

New Jersey Pinelands Commission Annual Report 2007



Mission Statement
of the
New Jersey Pinelands Commission

The mission of the New Jersey Pinelands Commission is to preserve, protect and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose.

Cover Photo: Thick, green vegetation lines a tea-colored swamp in the Bass River State Forest in the Pinelands. Photo by Paul Leakan/New Jersey Pinelands Commission

New Jersey Pinelands Commission

2007

Gubernatorial Appointees

Betty Wilson, Chairperson

Candace M. Ashmun

Rev. Dr. Guy Campbell

Robert Hagaman

Stephen V. Lee III

Edward Lloyd

U.S. Secretary of the Interior's Appointee

Robert W. McIntosh, Jr.

County Appointees

Camden County

Norman F. Tomasello, Vice Chairman

Atlantic County

Edward A. Wuillermin, Jr. (January-April)

Paul E. Galletta (April-current)

Burlington County

Patrick Slavin (January-September)

Daniel M. Kennedy (September-current)

Gloucester County

Francis A. Witt

Cape May County

William J. Brown

Cumberland County

Leslie M. Ficcaglia

Ocean County

John A. Haas

Executive Director

John C. Stokes

New Jersey Pinelands Commission

P.O. Box 7

New Lisbon, NJ 08064

Phone: (609) 894-7300

Fax: (609) 894-7330

e-mail: info@njpines.state.nj.us

website: www.nj.gov/pinelands

CHAIRPERSON'S MESSAGE

As I reflect on the year 2007, I'm reminded of a quote by American inventor Thomas Edison. Edison once noted that "good fortune is what happens when opportunity meets with planning."

The quote is fitting when you consider the New Jersey Pinelands Commission's accomplishments during 2007, much of which entailed planning ahead to protect, preserve and enhance the Pinelands' special resources.

During 2007, the Commission adopted five amendments to the Pinelands Comprehensive Management Plan (CMP). These amendments will strengthen the Pinelands protection program for years to come.

The Commission also dedicated nearly \$4.2 million from the Pinelands Conservation Fund to preserve more than 3,200 acres in the Pinelands. These properties contain exceptional Pinelands habitat that will be deed restricted from future development.

What's more, the Commission won an \$82,500 grant to implement a plan to protect an environmentally-sensitive area of southern Medford and Evesham townships, and it helped to complete an innovative community planning project in Egg Harbor Township. The Pinelands Housing Task Force, which was created by the Commission, concluded its detailed analysis of housing demand in the Pinelands. The group provided specific recommendations to help ensure that vacant, developable land is used efficiently, which will discourage sprawl and help to preserve Pinelands resources.

Additionally, the Commission took action to rectify two matters that will have lasting, future benefits on the Pinelands environment. First, it approved an agreement to end the discharge of treated wastewater into a Pinelands stream in Buena Borough. Secondly, the Commission reached an agreement that permits the extension of public sanitary sewer service to the Ancora Psychiatric Hospital in Winslow Township. This will enable the hospital to decommission a failing wastewater treatment plant located onsite and head off a potential public health problem. Also, the hospital will no longer use the Kirkwood-Cohansey aquifer for its water supply, which will reduce stress on the aquifer.

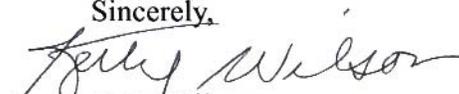
Commission scientists continued a major, multi-year study of the Kirkwood-Cohansey aquifer that underlies the Pinelands. They also advanced a comprehensive review of landscape and watershed conditions throughout the Pinelands. This assessment could prompt changes in land-use designations so that valuable areas are afforded the best possible protection.

Last but not least, the Commission placed a strong emphasis on raising awareness and appreciation of the Pinelands by carrying out several public education projects. This included the 18th annual Pinelands Short Course, which featured 26 educational presentations and attracted a record crowd of 450 people. The projects also included in-class presentations, the new Pinelands Speaker Series and work to complete a new National Park Service brochure for the Pinelands National Reserve.

In many ways, the success of the Pinelands protection program hinges on our efforts to take the initiative and plan ahead. I believe the Commission's actions in 2007 will go a long way toward creating good fortune for this region we so cherish.



Sincerely,


Betty Wilson

PINELANDS COMMISSION HIGHLIGHTS FOR 2007

- Two new Commission members join Pinelands panel. Page 1.
- Commission adopts five amendments to Pinelands Plan. Pages 1-2.
- Commission receives \$82,500 grant to implement plan to protect natural resources in southern Medford and Evesham townships. Pages 2-3.
- Pinelands Housing Task Force releases Final Report. Pages 3-4.
- Livable Community Plan released in Egg Harbor Township. Page 4.
- Commission launches Wildfire Safety Planning Project. Pages 4-5.
- Commission dedicates nearly \$4 million from the Pinelands Conservation Fund to preserve more than 3,200 acres in the Pinelands. Pages 10-11.
- Commission scientists lead major study of the Kirkwood-Cohansey aquifer for the fourth straight year. Page 14.
- Commission scientists advance study of the Pinelands' ecological integrity. Page 14-15.
- Commission scores major legal victory in waste transfer station case. Pages 17-18.
- Commission reaches agreement to end discharge of treated wastewater into a Pinelands stream. Page 18.
- Commission approves agreement that permits the extension of public sanitary sewer service to the Ancora Psychiatric Hospital. Pages 18-19.
- Pinelands Short Course draws record crowd. Pages 22-23.
- Pinelands Commission takes steps to reduce waste and inefficiencies. Pages 25-26.

List of Significant Projects or Actions of the New Jersey Pinelands Commission that Furthered New Jersey's Economic Growth Strategies in 2007:

- **Pinelands Housing Task Force** (see Pages 3-4): This project supports the third priority of New Jersey's economic growth strategy.

- **Pinelands Development Credit Study** (see Page 8): Since the Pinelands Development Credit program helps to promote sustainable growth, this project supports the third priority of New Jersey's economic growth strategy

- **Kirkwood-Cohansey Study** (see Page 14): To the extent that this project will help government agencies make strategic water supply investments in a sustainable manner, it supports the third priority of New Jersey's economic growth strategy.

- **Electric Transmission Right-of-Way Plan** (see Page 15): This project supports the first priority of New Jersey's economic growth strategy.

- **Pinelands Excellence Program** (see Page 4): This project helps to address the third priority of New Jersey's economic growth strategy.

- **Southern Pinelands Natural Heritage Trail** (see Page 7): This project helps to address the third priority of New Jersey's economic growth strategy.

- **Website Enhancement** (see Page 24): This project helps to address the fourth priority of New Jersey's economic growth strategy.

New faces join the Commission in 2007

The Pinelands Commission gained two new members in 2007. Paul E. Galletta joined the Commission in April as Atlantic County's new representative on the 15-member panel. A lifelong resident of Hammonton, Galletta is the owner and director of the Atlantic Blueberry Company, the largest blueberry farm in the United States. He is a member of the Atlantic County Board of Agriculture, the New Jersey Beekeepers Advisory Board, the New Jersey Farm Bureau, the North American Blueberry Council and the U.S. High Bush Blueberry Advisory Council. He is vice chairman of the Hammonton Parks and Recreation Commission, chair of the Hammonton Lake Water Quality Committee and vice president of the Hammonton Italian Sons and Daughters' board of trustees.

Galletta replaced Edward A. Wuillermin Jr., another Hammonton resident who had represented Atlantic County on the Commission since July 2001.

