she urged the Commission to hold Vineland and the NJDEP accountable and protect the Kirkwood-Cohansey aquifer.

Commissioner Asselta said he attended the Vineland City Council meeting where the developer of the proposed data center was requesting a loan for a piece of equipment from the Urban Enterprise Zone loan program. He said that was not the original intent of the loan program. He suggested the Commission write a letter to the NJDEP asking them to carefully review the water supply demands associated with the data center. He said Vineland is responsible for its own water and sewer, and that comes with limitations.

Commissioner Irick said he supports the Commission writing a letter to the NJDEP about Vineland's water consumption for the data center.

John Volpa of Evesham Township said the redesignation of the Black Run Headwaters was a good way to begin the new year. He thanked both Commissioners and staff for listening to the public and committing to the CMP amendments that changed the Pinelands Management Area from a Rural Development Area to a Forest Area. He said now the real work begins to ensure that the funds can be raised to purchase and preserve the 800 acres. He thanked the Commission for pledging \$3 million toward this goal.

Closed Session

Chair Matos said the Commission would be meeting in Closed Session.

DAG Stypinski read a resolution to retire into Closed Session to discuss two litigation matters.

Commissioner Buzby Cope made a motion to enter into Closed Session at 10:22 a.m. Commissioner Pikolycky seconded the motion. All were in favor.

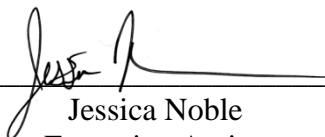
Return to Open Session

The Commission returned to Open Session at 11:06 a.m. Ms. Roth said that during closed session, the Commission was briefed on two ongoing litigation matters. No formal action was taken.

Adjournment

Commissioner Mauriello moved to adjourn the meeting. Commissioner Irick seconded the motion. The Commission agreed to adjourn at 11:09 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: January 15, 2026





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-01

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1984-0655.038 & 2025-0182.001)

Commissioner Irick moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1984-0655.038

Applicant:	South Jersey Transportation Authority
Municipality:	Winslow Township
Management Area:	Pinelands Rural Development Area
Date of Report:	December 18, 2025
Proposed Development:	Installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area; and

2025-0182.001

Applicant:	Winslow Township
Municipality:	Winslow Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	December 17, 2025
Proposed Development:	Demolition of a single family dwelling 50 years old or older.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1984-0655.038 & 2025-0182.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: January 9, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Re: Application # 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

Dear Mr. Corrigan:

The Commission staff has completed its review of this application for installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its January 9, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Darren Stanker, PP (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Application No.: 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

This application proposes installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area in Winslow Township. The access road is located within the Atlantic City Expressway right-of-way.

The applicant represents that an existing 20 foot long 24 inch diameter corrugated metal culvert under the existing access road is in disrepair. The applicant proposes to replace the existing culvert with a 22 foot long concrete elliptical pipe that is 19 inches by 30 inches. The proposed culvert will provide for the intermittent flow of water under the existing access road during periods of heavy rainfall and high water table conditions.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.26)

The proposed development is located in a Pinelands Rural Development Management Area. The proposed culvert (public service infrastructure) is a permitted use in a Pinelands Rural Development Management Area.

Wetlands Standards (N.J.A.C. 7:50-6.13)

Portions of the proposed culvert replacement will occur within wetlands and the required buffer to wetlands. The proposed development will result in the disturbance of 293 square feet of wetlands.

The CMP permits roads and associated road improvements, such as culverts (linear improvements), in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed culvert replacement which results in less significant impacts on wetlands and the required buffer to wetlands. The proposed culvert replacement is the modification of an existing road. The proposed culvert replacement is necessary to provide for safe traffic movement in and out of the Winslow Wildlife Management Area. Therefore, the need for the proposed culvert replacement overrides the importance of protecting the wetland and the required buffer to that wetland. The proposed culvert replacement will not result in substantial impairment of the resources of the Pinelands. With the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands.

