



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



A short-eared owl foraging in the Pinelands National Reserve, as photographed in January

JANUARY 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in January.
- **Policy & Implementation (P&I) Committee:** During its meeting on January 31, 2025, the Committee reviewed and discussed a Barnegat Township ordinance amending the C-N West zoning district conditional use standards. The Committee recommended the ordinance to the full Commission for certification. The Committee also reviewed and discussed an ordinance amending the Berlin Township zoning map, which would rezone lands from the Highway Commercial (C-2RD) zone to the Regional Growth Commercial (C-3) zone. The rezoning would result in changing in Pinelands management area designation for the property. Staff discussed the implications of the rezoning and offsets through the mandatory use of Pinelands Development Credits (PDCs) for both residential and nonresidential development. The Committee moved to recommend the ordinance to the full Commission for certification. Staff presented an update on the Preliminary State Plan and implications for the Pinelands Area and a summary of municipal conformance activity in 2024.

1.1B RULEMAKING

- **Electric Transmission Right-of-Way (ROW) Vegetation Management:** A meeting with electric utility representatives has been scheduled for February to review draft amendments to the Pinelands Comprehensive Management Plan (CMP) related to prescriptions and standards for vegetation management within electric transmission ROWs. The draft amendment would repeal the rules for the ROW pilot program and make permanent the vegetation management prescriptions in the ROW Plan (N.J.A.C. 7:50-6.28(b)) and set new prescriptions for rights-of-way that are not in the ROW Plan. Feedback from the utilities will be considered prior to rule proposal publication in the New Jersey Register.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 13 Open Public Records Act (OPRA) requests were received in January. Six were provided responsive material, five were advised to request a file review, one had no responsive material and one request was withdrawn.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in January. Commission staff met with Pinelands Preservation Alliance (PPA) staff in January and discussed possible ways of reactivating the Council.

1.1E OTHER

- Commissioner Deborah Buzby-Cope was sworn in on January 10, 2025.
- On January 3, 2025, Gloucester County appointed Ryck Signor to the Pinelands Commission. He replaces Dan Christy, who served on the Commission from February 20, 2019 to January 28, 2025.



Above: Deborah Buzby-Cope took the oath of office as a member of the Pinelands Commission during the agency's meeting on January 10, 2025. DAG Jason T. Stypinski administered the oath.

- Chair Matos and Commission staff met with PPA staff on January 22, 2025 to discuss suggested initiatives and priorities for 2025.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23 – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. The Statement of Items Comprising the Record was filed with the Court and a briefing schedule established. Clayton's Brief was filed and accepted by the Appellate Division on July 31, 2024. Winslow Township filed a Motion to Intervene or, in the alternative, to appear as an Amicus Curiae in this appeal on September 16, 2024. The Township filed a cross-motion to supplement the record on December 2, 2024. On December 11, 2024, a brief in opposition to Winslow's cross-motion was filed on behalf of the Commission. On December 23, 2024, the Court granted the Commission's motion to strike Winslow's Amicus brief and appendix and denied Winslow's cross-motion to supplement the record. PPA filed a motion to participate as an Amici Curiae on December 23, 2024. Winslow Township filed its amended brief and appendix on January 6, 2025. A response to Winslow's amended brief was filed on behalf of the Commission on January 13, 2025. Clayton filed a brief in opposition to PPA's motion on January 16, 2025 and its response to the Commission's brief on January 17, 2025. On January 30, 2025, the Court issued an order granting PPA's request to appear as an amicus and accepted its brief for filing. The Court also denied Clayton's opposition and authorized Clayton to file a reply to PPA's brief by February 14, 2025.

- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP), the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. Mediation sessions occurred on September 5, 2024, September 10, 2024 and December 12, 2024.
- **Estlow Estates, LLC v. The Township of Woodland, the State of New Jersey, the Pinelands Commission, John Does 1-10 and ABC Corporation 1-10, Chancery Division, Docket Number BUR-000099-24** – This matter involves a proposed 13-lot subdivision and development of 12 single family dwellings in Woodland Township. The plaintiff obtained a Certificate of Filing in April 2007, Preliminary and Major Subdivision approval from the Woodland Township Land Use Board in August 2007, and a conditional preliminary subdivision approval from the Burlington County Planning Board in February 2008. Sightings of a new threatened or endangered (T&E) species, for which the plaintiff did not survey in 2005, were reported in 2018 in the vicinity of plaintiff’s parcel. Final subdivision approval was issued by the Burlington County Planning Board in March 2022. That approval was called up for review by the Commission on May 10, 2022 and the applicant was notified that a new T&E survey would be necessary to demonstrate that the proposed development remains consistent with CMP standards. No such survey has been submitted to the Commission and, at the applicant’s request, no public hearing has been held. On December 13, 2024, the Commission was served with a summons and complaint that asks the Court to order the Commission to approve the project and recertify that the 2007 Certificate of Filing is valid, without the need for additional T&E species survey work.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. On April 15, 2024, the plaintiff submitted an application for a LOI seeking a determination of the extent of wetlands on the parcel. As part of that application, the plaintiff submitted a plan entitled “Overall Wetlands Delineation Plan,” dated April 12, 2024. The Commission staff conducted site inspections, and reviewed available natural resource capability maps, United States Department of Agriculture, Soil Survey information, and the applicant’s April 2024 wetlands plan. On November 14, 2024, the staff issued LOI #2256, determining that the boundaries of the wetlands delineated on the plaintiff’s plan were not accurate. Notice of appeal was received on November 27, 2024 and forwarded to the Office of Administrative Law.
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a PDC deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed

restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants have until February 12, 2025 to file an answer.

- Letter of Interpretation for Solar Energy Facility Accessory to a Resource Extraction Operation, Upper Township (Mojave Materials, App. No. 1983-9222.005):** On May 22, 2024, the Commission received an application for an LOI to determine permitted accessory uses on a 14.6-acre lot. The lot in question is located in a Pinelands Forest Area, where resource extraction operations are limited to parcels or areas that were approved for resource extraction prior to 1995 in accordance with the CMP. The lot is located adjacent to such a resource extraction operation. The applicant requested that the LOI be “tabled” on September 25, 2024 and subsequently submitted additional information for the Commission’s review. Commission staff reviewed the over 40-year history of the existing resource extraction operation to determine what lands were included in the prior resource extraction approvals. On November 27, 2024, Commission staff sent a letter advising the applicant that the 14 acre lot did not qualify for resource extraction or accessory uses to resource extraction, such as the proposed solar energy facility. The Commission staff suggested that the applicant may wish to discuss a rezoning of the lot with the Township. On January 10, 2025, the Commission received notice that the applicant had appealed the conclusion reached in the Commission staff’s November 27, 2024 letter to the New Jersey Superior Court Appellate Division. The Commission’s Deputy Attorney General met with the applicant’s attorney on January 31, 2025 to discuss the appeal and the potential for its withdrawal, given the November 27, 2024 letter is not a final agency decision and thus the Appellate Division does not have jurisdiction over the matter.

1.2B LEGISLATION

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.

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 November 6, 2024, the Commission's Executive Director issued a letter to Pemberton Township finding that the submitted revegetation and rain garden plans were substantially consistent with the requirements of the MOA and permitting the development to proceed, provided any other necessary approvals and permits are obtained. Commission staff reviewed and provided comments to NJDEP on a revised right of entry agreement in mid-December 2024.
- **Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval by, the Commission. Staff 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 and met with municipal representatives on August 27, 2024. A conference call between staff and representatives of Evesham occurred in early September to discuss the portions of the Black Run Preserve that were subject to a 2008 Deed Restriction. Evesham Township subsequently provided a list of Blocks and Lots that comprise the Preserve and the full acreage of same. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project.
- **South Jersey Transportation Authority (SJTA):** 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 SJTA. Both the MOA and MOA amendment allow deviations from the CMP's threatened or endangered wildlife standards because of development impacts to threatened and endangered bird species, among other things. On September 20, 2024, staff met with SJTA to discuss proposed development at the airport, in the Auxiliary Development Area and the former Grassland Conservation Management Area. Additional information concerning the proposed development within the Auxiliary Development Area was submitted by SJTA on October 22, 2024. Staff provided guidance on potential alternatives and procedural options by letter dated November 19, 2024. SJTA staff and its representatives met with Commission staff on December 6, 2024 to continue discussing standards and procedures for the proposed development in and around the Auxiliary Development Area at the airport.