Daniel M. Kennedy of Bordentown City joined the Commission in September as Burlington County's new representative. Kennedy has served as the Coordinator of Burlington County's Farmland Preservation Program since 2004. There, he manages all facets of the county's agriculture retention programs, including easement and fee simple transactions, as well as monitoring and promoting transfer-of-development rights programs and participation in the Pinelands Development Credit Program. He holds a master's degree in City and Regional Planning from Rutgers University and a bachelor's degree in Environmental Science from the University of Delaware.

Kennedy replaced Patrick Slavin, who had served as Burlington County's representative on the Commission since March 2004.

The Pinelands Commission consists of 15 members: seven appointed by the Governor of New Jersey, one appointed by each of the seven Pinelands counties and one appointed by the U.S. Secretary of the Interior. Members of the Commission serve staggered, three-year terms and are uncompensated for their service.



**Paul E.
Galletta**



**Edward A.
Wuillermin Jr.**



**Daniel M.
Kennedy**



**Patrick
Slavin**

LAND USE & PLANNING

Pinelands Comprehensive Management Plan Amendments

In 2007, the Pinelands Commission adopted five amendments to the Pinelands Comprehensive Management Plan (CMP). The amendments are as follows:

■ **Nonconforming Uses:** The CMP was amended to stipulate that a nonconforming use will be considered abandoned if it is voluntarily ceased or discontinued for a period of two years. In general, the Commission's goal has been, and will continue to be, the ultimate cessation of nonconforming uses throughout the Pinelands. The amendment also defines "nonconforming use" and "abandonment" as it relates to nonconforming uses. The amendment makes clear that it is the applicant's responsibility to demonstrate that a nonconforming use has not been abandoned by providing objective proof of intent to continue the use.



The Commission adopted five amendments to the Pinelands Plan in 2007. Photo/Paul Leakan

■ **Accessory Recycling Centers:** The CMP was amended to clarify that accessory recycling centers should be permitted in the Pinelands-designated Preservation Area District and Forest Area only at those existing resource extraction sites and manufacturing sites that are within one mile of a Regional Growth Area or Pinelands Town. The restriction is in keeping with the Commission's longstanding policy of locating waste management facilities in or near those areas from which the wastes, or in this case, recyclable materials, are generated.

■ **Alternate Design Wastewater Treatment Systems Pilot Program:** In August 2002, new rules took effect that amend the Pinelands Comprehensive Management Plan to establish a Pilot Program for Alternative Design Wastewater Treatment Systems. The rules significantly reduce groundwater pollution from residential septic systems. The Commission requires the use of advanced wastewater treatment system technologies for all new residences on lots smaller than 3.2 acres to provide enhanced nitrate-nitrogen removal prior to discharge of treated wastewater to the high quality aquifers that underlie the Pinelands.

The CMP was amended to incorporate a series of changes relative to the Pilot Program. One of the changes, for example, eliminates one of the five approved treatment technologies due to the lack of participation by one of the vendors. Another amendment to the CMP authorizes the use of alternate design systems in all Pinelands municipalities for the duration of the pilot program, whether or not all of the standards of the program have been reflected in a municipal ordinance. The CMP also was amended to permit the continued installation of the pilot program systems through August 5, 2010.

The CMP was amended to incorporate a series of changes relative to the Pilot Program. One of the changes, for example, eliminates one of the five approved treatment technologies due to the lack of participation by one of the vendors. Another amendment to the CMP authorizes the use of alternate design systems in all Pinelands municipalities for the duration of the pilot program, whether or not all of the standards of the program have been reflected in a municipal ordinance. The CMP also was amended to permit the continued installation of the pilot program systems through August 5, 2010.

■ **Escrows:** The CMP was amended to expand the escrow requirements by allowing the Commission's Executive Director to require escrows not only for development applications but for other matters pending before the Commission. Should these matters involve complex issues that necessitate specialized expertise, the Executive Director will now be able to require an escrow in order to retain a consultant to assist in the Commission's review. As an example, it is anticipated that such escrow requirements may be invoked when a comprehensive plan for local communications facilities is submitted to the Commission.

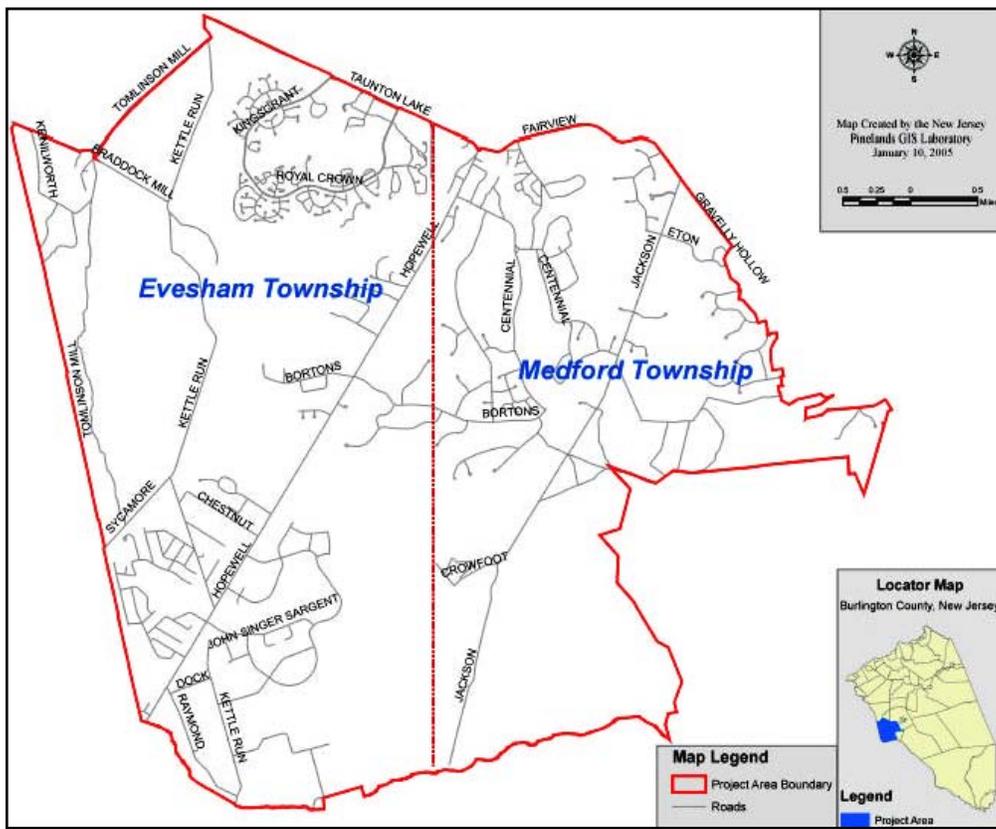
■ **Withdrawal of Applications for Development:** The CMP was amended to better address situations where development applications submitted to the Commission for review remain incomplete for lengthy periods of time. Specifically, the CMP was revised to indicate that direct activity in furtherance of a development application must occur within two years of the Commission's request for information, or that application will be deemed withdrawn.

Southern Medford & Evesham Conservation Plan

In January 2007, the Commission received an \$82,500 grant from the William Penn Foundation to help implement the Southern Medford & Evesham Sub-regional Resource Protection Plan. This grant complemented an initial grant awarded to the Commission by the Foundation in 2004 to develop the Plan in collaboration with representatives from New Jersey Department of Environmental Protection, Medford and Evesham Townships.