The proposed culvert replacement is consistent with the CMP's wetlands protection standards.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within an existing sand road and a forested area. The proposed development will result in the disturbance of 1,600 square feet of vegetation, including the removal of two trees. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The proposed culvert replacement is consistent with the CMP's vegetation management standards.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The proposed development will result in the grading, clearing and disturbance of a total of 2,519 square feet. Since the development will result in the grading, clearing or disturbance of less than 5,000 square feet, the proposed development does not require stormwater management.

PUBLIC COMMENT

The CMP defines the proposed development as "minor" development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission's website on November 26, 2025. The Commission's public comment period closed on December 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan prepared by STV and dated September 23, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP.

Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on January 5, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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SUSAN R. GROGAN
Executive Director

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Re: Application # 2025-0182.001
Block 3111, Lot 1
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling 50 years old or older. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its January 9, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)



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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Application No.: 2025-0182.001
Block 3111, Lot 1
Winslow Township

This application proposes demolition of a single family dwelling 50 years old or older located on the above referenced 0.23 acre parcel in Winslow Township. The Township owns the parcel.

STANDARDS

The Commission staff has reviewed the proposed demolition for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Management Area. The demolition of a dwelling is permitted in all Pinelands Management Areas.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The CMP defines the proposed demolition as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on November 26, 2025. The Commission’s public comment period closed on December 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, all other necessary permits and approvals shall be obtained.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

CONCLUSION

As the proposed demolition conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed demolition subject to the above conditions.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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(609) 894-7300

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PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on January 5, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 2022-0128.001)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

2022-0128.001

Applicant: Mordechai Gottlieb
Municipality: Jackson Township
Management Area: Pinelands Regional Growth Area
Date of Report: January 22, 2026
Proposed Development: Single family dwelling.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2022-0128.001 for a Waiver of Strict Compliance is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey
 THE PINELANDS COMMISSION
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MIKIE SHERRILL
 Governor
 DR. DALE G. CALDWELL
 Lt. Governor

General Information: Info@pinelands.nj.gov
 Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

REPORT ON AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

January 22, 2026

Mordechai Gottlieb (via email)
 46 Mccurdy Lane
 Jackson NJ 08527

Re: Application # 2022-0128.001
 Block 20601, Lots 2 & 3
 Jackson Township

Dear Mr. Gottlieb:

The Commission staff has completed its review of the above referenced application for a Waiver of Strict Compliance (“Waiver”). Based upon the facts and conclusions contained in this Report, on behalf of the Commission’s Executive Director, I am recommending that the Pinelands Commission approve the application for a Waiver with conditions at its February 13, 2026 meeting.

FINDINGS OF FACT

This application is for the development of one single family dwelling serviced by an individual on-site septic wastewater treatment system on the above referenced 1.81 acre (78,844 square foot) parcel in Jackson Township. The parcel is located in a Pinelands Regional Growth Area and in Jackson Township’s RG-2 Regional Growth Zone. In this zone, Jackson Township’s Commission certified (approved) land use ordinance establishes a minimum lot size of at least 1.0 acre to develop a single family dwelling when utilizing an individual on-site septic wastewater treatment system intended to reduce the level of nitrate-nitrogen in the waste water.

The appropriate resource capability maps and other information available to the Commission staff have been reviewed. The Commission staff has conducted three site inspections of the parcel.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-6.14) requires that the development proposed in this application maintain a 300 foot buffer to wetlands unless the applicant demonstrates that a lesser buffer to wetlands will not result in a significant adverse impact on wetlands. There are wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)2) located on and within 300 feet of this parcel. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development will not cause a significant adverse impact on wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetlands. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the proposed

development requires a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that to qualify for a Waiver to develop a single family dwelling in a Pinelands Regional Growth Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on wetlands. The proposed single family dwelling, including clearing and land disturbance, will maintain an approximately 50 foot buffer to wetlands. No development, including clearing and land disturbance, will be located on wetlands.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Jackson Township's certified land use ordinance.

The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on wetlands be minimized.