1.3 HUMAN RESOURCES

- **Recruitment:** A candidate was selected to fill the Resource Planning Specialist vacancy in the Land Use Programs office. Their start date is February 10, 2025. Recruitment efforts continued for an Environmental Specialist in the Regulatory Programs Office.
- **Contract Negotiations:** In January, upon expiration of the veto period for the Commission's December 13, 2024 meeting minutes, a Memorandum of Understanding with CWA Local 1040, was executed. A special open enrollment period for any employees interested in changing their health care plans was provided from January 13 - January 27. Retroactive payments of salary increases were distributed to all eligible employees on January 30, 2025. The retroactive payments reflect the adjustments made to salaries as part of the recent CWA agreement and were issued to ensure that employees receive the correct compensation for the time covered by the new contract agreement.
- **Medicare Reimbursements:** Fourth quarter Medicare Part B reimbursements were prepared and submitted to Business Services for payments. Updated information for 2025 was also requested from all retirees.
- **FSA Renewal:** Flexible Spending Account renewals for 2025 were processed.
- **Benefit Time Records:** Employee benefit time records were reviewed and adjusted as necessary.
- **State Health Benefits Program:** The new 2025 plan rates were implemented for the health and dental deductions.
- **Interim Evaluations:** The new electronic evaluation system was implemented during the 2024-25 interim evaluation period. The evaluation system was created to make the evaluation process smoother and more efficient for both supervisors and employees. Changes and improvements will continue into the next evaluation phase to further optimize the evaluation process.

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** Staff participated in the monthly IAC meeting and Vulnerability Assessments work group meeting. The IAC received an update on the United States Army Corps of Engineers Back Bay Study and on the anticipated publication of the annual report, flood actions, and the extreme heat Resilience Action Plan (RAP) 2025 publications. The Vulnerability Assessments Work Group heard a presentation on a planning project to address future flooding impacts in the San Francisco Bay area and a presentation from the Port Authority of New York and New Jersey on a more site-specific, engineering-based assessment of critical assets that would be impacted by emerging climate risks.
- **New Jersey Board of Public Utilities (NJBP):** On January 24, 2025, staff met with NJBP to discuss the New Jersey Storage Incentive Program Straw Proposal and draft rules. The focus of

the meeting was on the proposed siting standards for energy storage systems to serve solar energy facilities.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	10	10
Drafted or Introduced	2	2
Total ¹	6	6
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	0	0
No Issue Finding	0	0
Total	0	0
Finding Letters Issued³	0	0

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	11	11
Surveys Required	2	2
Surveys Reviewed	1	1
Certificates of Appropriateness Required	0	0

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.

Notable Activity:

- **Fenwick Manor Rehabilitation:** At the Commission's request, the New Jersey Division of Property Management and Construction canceled its procurement (RFP) process for the Fenwick Manor Rehabilitation project on January 28, 2025. Commission staff drafted a new RFP for an historic preservation architect to assist with the rehabilitation project. That RFP is expected to be posted on the Commission's website and distributed to qualified consultants in early February. In mid-January, the Executive Director submitted a request to the Governor's office for additional funding in recognition of the increase in costs associated with the year-long delay in project commencement. Additional funding to complete all of the work outlined in the Preservation Plan was also requested.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	86.5	86.5
PDCs Severed	0	0
Acres Protected	0	0
PDCs Extinguished	0.11	0.11
Acres Protected	0	0
PDCs Sold	2.50	2.50
Average Sales Price per PDC	\$89,333	\$89,333
Average Sales Price per right	\$22,333	\$22,333
PDCs Redeemed	0	0

Notable Activity:

- **Allocations:** Three Letters of Interpretation allocating PDCs were issued in January. An LOI allocating 83.25 (333 rights) was issued to a 3051.79-acre parcel in the Special Agricultural Production Area of Washington Township. An LOI allocating 3.0 PDCs (12 rights) was issued to an 88.67-acre parcel in the Agricultural Production Area of Berkeley Township. An LOI allocating 0.25 PDCs (1 right) was issued to an 18.84 acre-parcel in the Preservation Area District of Washington Township.
- **Extinguished PDCs:** The NJDEP permanently preserved a 20.64 acre parcel in the Preservation Area District of Woodland Township, extinguishing an allocation of 0.11 PDCs.
- **Sales:** In January 2025, the PDC Bank was notified of two sales transactions that occurred in late 2024. The Bank subsequently processed the sale of 2.50 PDCs at \$21,000 per right and 2.0 PDCs

at \$24,000 per right.