The Plan's study area encompasses the 22-square-mile southern portion of Medford and Evesham townships. Although primarily rural in character, almost 75 percent of this area is designated for modest amounts of residential development under local zoning. However, data compiled in recent years has shown that this area has significant natural resources, including undisturbed sub-watersheds, as well as rare plants and animals.

The Sub-regional Natural Resource Protection Plan proposes regulatory strategies that are intended to reduce



Map of the project area in southern Medford and Evesham Townships

development disturbance and protect areas with high resource values; protect and expand uninterrupted forest areas; shift development from areas with high resource value to areas more suited to growth; and cluster development into a more compact form to limit the effects of sprawl and increase open space opportunities. The Plan also proposes three non-regulatory strategies, one of which is aggressive land acquisition coupled with effective land management. Land acquisition is one of the most powerful tools to protect important natural resources.

In addition, the Plan recommends inventory work to more systematically determine the presence of rare plants within the project area. Finally, the Plan recommends a land stewardship

program to promote public appreciation of the area’s botanical heritage and to encourage residents, planning and zoning boards, builders and other businesses to adopt native plant landscaping and best management practices, including the beneficial reuse of wastewater for turf irrigation.

The implementation grant from the William Penn Foundation will enable to the Commission to work closely with Medford and Evesham to develop the land-use regulations and procedures for administering programs to transfer growth and reduce development intensities in the most environmentally-sensitive areas of both communities. In turn, these efforts are expected to protect water quality and preserve the area’s significant and unique natural resources.

Pinelands Housing Task Force

The Pinelands Housing Task Force released a Final Report in January 2007, concluding that sufficient vacant, developable land remains available to accommodate the demand for housing in the Pinelands into the foreseeable future.

The Pinelands Commission created the Pinelands Housing Task Force in 2004 to review and update projections of housing demand within the Pinelands and to determine whether zoning capacities within and outside the Pinelands Area are in keeping with the demand. The 20-person Task Force was composed of governmental and non-governmental organizations, including state, county and municipal officials, as well as representatives from the Coalition for Housing and the Environment, the New Jersey Builders Association and the Pinelands Preservation Alliance. Beginning in 2004, the Task Force undertook a rigorous examination of the development demand for all of southern New Jersey and development capacity in the Pinelands.

The objective of the group’s housing demand analysis was to project the future demand for housing within the Pinelands and determine whether sufficient developable land is available in the Pinelands Regional Growth Areas, Towns and Villages to accommodate projected future demand.

In addition, the Housing Task Force recommended that remaining developable land be used efficiently to dis-

courage sprawl and to preserve and protect Pinelands resources. To accomplish this objective, the Task Force recommended that net residential densities be set at a minimum of 4.5 dwellings per acre, that mixed-use centers should be encouraged, and that a range of residential densities should be promoted to encourage a diversity of housing types. The Pinelands Commission concurred with these recommendations and directed staff to incorporate them in ongoing efforts to enhance the Pinelands Development Credit Program (see **Page 8 for more information**).

Pinelands Excellence Program

In January 2005, the Commission received a grant from the Geraldine R. Dodge Foundation to engage Egg Harbor Township in a community planning process in conjunction with the Commission's Pinelands Excellence Program. This Program is designed to assist Pinelands municipalities that have experienced significant growth to effectively plan their communities, particularly for infrastructure and community facilities.

The planning effort in Egg Harbor Township was designed to respond to the consequences of growth and provide the municipality with the tools it needs to affirmatively shape its community. The objective was to ask the Township to involve its residents in a collaborative and inclusive process to identify a vision for its future and, with assistance from a professional planning team, to define, formulate and "fit" a series of implementation strategies that specifically respond to the particular needs of the community. The Township appointed a Visioning Team comprised of 14 volunteer residents. The team was guided by a team of professional planners and community designers. The Team conducted 10 meetings over a year-long planning process and played an active role during public meetings that were held to solicit resident input and present plan concepts. The major conclusions described in the plan include the following:

- Egg Harbor Township's community "form" can be better managed by establishing mixed-use, pedestrian-oriented centers and conserving areas that still retain woodland character. Centers should be the primary method to create a commercial core for the Township and to create a community identity as the Township continues to grow.

- The community's environmental character should be protected by conserving areas within, or adjacent to, freshwater wetlands, limiting maximum site coverage, promoting clustering techniques and conserving existing trees and vegetation during the development process.

- Pedestrian, equestrian and biking trails should be established to link open spaces and recreation facilities to residential areas, schools, public-gathering areas and shopping areas.

- Schools should be sited so that they contribute to nearby neighborhoods and help to create a "community" where students who live in the immediate area can walk to school.

- Alternatives to automobile use should be promoted by enhancing transit and expanding pedestrian facilities to offer more recreation and safe pedestrian transportation opportunities. A system of on-road bike paths connecting interior residential areas to the arterial roadway bike paths could also reduce automobile demand.

Egg Harbor Township's Livable Community Plan was completed in March 2007 and presented to a joint meeting of the municipality's Township Council, the Planning Board, Zoning Board and Environmental Commission.

A committee of the Planning Board was assigned responsibility to prioritize the 36 implementation strategies recommended in the Plan. In December 2007, the Committee presented its recommendations to the Township Council, and the Township began efforts to implement the recommendations.

Pinelands Wildfire Safety Planning Project

In July 2007, Commission staff teamed up with the New Jersey Forest Fire Service to launch a new wildfire planning initiative aimed at identifying and implementing specific measures to mitigate wildfire hazards in two Pinelands municipalities. These measures will include creating and/or maintaining existing fuel breaks where none exist and improving maintenance of existing fuel breaks.

The project encompasses two phases. The objective of the first phase is to identify immediate fire safety issues and specific remediation strategies and to assist the participating municipalities to undertake the strategies. During the second phase of the project, the Commission and the Forest Fire Service will assist the participating communities to prepare and implement comprehensive Community Wildfire Preparedness (CWP) Plans that will be designed to culminate in Firewise Communities/USA designation.

The two participating municipalities will be identified in early 2008. The project was spurred, in part, by the May 2007 wildfire at the Warren Grove Gunnery Range in the Pinelands. The wildfire burned more than 15,000 acres and damaged several homes.

Jackson Township Rezoning

In November 2007, the Commission certified an ordinance that establishes two new zoning districts and significantly reduces residential zoning capacity in Jackson Township, Ocean County.

The ordinance creates the PED-1 and PED-9 Planned Environmental Development Districts, and adopts a revised zoning map to reflect the location of these new zones within the Pinelands Area. Based on this zoning map, approximately 223 acres of land along Jackson Township's boundary with Manchester Township are now rezoned from the RG-4 District in the Regional Growth Area to the new PED-9 District in the Rural Development Area. Additionally, approximately 10 acres of land are now rezoned from the RG-4 District to the PED-1 District within the Regional Growth Area.

Permitted uses in the new PED-9 District include agriculture, churches, municipal parks, playgrounds and buildings and single-family detached housing at a maximum density of one unit per 9 acres. All residential development in the PED-9 District is required to be clustered on one acre lots. Lands not assigned to individual residential lots must be permanently deed restricted as open space with no further development permitted through imposition of a conservation easement.

Permitted uses in the new PED-1 District are identical to those of the PED-9 District with the exception of the maximum permitted density for residential development. In the PED-1 District, a density of one unit per 3.2 acres is permitted. All residential development in the PED-1 District must be clustered on one-acre lots.

