



Pinelands Water Quality Management

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New Jersey Pinelands Commission
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The New Jersey Pinelands Commission has reached an agreement with the New Jersey Department of Environmental Protection (DEP) to ensure that the Commission maintains its authority over water quality management in the Pinelands.

Why did the Commission reach this agreement?

- The agreement **makes certain that the existing Pinelands Management Area boundaries and Commission certified municipal zoning plans are not altered** during water quality management planning.

What are the implications of this agreement?

- The agreement **prohibits other entities** from changing the established Pinelands management area boundaries. Other than that, it has **absolutely no impact** on Pinelands rules, regulations or policies.

Does this agreement change the Commission's policies or regulations pertaining to Pinelands Villages or Pinelands Towns?

- **No.** The Commission **has not changed** any of its rules, regulations or policies regarding development in Pinelands Villages or Pinelands Towns.
- Pinelands regulations **have always allowed** the development of wastewater infrastructure in Regional Growth Areas, Pinelands Villages and Pinelands Towns.
- Through the existing Pinelands regulations, municipalities **have the option** to construct sanitary sewer infrastructure, community treatment plants and septic systems treating greater than 2,000 gallons per day of wastewater within those areas they deem appropriate for their community.
- The designation of Pinelands Villages and Pinelands Towns as sewer service areas is necessary to maintain this option; without the sewer service designation, the installation of wastewater collection and treatment infrastructure to treat wastewater in excess of 2,000 gallons per day is not permitted under DEP's rules and regulations.
- Although designation as a sewer service area **provides the opportunity** for sanitary sewer infrastructure to be built, it **does not mandate** that such infrastructure, in fact, be built.

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Does the agreement require municipalities to change their zoning and/or master plans?

- No. Because the agreement is designed to recognize and protect the existing, Commission certified municipal zoning, **no changes to current** municipal zoning or master plans are required.
- The fact that Pinelands Villages are formally recognized as sewer service areas by the DEP **does not change** the zoning currently in place.

Does this agreement increase development potential in any of the Pinelands municipalities?

- **No.** The agreement **does not allow** for an increase in permitted density or development intensity. The Pinelands rules and regulations governing development in these areas remain in place.
- The agreement **does not override** the development limitations contained in Pinelands rules and regulations.

Can the Pinelands Commission help municipalities who believe their current Pinelands Management Area designations and associated zoning plans afford too much opportunity for development?

- Yes! For example, a municipality who decides that its current zoning affords an opportunity for too much development **may work with the Commission** to modify its Pinelands Management Area designations. For example, Pinelands Villages can be reduced in size or changed to a management area that allows less development.