3.4 SPECIAL PROJECTS

- **Permanent Land Protection Summit:** Planning began for the third annual summit with an anticipated focus around accessible trail development. The Summit is being planned for early April to coincide with launching a new round of grant offering through the Pinelands Conservation Fund land acquisition program.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	4	4
Certificates of Filing	14	14
Public Development Reports	3	3
Forestry Certificates of Filing	0	0
PDC Letters of Interpretation	3	3
Non-PDC Letters of Interpretation	1	1
MOA Consistency Determinations	0	0
Review of Agency Determinations	54	54

4.2 NOTABLE APPLICATIONS

- **115 Residential Dwelling Units, Regional Growth Area, Hamilton Township (Applicant: Hershel Weiss, Cotton Mill Associates, App. No. 1989-0546.017):** This application proposes the redevelopment of an existing three-story textile manufacturing building (the “Cotton Mill”) on a 5.2-acre parcel in the Mays Landing area. A three-story addition to the existing manufacturing building is proposed to accommodate 115 residential apartments. On June 7, 2023, the Commission issued a Certificate of Filing for the proposed development. In December 2024 and January 2025, the applicant advised the Commission that, based upon a New Jersey Department of Environmental Protection regulation, the proposed three-story addition must be located perpendicular to “coastal waters.” Accordingly, the applicant is now proposing demolition of the existing three -story manufacturing building and construction of a new six-story building on the existing foundation. By email dated January 30, 2025, the applicant inquired as to whether the previously issued Certificate of Filing may still be utilized to pursue necessary county and municipal permits and approvals. That request is currently under review.

- **Replacement of an Onsite Septic System Serving 30 Mobile Home Dwelling Units, Forest Area, Barnegat Township (Applicant: Pinewood Estates Associates, App. No. 1981-0786.009):** On December 16, 2024, information was submitted to the Commission proposing the replacement of an existing onsite septic system that currently services 30 mobile home dwelling units on a 93.5-acre parcel. There is an existing 275 dwelling unit mobile home residential community on the parcel. The residential community is serviced by a total of 38 onsite septic systems. On January 24, 2025 and January 27, 2025, the Commission staff requested certain information to complete its review of the proposal. On January 27, 2025, additional information was submitted to the Commission. That information is currently under review.
- **Two Commercial Buildings, Evesham Township (Applicant: Gary F. Gardner, Inc., App. No. 1990-0590.006) and Municipal Building Parking Area and Access Driveway, Regional Growth Area, Evesham Township (Applicant: Evesham Township, App. No. 1986-0433.009):** App. No. 1990-0590.006 proposes the construction of a 9,750 square foot retail commercial building and a two-story 14,450 square foot office building on a 5-acre privately owned parcel. App. No. 1986-0433.009 proposes development of a 39-space municipal parking area and access drive located primarily on the same 5-acre privately owned parcel and partially on an adjacent publicly owned parcel. The adjacent publicly owned parcel contains the existing Evesham Township municipal building. On May 20, 2024, the Commission received notice that the Township Planning Board had approved the proposed retail commercial building and office building. The same Township approval also approved the proposed development of a municipal parking area and an access drive. By letter dated July 3, 2024, the Commission staff scheduled a public hearing to review several issues raised by the Township approval, including the need to complete an application with the Commission for the proposed municipal parking area and access drive. On December 11, 2024, the necessary application was submitted to the Commission. On January 24, 2025, the Commission issued a letter identifying the information required to complete that application.
- **Cannabis Cultivation and Manufacturing Building, Regional Growth Area, Hamilton Township (Applicant: Fresh Cut Cannabis, App. No. 1987-0444.006):** This application proposes the development of a 47,630 square foot building for cannabis and manufacturing on a 10.44-acre parcel. The parcel is located in the Hamilton Township Industrial Park. On October 18, 2023, the Commission staff issued a Certificate of Filing for the proposed development. On December 18, 2024, the Commission received notice that the Township Planning Board had approved the proposed development. By letter dated January 30, 2025, the Commission staff scheduled a public hearing for March 3, 2025 to review the substantial issues raised by the approval with stormwater management and threatened and endangered species standards. The T&E species issue was raised based upon two sightings in 2024 of a threatened animal species in the immediate vicinity of the 10.44 acre parcel.
- **Forestry, Preservation Area District and Forest Area, Lacey and Ocean Townships (Applicant: Ocean County, App. No. 1983-4180.005):** This application proposes 2,290 acres of forestry on a 12,614-acre parcel known as the Ocean County Forked River Mountain Wilderness Area. An application was submitted in June 2023. The required application fee was submitted in November 2024. The application remains under review.