The ordinance also provides for the clustering of units from the two new PED Districts onto contiguous (commonly owned) lands in Manchester Township as part of a planned retirement community development, provided such development is in conformance with the provisions of Manchester's land use ordinance, the lands in Jackson Township are then permanently deed restricted to preclude future development and an intergovernmental agreement between the two municipalities has been executed. The ordinance specifies that a maximum of 250 units may be generated from the PED Districts in Jackson Township for this purpose.

As a result of the zoning changes, Jackson Township's RG-4 District has been eliminated in its entirety. Permitted residential density in the RG-4 Zone was six units per acre (with the use of Pinelands Development Credits), equating to a zoning capacity of over 1,400 units. Under the new PED zoning, a maximum of 28 units would be permitted if development occurred on-site in Jackson. If the clustering of units onto contiguous lands in Manchester Township occurs, 250 units are feasible. In either case, a significant reduction in residential zoning capacity results from the zoning and management area changes incorporated in the ordinance.

The PED Districts were established as the final part of Jackson Township's implementation of the Regional Natural Resource Protection Plan for the Toms River Corridor, which was issued by the Toms River Corridor Task Force in February 2004. Coordinated by the Pinelands Commission, the Toms River Task Force consisted of 20 individuals who were asked to assess the natural resources of the corridor, prioritize protection areas, suggest and implement land protection strategies, and craft a regional land use and natural resource protection plan for the area. Through a series of meetings in 2003 and 2004, the Task Force developed a comprehensive plan and implementation strategy for directing development within the corridor into clustered areas while preserving important natural resources, wildlife habitat and open space.

The objective of the PED zoning is to direct development away from environmentally sensitive land by encouraging and facilitating cluster development in sewerred, upland areas that are appropriate for higher density resi-

dential development. Lands rezoned by the ordinance from the Regional Growth Area to the Rural Development Area (the PED-9 District) are a recognized, important population center for the threatened northern pine snake and are also known to harbor at least one endangered plant species. By requiring any on-site development that occurs to be clustered and further providing the opportunity for the clustering of units from the PED-9 District to adjacent lands in Manchester Township, the protection of critical habitat will be maximized. At the same time, an appropriate amount of residential development will be allowed on less critical or environmentally sensitive lands.

Long-Term Economic Monitoring Program

The Pinelands Commission released the Long-Term Economic Monitoring Program's Annual Report in 2007. The report once again showed that municipalities in the Pinelands are outpacing those in the non-Pinelands area of southern New Jersey in several key economic indicators.

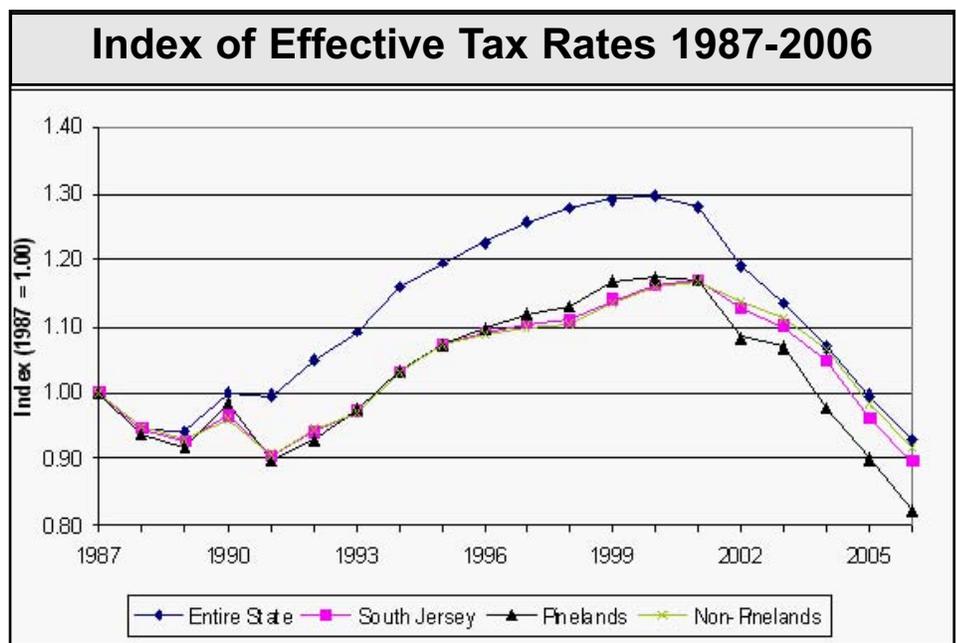
A cooperative project administered by the New Jersey Pinelands Commission and funded by the National Park Service, the annual report is a product of the Pinelands Long-Term Economic Monitoring Program. The program monitors, collects and analyzes data such as population demographics, property values, economic growth and municipal finances, with the fundamental goal of evaluating the economy of the Pinelands region in an objective and reliable way.

Data collected in 2007 reveals some key findings about the economy in the Pinelands*, including the following:

- The average residential property tax bill for municipalities in the Pinelands is \$688 lower than in municipalities in the non-Pinelands region of South Jersey and \$2,307 lower than the state as a whole.

- In 2006, the gap in the average residential property tax bill paid between municipalities in the Pinelands and the non-Pinelands widened for the sixth time in the last seven years. The average residential property tax bill in the Pinelands rose 6.8 percent in 2006 versus 8.0 percent in the non-Pinelands region.

- Effective tax rates, which measure the ratio of taxes to property value, have declined by 30 percent in the Pinelands during the last six years. During the same time period, effective tax rates have fallen by 21 percent in the non-Pinelands.



Effective Tax Rates have declined by 30% in the Pinelands over the last six years. During the same time period, effective tax rates have fallen in the Non-Pinelands by 21%.
Graph/Tony O'Donnell

- Gross debt ratios, which measure the total amount of outstanding debt of a community divided by a community's property value, suggest that Pinelands communities as a whole are in a better fiscal borrowing situation than their non-Pinelands counterparts. In 2005, the average gross debt ratio was 25 percent lower in the Pinelands than in the non-Pinelands.

■ The median selling price of homes in the Pinelands increased 87 percent during the tremendous boom in housing prices from 2001 to 2005. The median sales price for a home in the Pinelands was \$242,000 in 2006, compared to \$235,000 for the non-Pinelands. This marks the second consecutive year that the median sales price for homes in the Pinelands is higher than for homes in the non-Pinelands.

■ Despite a slowdown in real estate activity in 2006, the average equalized property value increased by 13 percent in the Pinelands compared to an increase of 10.8 percent statewide.

■ The unemployment rate in the Pinelands was 4.8 percent for 2006, compared with 5.2 percent in the non-Pinelands.

In the study, the “Pinelands” is defined as the entirety of the 47 municipalities in southern New Jersey that have at least 10 percent of their land area within the state-designated Pinelands Area. “Non-Pinelands” is defined as the remaining 155 municipalities located within the eight southernmost counties of New Jersey, including Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem.

Southern Pinelands Natural Heritage Trail

In 2005, the New Jersey Department of Transportation officially designated the Southern Pinelands Natural Heritage Trail as a New Jersey State Scenic Byway, and the Pinelands Commission applied for a National Scenic Byways Program grant to continue the process to obtain National Scenic Byway designation.

The National Scenic Byways Program awarded the Commission a \$200,000 grant to complete a comprehensive Corridor Management Plan for the Trail in 2006. The grant will be supplemented with \$25,000 in funds from the New Jersey Department of Transportation, and \$25,000 in matching in-kind services from the Pinelands Commission.