PUBLIC COMMENT

The applicant has provided the required public notices. Public notice to all property owners within 200 feet of the parcel was completed on August 5, 2025. Newspaper public notice was completed on August 8, 2025. The application was designated as complete on the Commission's website on December 29, 2025. The Commission's public comment period closed on January 9, 2026.

No public comment was received by the Commission for this application.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, the applicant must demonstrate that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an applicant to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Regional Growth Area which is at least 20,000 square feet, excluding road rights of way, in size and is not serviced by a centralized wastewater treatment system. This application is for a Waiver from the buffer to wetlands standard contained in N.J.A.C. 7:50-6. The applicant is proposing to develop a single family dwelling serviced by an individual on-site septic wastewater treatment system on a 1.81 acre (78,844 square foot) parcel. The parcel contains more

than 20,000 square feet, excluding road rights of way, and is located in a Pinelands Regional Growth Area. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)1v.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous lands. Since the parcel includes all such contiguous land as required by this condition, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Jackson Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's RG-2 Regional Growth Zone, Jackson Township's Commission certified land use ordinance establishes a minimum lot size of 1.0 acre to develop a single family dwelling when utilizing an individual on-site septic wastewater treatment system intended to reduce the level of nitrate-nitrogen in the waste water. This application proposes to develop a single family dwelling on a 1.81 acre parcel.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the applicant meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), the applicant has demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed single family dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c) and with the conditions recommended below, the proposed single family dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of

N.J.A.C. 7:50-6. This Waiver provides relief from the buffer to wetland buffer standard of N.J.A.C. 7:50-6. This Report on an Application for a Waiver of Strict Compliance requires, and is conditioned upon, the acquisition and redemption of the 0.25 PDCs.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Haler Consulting, dated September 21, 2023 and last revised June 26, 2025.
2. The septic system must be located in an area where the seasonal high water table is at least five feet below the natural ground surface.
3. The proposed dwelling must utilize an individual on-site septic wastewater treatment system intended to reduce the level of nitrate-nitrogen in the waste water that is authorized pursuant to the CMP on a 1.81 acre parcel and approved for use by the Pinelands Commission and the New Jersey Department of Environmental Protection.
4. The driveway shall be constructed of crushed stone or other permeable material.
5. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, the Commission must receive a letter from the Pinelands Development Credit (PDC) Bank indicating that the required 0.25 PDCs have been acquired and submitted to the PDC Bank for redemption.
6. The proposed stormwater management drywell depicted on the plot plan referenced in condition one above or comparable alternative measures designed in accordance with the New Jersey Department of Environmental Protection, Best Management Practice Manual shall be installed to retain and infiltrate stormwater runoff generated from the total roof area of the single family dwelling by a 10-year, 24-hour storm.
7. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
8. To maintain the required approximately 50 foot buffer to wetlands, all development, including clearing and land disturbance, shall be located within the limits of the development envelope delineated on the plot plan referenced in condition one above.
9. This Waiver shall expire February 13, 2031 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after February 13, 2031 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
10. Prior to Commission issuance of a Certificate of Filing for the proposed single family dwelling, a recorded copy of a deed consolidating the two lots subject of this Waiver application, Block 20601, Lots 2 and 3, into one lot must be submitted to the Pinelands Commission.

11. Prior to Commission issuance of a Certificate of Filing for the proposed single family dwelling, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a January 22, 2026 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application No. 2022-0128.001. The deed shall also indicate that the conditions are enforceable by the Pinelands Commission, Jackson Township, the Ocean County Health Department and any other party of interest.

With the above conditions, the applicant qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.14.

Since the applicant meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver subject to the above conditions.

APPEAL

The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on February 9, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: _____


Charles M. Horner, P.P., Director of Regulatory Programs

- c: Secretary, Jackson Township Planning Board (via email)
 Jackson Township Construction Code Official (via email)
 Jackson Township Environmental Commission (via email)
 Secretary, Ocean County Planning Board (via email)
 Ocean County Health Department (via email)
 Eric Halpert (via email)