- Residential Development, Regional Growth Area, Monroe Township (Applicant: Morgan Development Group, App. No. 1993-0282.003):** On August 13, 2007, the Commission staff issued a letter indicating that a Township final subdivision approval for the development of 82 single family dwellings on this 40-acre parcel could take effect. On May 1, 2006, certain amendments to the CMP stormwater management standards took effect. Based upon the applicant revising the proposed development to address the May 1, 2006 stormwater management amendments, on August 2, 2012, the Commission staff issued a letter indicating that a Township extension of final subdivision approval and amendment of the prior Township final subdivision approval for 82 single family dwellings approved on September 6, 2007 and May 13, 2012 respectively could take effect. Further amendments to the CMP stormwater management standards took effect on January 18, 2022. On October 10, 2024, a Township preliminary subdivision approval granted on December 4, 2019 for the proposed development of 82 single family dwellings on the parcel was submitted to the Commission. Because the Commission had not issued a letter indicating that the 2019 Township preliminary subdivision approval could take effect, it is subject to the January 18, 2022 CMP stormwater amendments. By letter dated November 15, 2024, the Commission staff advised that a hearing was required to review the substantial issue raised by the proposed development with the current CMP stormwater management standards. On December 16, 2024, the applicant submitted a revised stormwater management plan. On December 23, 2024, the Commission staff met with the applicant and representatives of the applicant to discuss the stormwater management issue. At that meeting, the Commission staff offered suggestions that the applicant could consider to address the current CMP stormwater management standards. Based upon the provided suggestions, the applicant submitted a second revised stormwater management plan on January 17, 2025. Upon completion of its review of both the December 16, 2024 and January 17, 2025 revised stormwater management plans, the Commission staff issued a letter on January 30, 2025 indicating that the proposed development remained inconsistent with the January 18, 2022 CMP stormwater amendments. The January 30, 2025 Commission staff letter provided several suggestions that the applicant could consider to bring the proposed development into substantial conformance with the January 18, 2022 CMP stormwater amendments.
- Landfill Soil Cap, Regional Growth Area, Hamilton Township (Applicant: Hamilton Township, App. No. 1984- 1306.002):** This application proposes a soil cap on a closed, municipal landfill. The landfill is located on a 38-acre parcel within the Hamilton Township Industrial Park. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A T&E animal species survey completed for the application identified the presence of a threatened animal species on the parcel. By letter dated July 15, 2024, the Commission staff advised the applicant that either additional T&E species survey work or revisions to the proposed site layout were required to demonstrate consistency with the T&E animal species protection standard. The Commission staff letter suggested the provision of forested corridors around the perimeter of the parcel, outside of the limits of the actual proposed landfill cap and solar facility, to address the T&E species issue. By letter dated August 1, 2024, the applicant advised that the Commission staff's suggested approach was not practical and would jeopardize the landfill capping and proposed solar facility. By letter dated October 11, 2024, the Commission staff advised that it remained necessary to demonstrate that the proposed development meets the T&E animal species protection standard. Thereafter, the Commission staff contacted the Mayor and Township Administrator to schedule a meeting to discuss the matter. On December 16, 2024, the Mayor, Township Administrator, Township Attorney, Township Community Development Director and the applicant attended a meeting with the Commission staff. At that

meeting, the Commission staff discussed the various options available to the applicant to advance the application. The Commission staff reiterated its suggestion to provide forested corridors outside of the limits of the actual proposed landfill cap and solar facility to address the T&E species issue. On January 7, 2025, the applicant submitted proposed revisions to the site layout providing forested corridors around the perimeter of the parcel. By letter dated January 8, 2025, the Commission staff advised that the proposed revisions to the site layout addressed the previously identified T&E animal species protection standard. Staff requested the submission of a fully revised site plan reflecting the proposed revisions.