In 2007, the Commission awarded a contract for a consulting team to help prepare the Corridor Management Plan. The team consists of four firms. Taintor & Associates, Inc., is the lead consultant, with Rick Taintor as project manager. The other firms are Whiteman Consulting Group, Ltd.; Paul Daniel Marriott and Associates; and Howard/Stein-Hudson Associates, Inc.

A Corridor Management Committee, consisting of representatives of the municipalities and counties along the byway, was established in 2007 to oversee corridor planning activities. The Corridor Management Plan for the trail is scheduled for completion in spring 2009.

The 122-mile trail passes through Atlantic, Burlington, Cape May, Cumberland and Ocean counties, including portions of 16 municipalities. The trail travels along existing roadways in the southern region of the 1.1-million-acre Pinelands National Reserve.

The effort to create the byway is a major outgrowth of the Pinelands Commission's Rural Economic Development Program. Legislation passed in 1997 appropriated \$250,000 to the Pinelands Commission to help rural communities identify and plan economic development strategies to stimulate environmentally-suitable growth. Expert consultants worked with seven municipalities in limited-growth areas in the Pinelands, and several potential planning initiatives and projects were identified, including the suggestion for a New Jersey and National Scenic Byway that would bring widespread awareness and appreciation of the natural and cultural assets of the Pinelands.

Hammonton Wastewater Infiltration

In 1992, the Town of Hammonton, Atlantic County, received approval from the Pinelands Commission and New Jersey Department of Environmental Protection to replace an old sewer plant that discharged into a stream with a state-of-art treatment facility that would recharge the treated effluent into the ground through the use of infiltration basins. Unfortunately, the recharge area has not worked well, and, because wastewater continues to be dis-

charged to a surface water body, the Town is in violation of administrative consent orders, judicial consent orders and various permits, including its Pinelands approval. Although the Town had taken some steps to investigate the problems, it had not conducted a comprehensive analysis. Unless the recharge problems are resolved, the Town could face a sewer moratorium and be liable for various other penalties.

In 2006, the Pinelands Commission entered into an agreement with the United States Geological Survey (USGS) to research the Hammonton infiltration-percolation lagoons to determine the cause for impeded infiltration and to identify methods to improve infiltration of the treated wastewater. Since the recharge of wastewater is a region-wide objective, the USGS is also assessing regional conditions throughout the Pinelands to provide guidance on how to improve infiltration at existing and future wastewater infiltration projects elsewhere.

In 2007, the USGS evaluated site design and facility operations data, and conducted geologic and geophysical subsurface investigations at the recharge site.

The USGS research team provided the Town of Hammonton and the Pinelands Commission with the results of the site-specific data analysis in December 2007. The analysis identified complex (heterogeneous) subsurface geology characterized by a low conductivity zone, perched water, trench infilling due to sidewall instability, lateral flow (interference) between trenches, and the need to enhance facility performance through re-engineering and site operation optimization studies. The USGS will issue its final report, including an analysis of regional site conditions in 2009.

The \$240,000 research project is being funded by the Town of Hammonton (\$100,000), the Pinelands Commission through the Pinelands Conservation Fund (\$100,000) and the USGS (\$40,000).

Pinelands Development Credit Study

The Pinelands Development Credit (PDC) program is a regional development transfer program (**see Page 11 for more information**) that encourages the permanent protection of land in the Pinelands Preservation Area District and agricultural areas by “transferring” development to designated Regional Growth Areas. Although more than 55,000 acres of land have been permanently protected through the program to date, the Commission is conducting a comprehensive review to ensure that the program will continue to operate effectively in the years to come.

Because the number of “sending” opportunities in the Preservation and agricultural areas exceed the expected number of “receiving” opportunities in the Regional Growth Areas, the Commission’s Policy and Implementation Committee examined a variety of ways to increase the number of receiving opportunities. These include modifying the “bonus” density policies for residential development, adding a bonus density provision for non-residential development and allowing Pinelands Development Credits to be redeemed in Pinelands Town management areas. If the number of receiving opportunities significantly increases, sending areas may be established in some Pinelands Forest management areas. Meetings with interested parties were also held to explore ideas.

In 2007, the Policy and Implementation Committee continued its review of possible methods to enhance the PDC program.

Proposed Clustering Rules

In 2007, the Commission’s Policy and Implementation Committee continued analyzing and refining a proposal that seeks to strengthen the protection of Pinelands resources by mandating the clustering of residential development in Pinelands-designated Forest Areas and Rural Development Areas.

The proposal would amend the Pinelands Comprehensive Management Plan by requiring municipalities to incorporate the clustering provisions into their zoning ordinances.

Clustering is a style of development that allows reduced minimum lot sizes in exchange for the preservation of open space or other desirable features of a property. Clustering does not necessarily change the number of homes, but the individual lot sizes are smaller than that which would occur under a conventional lot layout. Development

can be directed toward appropriate locations of a property, such as areas close to roads and other infrastructure, while natural resources such as critical habitat for rare plant and animal species can be protected.

The Commission is considering a proposal that would require the clustering of residential development in the Pinelands-designated Forest Areas and Rural Development Areas on one-acre lots. The open space created as a result of clustering would be permanently protected through deed restriction. Generally, the protected land will be owned by a homeowners association, a nonprofit organization or the municipality.

The proposal also would establish bonus density provisions for clustered development in the Forest and Rural Development Areas in order to encourage the consolidation of small lots and the protection of larger areas of open space.

Alternative Septic System Pilot Program

To prevent significant groundwater degradation from septic systems, no home that is served by a conventional septic system can be built on a lot smaller than 3.2 acres in the Pinelands. Since zoning in some non-sewered areas allows for smaller lots (one acre in size in some instances), the original Pinelands Comprehensive Management Plan (CMP) authorized the use of “alternative” septic systems that reduce pollution. Since the technologies identified two decades ago proved to be ineffective in reducing pollution, the Commission, with the help of New Jersey Department of Environmental Protection (DEP) and a special committee of environmental and development representatives, investigated newer septic technologies and selected several, which may reduce pollutant loading by as much as 65 percent, to test in the Pinelands. The testing is accomplished by allowing homeowners to install these technologies on 1 acre lots and requiring that the manufacturer monitor each system’s performance for three years.

A comprehensive report on the results of the first phase of the testing period was issued in November 2006. Two technologies, Amphidrome and Bioclere, were performing well but one technology, Cromaglass, had not met expectations. The installation of additional Cromaglass systems was suspended until the performance problems at existing systems are resolved.

Because the new systems are technologically sophisticated, care must also be taken to properly operate and maintain them on a long term basis. With help from a DEP grant, in November 2006, the Pinelands Commission retained a consultant with expertise in septic system management to investigate options for their management in the Pinelands. The consultant has now analyzed the existing regulatory framework pertaining to the operation and management of onsite wastewater systems. This included a review of State statutes and regulations, local ordinances and practices, and regional and sub-regional institutional entities (utility authorities, environmental health agencies, etc.) that could play a role in the long term management of septic systems.

In 2007, the consultant and Commission staff began working with local entities throughout the Pinelands to identify the types of institutional arrangements to ensure that septic systems are maintained in a manner that protects public health and the environment (**see Page 22 for more information**). These efforts help to provide much needed assistance to Pinelands Area counties and municipalities in complying with CMP requirements as well as water quality management planning requirements recently proposed by the DEP.

New Stormwater Management Ordinances

In 2006, the Commission adopted a set of amendments to the Pinelands Comprehensive Management Plan that require stormwater runoff to be managed in accordance with both New Jersey Department of Environmental protection stormwater regulations and Pinelands Comprehensive Management Plan regulations.

These amendments were adopted to address stormwater-related water quality, groundwater recharge and water quantity impacts of major developments and to integrate the New Jersey Department of Environmental Protection requirements and current stormwater engineering practices into the Pinelands Comprehensive Management Plan. These include requirements for pre-treatment and recharge of stormwater from high pollutant loading areas, specific site assessment protocols for major development, low-impact site design, standards for

permanent stormwater facility maintenance and management of onsite soil resources, particularly in the post-construction period to test as-built field conditions against design assumptions.

These Comprehensive Management Plan amendments became effective on May 1, 2006. Municipalities located within the Pinelands Area are to adopt ordinance amendments necessary for conformance with any Comprehensive Management Plan amendments within one year of the effective date of the amendments.

During 2007, the Commission fully certified the stormwater plans and stormwater control ordinances of 13 municipalities, conditionally certified those of two other municipalities and granted extensions to the other towns.

Review of Municipal Ordinances

All municipalities in the Pinelands Area are required to revise their master plans and land use ordinances in order to implement the objectives of the Pinelands Comprehensive Management Plan. To date, all seven counties and 52 of 53 municipalities with land in the state-designated Pinelands Area have had their master plans and land use ordinances certified by the Commission. Amendments to certified county and municipal master plans and land use ordinances must be submitted to, and reviewed by, the Commission.

During 2007, the Commission received and reviewed 281 ordinance and master plan amendments from 28 different municipalities.

PERMANENT LAND PROTECTION

Pinelands Conservation Fund

In September 2007, the Pinelands Commission's Permanent Land Protection Committee allocated nearly \$4 million from the Pinelands Conservation Fund to preserve more than 3,200 acres in Atlantic, Burlington and Ocean counties in partnership with local governments and nonprofit organizations. The Committee approved funding for the preservation of 12 properties in numerous planning areas that it has deemed to have significant environmental resources. The funding is contingent upon the execution of a purchase contract, supported by a certification of fair market value, within 120 days.



A 700-acre property in Hamilton Township, above, is among those authorized for funding through the Pinelands Conservation Fund.

Photo/Conservation Resources Inc.

Including the nearly \$4 million allocation from the Pinelands Conservation Fund and the cost-share funding from local governmental and nonprofit organizations, a total of nearly \$20 million worth of properties will be preserved. Specific details regarding each property will be released upon completion of contract negotiations.

The Pinelands Conservation Fund was created in 2004 as part of an agreement with the New Jersey Board of Public Utilities to permit the construction and upgrade of an electric transmission line through eastern portions of the Pinelands. Under the agreement, the special fund was established to further the Pinelands protection program and ensure a greater level of protection of the unique resources of the Pinelands Area. The utility that built the transmission lines, Atlantic City Electric (formerly Conectiv), provided \$13 million to establish the Fund. The Fund is dedicated to three types of projects: \$6 million for permanent land protection; \$3.5 million for conservation planning and research

projects; and \$3.5 million to support community planning and design initiatives.

In 2006, the Commission contracted with a consultant, Conservation Resources Inc. of Chester, N.J., to assist in the development of a land acquisition program and to identify land preservation projects.

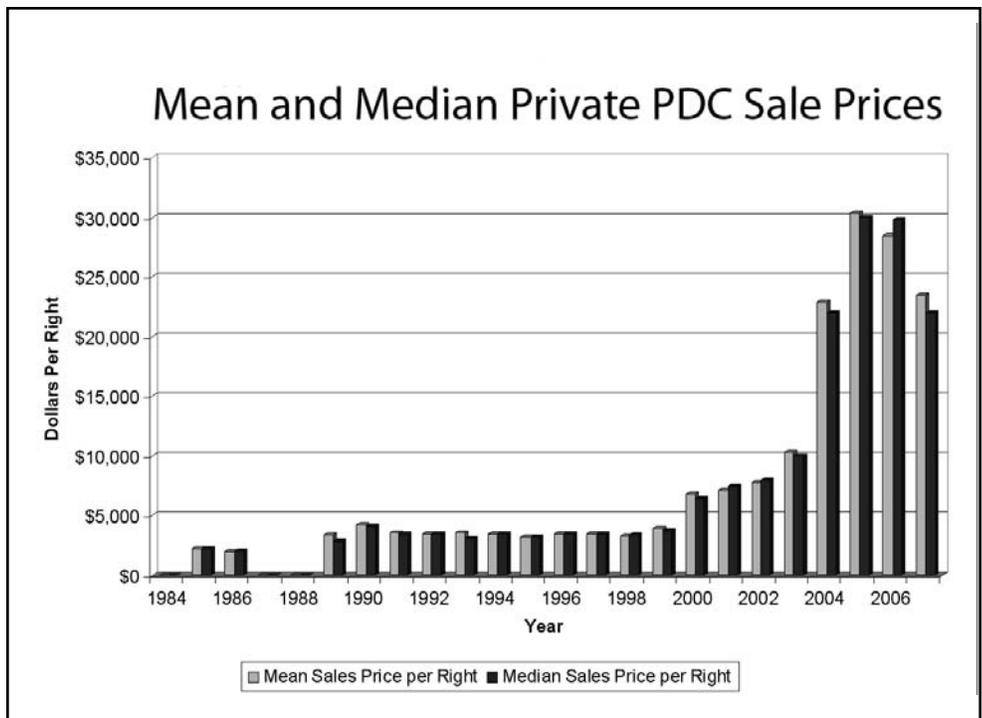
Cape May County Municipal Utilities Authority Acquisition Fund

The Cape May County Municipal Utilities (CMCMUA) fund was established under an agreement between the Pinelands Commission and the CMCMUA whereby the CMCMUA pledged \$2.25 million to fund up to 50 percent of the fair market value of land acquisitions in the Pinelands National Reserve. Eight percent of the fund was set aside for land acquisition in Cape May County.

During 2007, the Commission reimbursed The Nature Conservancy a total of \$567,834 from the fund on four projects. These four projects protected approximately 400 acres in Atlantic, Cape May and Cumberland counties. The first project, located in Estell Manor, Atlantic County, protected approximately 40 acres near the Peaslee Wildlife Management Area. The second project protected more than 300 acres in Hamilton Township, Atlantic County. The third project, situated in Maurice River Township, Cumberland County, protected nearly 30 acres near the Manumuskin River. The fourth project protected five acres in Middle Township, Cape May County.

Pinelands Development Credit Program

The Pinelands Development Credit Program is a regional transfer of development rights program that preserves important agricultural and ecological land. Pinelands Development Credits (PDCs) are allocated to landowners in Pinelands-designated Preservation, Agricultural and Special Agricultural Production Areas, which are the sending areas. These credits can be purchased by property owners and developers who are interested in developing land in Pinelands-designated Regional Growth Areas, which serve as the receiving areas, and can be used to increase the densities at which they build. Once those credits are “severed” from a sending area property, the property is permanently protected by a conservation or agricultural deed restriction and credits on the property can be sold. Credits are bought and sold in one-quarter credit units called “rights.”



Note: No private sales in years 1984, 1987 and 1988. In order to reflect the influence of the re-sale market, includes secondary as well as first-time sales, resulting in some multiple counting of rights. Does not include sales/transfers involving special circumstances such as gifts within families or sales including land.

Source: 1991 Plan Review document (for data through mid-1991) and the PDC Bank

During 2007, 72 rights were severed, protecting 1,074 acres of land. A total of 6,614 rights have been severed from 1982 to 2007, protecting 55,905 acres. In 2007, the mean sales price of PDCs was \$23,518 per right, while the median sales price was \$22,000 per right.