- **Stormwater Management Basins, Regional Growth Area, 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. Approximately 330 of the 563 single family dwellings have been constructed. Two of the stormwater basins on the parcel are not functioning as designed, which constitutes a violation of the Township's and the Commission's stormwater management standards. By email dated January 31, 2025, the Township Engineer advised that on January 28, 2025, the Township Planning Board had approved certain changes to address the remediation of the two stormwater management basins. A Township Planning Board Resolution formally approving the proposed changes to the two stormwater basins is anticipated to be approved on February 25, 2025. The January 31, 2025 email from the Township Engineer also inquired about the feasibility of allowing additional building permits to be issued. That information is currently under review.
- **Improvements to an Existing Agricultural Access Driveway, Agricultural Production Area, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing driveway that provided access to an existing agricultural operation was being improved and widened. On February 21, 2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purpose of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. The Commission staff letter further advised that if any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. By letter dated December 11, 2024, the Commission staff wrote to the property owner seeking clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024. The Commission's December 31, 2024 letter also responded to several other questions posed by the property owner. On January 30, 2025, the Commission received an email from the property owner advising the NJDEP that all "unauthorized fill" had been removed from the parcel and requesting that a site visit be scheduled. That site visit is currently being scheduled.
- **Increase in water allocation from existing well, Rural Development Area, Winslow Township (Applicant: Anthony Bonasera, Pinelands Golf Club, App. No. 1984-0138.004):** This application

proposes an increase in water allocation from the Kirkwood-Cohansey aquifer. The Commission issued a Certificate of Filing on February 2, 2023. On December 16, 2024, the Commission received notice of a public hearing to be held on January 14, 2025 by NJDEP, Division of Water Supply & Geoscience, on an application to divert seven million gallons of water per month from four wells and one pond intake. Commission staff met with NJDEP staff on January 13, 2025 to discuss the application and relevant CMP standards. By letter dated January 16, 2025, Commission staff notified NJDEP that the application was inconsistent with the CMP's water management rules, which took effect on December 4, 2023 and were incorporated in Winslow's land use ordinance on August 20, 2024. The letter advised that, due to the inconsistencies, NJDEP could not issue the requested Water Allocation Permit. NJDEP subsequently postponed the public hearing and notified the applicant that NJDEP would not issue a decision at this time and that the applicant should return to the Commission to demonstrate that the proposed increase in allocation is consistent with CMP standards. NJDEP and Commission staff are scheduled to meet in mid-February to discuss ongoing coordination related to water allocation permitting.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In January, 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. Ponds remained dry this month due to the lingering effects of the 2024 drought in the Pinelands region. Science staff also downloaded water level data from one of the seven ponds where continuous water level recorders were installed. All forest and pond water level data through December 2024, were uploaded and are now accessible on the Commission website.
- **Rare Snake Monitoring:** In January, Science Office staff received approval from the New Jersey Department of Environmental Protection (NJDEP) to construct corrals around new snake hibernacula discovered in 2024. Science staff continued to repair snake corrals that were damaged during the Tea Time Hill wildfire. Science staff entered all 2024 snake hatchling data collected from corn snake and pine snake clutches hatched in the lab. Staff continued to maintain and service Passive Integrated Transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** In January, Science staff made preparations to deploy iButtons at all turtle hibernacula to collect air and soil temperature data. The temperature data and other factors can be used to predict when the turtles will emerge from hibernation in the spring.

- **Drift Fence Study:** Science staff continued to analyze snake capture data that were collected as part of a four-year drift fence study.
- **King Snake Study:** Science staff continued with data analysis. The request for a one-year, no-cost extension of the project period is under review by the U.S. Environmental Protection Agency.
- **Snake Fungal Disease Monitoring:** Sample vials and snake fungal disease photos collected from snakes and egg clutches in 2024 were sent to Virginia Tech researchers for snake fungal disease analysis.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to swab Pinelands snakes for adenovirus.

COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:**
The Communications Office received and responded to approximately 79 inquiries from the public in January, including phone calls, e-mails, and media inquiries.

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

- **Press Releases:**
Commission staff prepared and issued two press releases in January.



Above: Staff shared 244 photos on its Instagram site in January, including this photo of a tufted titmouse perched beside a trail in the Pinelands.

- **Pinelands Calendar:**
Commission staff continued to distribute calendars at the agency's headquarters in January.
- **Annual Report:** Throughout January, Commission staff gathered data and wrote, designed and edited the agency's 2024 Annual Report.
- **Social Media:** In January, staff shared 244 photos and eight videos on the Commission's Instagram site and 58 tweets and retweets on X.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Biosphere**
Pinelands Commission staff led a tour of the Pinelands for representatives from the United Nations Educational, Scientific and Cultural Organization (UNESCO) on January 10, 2025, including a delegation from Paris and New York and renowned Swiss chef and plant-based food advocate Daniel Humm. UNESCO designated the 1.1-million-acre Pinelands as a Biosphere Reserve in the 1980s. The Pinelands Commission oversees the protection of resources in the



Above: The Pinelands Commission led a tour of the Pinelands for representatives from UNESCO in January. Attendees learned about the Pinelands while visiting the exhibits at the Commission's headquarters. Shown above (from left to right) are Commissioner Jerry Irick, Commission Chair Laura E. Matos, Chef Daniel Humm, Commission Executive Director Susan R. Grogan, and Meriem Bouamrane, Chief, Bureau of Strategic Planning, UNESCO (Paris).

Pinelands and manages the Pinelands biosphere. The group went on a guided bus tour at Pine Barrens Native Fruits cranberry farm and at historic Whitesbog Village. They also toured the Pinelands Preservation Alliance's Rancocas Creek Farm, which grows chemical-free produce at its 72-acre site in Southampton, NJ. The group learned about and discussed the special qualities of the Pinelands biosphere and its environment, and how the region supports and sustains agriculture, such as the production of blueberries and cranberries. They also discussed farming practices that promote environmental stewardship.

- **Pinelands Short Course:** Registration for the 36th annual Short Course opened in early January 2025. The event will be held at Stockton University's main campus in Galloway Township, NJ, on March 8, 2025, and it will feature 37 educational programs, including 24 new presentations. Staff promoted the event in numerous posts on Instagram and X throughout January.
- **Education Programs:** A member of the Communications Office educated approximately 90 people while delivering numerous programs in January.
- **Barnegat Bay Partnership:** A member of the Communications Office chaired a Barnegat Bay Partnership Communications and Education Committee meeting on January 29, 2025.

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. In January, staff finalized requirements for the Commission's annual report and produced draft data and charts for review.
- **Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff continued to work on the zoning layer to integrate changes with the new zoning system that is under development. Staff prepared draft maps for inclusion in the annual report. Staff participated in the New Jersey Geospatial Forum monthly meeting.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff continued beta testing of the Zscaler client and worked with Zscaler customer support to continue the successful roll out of the system.
- **Conformance Tracking/Zoning system:** Staff participated in weekly meetings with the Land Use Programs Office and continued development of the new system.
- **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.
- **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 Land Use Programs Office in maintaining PLP records on an as-needed basis.
- **Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff worked with the Human Resources office to create an online version of the annual internal employee evaluation system, tested the system, and released it for the 2025 evaluation cycle. Staff continued the required migration of legacy data and Oracle database to new server, working with Oracle support on hosting details. Staff worked with the Office of Information Technology (OIT) to plan the required next steps to upgrade the Active Directory servers and replace Hewlett Packard network switches with OIT

compliant hardware. Proposals were received from OIT for Active Directory hosting and members of the network staff visited the Pinelands Commission offices to deliver network hardware. Staff prepared training to highlight the features of Microsoft Teams Voice for use by Commission staff.