Pinelands Limited Practical Use Program

The Pinelands Limited Practical Use (LPU) Program offers the owners of properties less than 50 acres in size, and whose application for a waiver of strict compliance (a variance from normal Pinelands zoning or environmental standards) has been denied by the Commission, an opportunity to sell their land to the State of New Jersey. In 2007, 14 parcels were declared eligible, totaling 17 acres. To date, more than \$1.9 million has been spent to buy and permanently preserve more than 1,330 acres.

Pinelands License Plates

Since 1998, Pinelands specialty license plates have been available to New Jersey motorists who want to show their support for the Pinelands while helping to protect the region's open space. After reimbursing the Motor Vehicle Commission for expenses associated with the plates, proceeds from the application and renewal fees are deposited in the Pinelands Preservation Fund. The Fund goes toward the acquisition of ecologically-sensitive land in the Pinelands. It is managed by the New Jersey Department of the Treasury, with land acquisitions administered by the New Jersey Department of Environmental Protection.

During Fiscal Year 2007, which runs from July 1, 2006 to June 30, 2007, 346 new sets of Pinelands license plates were issued and 4,257 sets were renewed.



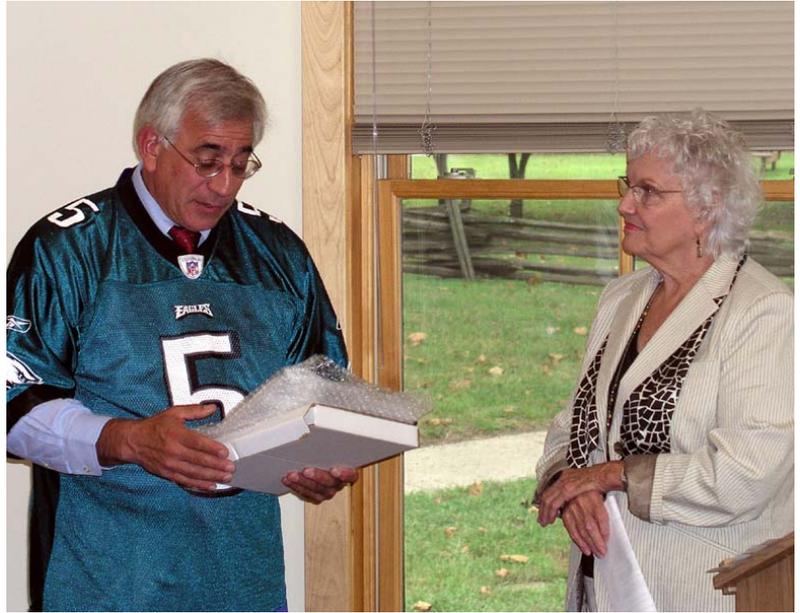
The historic Batsto Mansion in the Wharton State Forest is a popular tourist attraction in the Pinelands.

Photo/Paul Leakan

Around the Pinelands in 2007



Ed Wengrowski, the Commission's wastewater management coordinator, used a model to demonstrate the relationship between groundwater and surface water in the Pinelands during the 2007 World Water Monitoring Day at Batsto Village.



Commission Chairperson Betty Wilson, pictured right, recognized Edward A. Wuillermin Jr., pictured left, for serving as Atlantic County's representative on the Commission from 2001 to 2007.



Pinelands Commission Chairperson Betty Wilson, pictured left, greeted Paul E. Galletta, who became Atlantic County's representative on the Commission in April 2007. Galletta took over the seat held by Edward A. Wuillermin Jr.



Members of the Piney Hollow Drifters entertained the audience with Pinelands music during the 18th annual Pinelands Short Course. The event, which was held on March 3, 2007, attracted a record crowd of 450.

Photos by Paul Leakan
New Jersey Pinelands Commission

SCIENCE & RESEARCH ACTIVITIES

Kirkwood-Cohansey Study

The Pinelands Commission continues to direct the Kirkwood-Cohansey Project, a multi-agency study of the Kirkwood-Cohansey aquifer, and the wetland and aquatic communities associated with it. Legislation passed in 2001 appropriated \$5.5 million from the State Water Supply Fund to the Commission to determine how the current and future water-supply needs within the Pinelands Area can be met while protecting this aquifer system and avoiding adverse impacts to Pinelands ecology.

The study, launched in October 2003, is being implemented in cooperation with the New Jersey Department of Environmental Protection, Rutgers University, the United States Fish and Wildlife Service and the United States Geological Survey. Scientists from these agencies completed the fourth year of research as they address two major research questions: First, what are the probable hydrologic effects of groundwater diversions from the aquifer on stream flows and wetland water levels? Second, what are the probable ecological effects of these changes on aquatic and wetland communities? In order to answer these questions, scientists are studying surface and ground water dynamics of the aquifer and its response to pump tests. They are also characterizing the relationship of hydrology to wetland forest communities, stream fish and macroinvertebrates, pond vegetation, frogs, swamp pink (a federally listed plant species), and soil nitrogen dynamics. Using this information, the study investigators will predict potential hydrologic and ecological changes associated with various draw down scenarios at the landscape scale.

All field work associated with these tasks was completed in 2007, including pump tests at each of three major study basins. Draft reports describing water level and stream flow characteristics, plant water stress responses, and nitrogen dynamics were submitted. A remote desktop server at Rutgers University was established for the storage and retrieval of project data. Additionally, study participants initiated estimates of future development trends within Pinelands management areas, began estimating future water usage and consumption and began a build-out analysis for all Pinelands municipalities. Data analysis and report preparation is underway, and the project is expected to be completed in December 2009.

Ecological Integrity Assessment

In 2005, the Commission initiated a comprehensive review of landscape and watershed conditions throughout the Pinelands to better ensure that important natural areas, including those that provide habitat for threatened and endangered plant and animal populations, are protected.

This landmark project relies heavily on data collected through the Commission's long-term environmental monitoring program and is coordinated with monitoring program activities.

A draft technical document that includes an extensive literature review, methods, and the results of the ecological-integrity assessment was completed in 2007. The draft document was reviewed by members of the Commission's Science Advisory Committee, who provided comments and suggestions. Preparation of the draft document was also coordinated with the New Jersey Department of



The ecological integrity assessment will ultimately seek to ensure that important natural areas, including habitat for protected species such as the Northern pine snake (above), are protected. Photo/Allison Brown

Environmental Protection (NJDEP) Endangered and Nongame Species Program (ENSP) biologists. The Final Report of the Ecological Integrity Assessment will be released in 2008. Commission planners will review approaches for implementing results of the assessment, including changes in Pinelands management areas.

Electric Transmission Right-of-Way Plan

Pinelands Commission and Rutgers University scientists are developing an ecologically-based right-of-way maintenance plan in cooperation with representatives of the Board of Public Utilities, Public Service Electric and Gas, Jersey Central Power and Light, Atlantic City Electric (formerly Conectiv), and the New Jersey Department of Environmental Protection Endangered and Nongame Species Program. The goal of the project is to prepare right-of-way maintenance plans that create and maintain relatively stable and sustainable, early successional habitats that reflect characteristic Pinelands habitats, require minimal management, ensure transmission reliability and safety, and minimize the need for individual Pinelands permit reviews.