8 BUSINESS OFFICE

8.1 Financial Management

- **Application Fees:** January 2025, Net Total: \$146,928.12; Fiscal Year to Date Total: \$519,520.04. This equates to 69.27% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for January includes 20 online application payments totaling \$11,874.37.

8.2 FACILITIES MANAGEMENT

- The Richard J. Sullivan Building experienced two incidents of sewer drainage congestion. Plumbers were able to snake the line at fifty feet and free the congestion. The Pemberton Township Sewer Division came out to verify the sewer drainage mapping for any future incidents that will likely require sending a camera into the sewer cleanout drain. In addition to drainage issues, the elevator has stopped on two separate incidents with passengers inside. Staff were able to open the doors so that the passengers could exit safely, without the need for emergency services. The elevator was serviced after each incident.

Attachment 1:**Pinelands Related Legislation**

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A575/S2751	Stanley, Karabinchak, Conaway/Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24 Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
A682/S699	Kean/Singer	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill - Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill –Reported from the Senate Environment and Energy Committee as substitute and referred to the Senate Budget and Appropriations Committee
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	Reintroduced, Referred to Assembly Environment, natural

		grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24
A1219/S2979	Sauickie/Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
A1300	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
A1301	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.
A1302	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid

			Waste Committee on 1/9/24.
A1303/S1074	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/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 Waste Committee on 2/12/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.
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.	Assembly Bill – Reported out of the Assembly Appropriations Committee on 3/14/24, Second Reading. Substituted by S2792 on 6/28/24 Senate Bill – Passed by Senate and Received in Assembly without Reference, Second Reading on 5/13/24. Passed both Houses on 6/28/24 Signed by the Governor on 7/10/2024, P.L. 2024, c. 29
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	Assembly Bill – Reported out of Assembly Appropriation Committee on 3/14/24, Second Reading. Substituted by S2793 on 6/28/24 Senate Bill – Passed by Senate and Received in the Assembly without Reference, Second Reading on 5/13/24.

			Passed both Houses on 6/28/24 Signed by the Governor on 7/10/2024, P.L. 2024, c. 30
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	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
A3820/S609	Fantasia/Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.
A3831	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise may be permitted on a preserved farm	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.

A3833	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
A3914/S3268	Katz/Steinhardt	Permits agriculture-related events on preserved farmland	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24
A3951/S2594	Fantasia/Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24 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

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

			Environment and Energy Committee on 4/11/24
A4223/S3114	Sampson/Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
A4260	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/S2347	Lopez/Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – 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
A4569/S2788	Freiman, Katz, Simmons/ Cruz-Perez, Turner	Appropriates \$128.241 million from constitutionally dedicated CBT revenues to State Agricultural Development Committee for farmland preservation purposes	Assembly Bill: Substituted by S2788 on 10/28/24 Received in Assembly on Concurrence with Governor's Recommendations on 12/19/24 Senate Bill: Received on Senate, Second Reading on Concurrence on 10/28/24 Passed both houses on 10/28/24 Conditional Veto received in Senate on 12/12/24, 12/19/24 Concur. with Governor's Recommend. passed by Senate on 12/19/24
A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee
A4791/S3728	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee

			Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
A4847/S3715	Fantasia/Space	Requires establishment and implementation, in certain circumstances, of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24
A4850	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee
A4862/S1593	Freiman/Zwicker	The "New Jersey Town Center Microgrid Pilot Program Act"	Assembly Bill: Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/23/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24
A5047/S3840	Burzichelli/DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to	Assembly Bill: Introduced, Referred to the Assembly Commerce,

		accommodate load associated with solar panels	Economic Development and Agriculture Committee on 11/14/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
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. Passed by the Senate on 5/20/24. Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/A4513	Scutari/Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 10/28/24. Reported out of Committee with Amendments on 12/19/24. Substituted by S3308 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Passed by Senate on 10/28/24. Received in Senate,

			Second Reading on Concurrence on 12/19/24. Passed Senate and Both Houses on 12/19/24
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 on 6/20/24
S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 6/20/24
A4926/S3618	Calabrese, Clinton/Smith, Greinstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 9/19/24; Passed by Senate on 10/28/24.
S3656	Testa, Polistina	Requires regional representation for members of BPU	Introduced, Referred to the Senate Economic Growth Committee on 9/26/24