Rutgers University scientists mapped the managed vegetation along bulk electric transmission rights-of-way located throughout the Pinelands and the vegetation of early successional habitats not associated with rights-of-way (reference habitats). Field plots were established in representative managed and reference habitats. The vegetation maps and field data will be used to compare vegetation structure and composition between managed and reference habitats. In 2007, Rutgers and Commission scientists traveled along the vast majority of the mapped rights-of-way to characterize existing vegetation conditions in an effort to develop vegetation-management recommendations. The plan will be completed in 2008.

Littoral Communities

In 2001, the Commission received a Wetlands Development Grant from the U. S. Environmental Protection Agency titled, "Monitoring the ecological integrity of Pinelands wetlands: the effect of watershed disturbance on the littoral communities of stream impoundments." Thirty stream impoundments that represent a range of watershed conditions characterized by the percentage of upstream developed land and upland agriculture (altered land) were selected for the study. The purpose of the study was to describe land-use thresholds associated with significant changes in water quality and the composition of diatoms, plants, fish, and anurans found in stream impoundments. Each impoundment was placed in one of five groups based on the percentage of altered land in the associated drainage basin.

The final report, titled "Variations in shallow, Coastal Plain lake communities associated with land-use degradation thresholds," was completed in 2007. Results of the study indicated that differences in water-quality and species-composition between land-use groups were most apparent when comparing impoundments in watersheds with less than 10% altered land to impoundments in watersheds with 40% altered land. Differences in community composition between impoundments in the least altered watersheds and impoundments in watersheds with 30- 39% and 40% altered land were evident across taxonomic groups. Restricted-native plant, fish, and anuran species and diatoms more typical of acid waters characterized the reference-site impoundments, whereas nonnative plant and animal species and diatoms typical of circumneutral and alkaline waters were associated with the more degraded impoundments. Even though the contrasts between land-use groups from opposite ends of the watershed disturbance gradient were most evident, changes in environmental and biological conditions occurred along a disturbance gradient represented by an increase in the percentage of upstream altered land associated with each impoundment. These relationships were similar to those reported in other Pinelands studies.

Abandoned Cranberry Bog Succession in Relation to Variations in Water Level

The purpose of this study, which is being conducted at the New Jersey Conservation Foundation's Franklin Parker Preserve in the Pinelands, is to describe the effects of variable hydrology on wetland succession in an



Commission scientists are conducting a study of abandoned cranberry bog succession at the Franklin Parker Preserve (above). Photo/Paul Leakan

abandoned-cranberry bog. In 2007, Science Office staff collected vegetation and environmental data from 30 previously established study plots. Quantitative measurements of plant cover and monthly growing-season plant-species surveys were completed at all plots. Monthly water-level data were collected from water-level observation wells located in each plot. Soil moisture data was collected quarterly, and quantitative measurements of pH, soil nutrients, and soil organic matter were completed during the early part of the growing season.

The cranberry succession study provides an opportunity to investigate the effect of variable hydrology on plant-community composition, which is an important aspect of the ongoing Kirkwood-Cohansey study.

Water-level Monitoring: Forested Wetlands and Coastal Plain Ponds

Monitoring of water levels at five pitch pine lowland reference sites continued for the 20th year. With the exception of one year, these sites have been monitored continuously since 1987. Water levels were monitored at 14 Coastal Plain ponds for the 12th consecutive year (1996 - 2007). Surveys for calling anurans (frogs and toads) also were completed annually at these 14 ponds, along with six other ponds, during the same 12-year period. Water levels at an additional 15 Coastal Plain ponds and 45 forest plots were also monitored as part of the Kirkwood-Cohansey Project.

Watershed Studies

The Mullica River Basin was the initial focus of the Pinelands Commission's long-term environmental-monitoring program. A comprehensive report describing the results of the Commission's landscape, water resources and wetland-community monitoring program in the basin was released in December 2001 (Zampella et al. 2001). Three other reports describing the ecological status of surface waters in the Rancocas Creek basin (Zampella et al. 2003), Great Egg Harbor River Watershed Management Area (Zampella et al. 2005), and Barnegat Bay Watershed (Zampella et al. 2006) were released in subsequent years. The Barnegat Bay Watershed report was distributed in 2007.

Science staff initiated a second round of watershed surveys as part of a new long-term environmental-monitoring program plan prepared in 2006. The four major watersheds will be resurveyed over a five-year period. Initially, the second round of watershed surveys were to be conducted over a four-year period, but because of its size, the Mullica River Basin will be surveyed over a period of two years. During each watershed survey, water quality (pH and specific conductance), stream vegetation, impoundment vegetation, stream-fish, impoundment fish, and anurans (frogs and toads) will be monitored. Specific conductance and pH will also be monitored during each of the five years at a network of 47 benchmark stations distributed throughout the four watersheds. A final report describing the results of the four watershed surveys will be prepared in 2011.

During 2007, pH and specific conductance were sampled over an 8-month period (March through October) at 84 stream and impoundment sites throughout the entire Mullica River Basin. Biological surveys were completed in the eastern portion of the Mullica River Basin, which includes the Oswego River, Wading River, and Bass River systems. Vegetation was surveyed at 31 stream sites and in 16 impoundments. Fish were sampled at 30 stream sites and in 16 impoundments. Anuran vocalization surveys were conducted at 21 impoundments. In 2007, Science staff also created Geographic Information System (GIS) layers and associated metadata for each site surveyed during the first round of Pinelands-wide watershed surveys. The GIS layers included median pH and specific conductance data, the watershed boundary, the land-use profile, and vegetation, fish, and anuran presence-

absence data for each site.

The Effect of Upland Buffer Zones in Mitigating the Impact of Suburbanization on the Integrity of Wetland Communities

In spring 2007, Science Office staff prepared a proposal to quantify the relationship between the proximity of developed lands and the ecological integrity of Pinelands wetlands. The biological indicators proposed for study include palustrine-wetland plants and pond-breeding frogs and toads. The ultimate goals of the project are to increase our understanding of the critical issue concerning the distance between wetlands and upland development needed to protect the ecological integrity of wetlands and to identify relationships that can be more broadly applied throughout the Pinelands as part of the Commission's review of proposed development projects.

Following reviews by the Commission's Science Committee and the Science Advisory Committee, staff submitted the proposal to the U. S. Environmental Protection Agency for funding. In August 2007, the Commission was informed that the proposal received a preliminary recommendation for award and was asked to submit a complete application. The proposal is currently undergoing review by the EPA.

REGULATORY ACTIVITIES

Permitting

The Commission's staff reviews municipal and county permitting decisions and development approvals to determine potential impacts on Pinelands natural resources. In cases where the local approval may be inconsistent with Pinelands regulations, the Commission's Executive Director has the authority to refer the approval to the Pinelands Commission, which can modify or overturn it. In 2007, the Commission's Project Review Office received 965 new applications. During the year, actions were taken on 2,833 applications. A total of 42 actions were taken on applications through the Local Review Officer Program, which expedites the approval process by having municipal officers review certain applications, without the need for Pinelands review first.

Wetlands Permits

The Commission also has the authority to issue Freshwater Wetland General Permits in the Pinelands Area on behalf of the New Jersey Department of Environmental Protection. The Commission issued nine such permits in 2007.

Violations

The Pinelands Commission continues its efforts to provide assistance to municipalities in pursuing and resolving violations of the local land use ordinances and Pinelands regulations. A total of 139 violations were reported to the Commission 2007. The Commission received six plans for site renovations for the year.

J.P. Rail

The Pinelands Commission scored a major legal victory on March 26, 2007, when a federal judge signed a

Consent Order that permanently bars the construction of a proposed solid waste transfer station on a 20-acre property in the Pinelands in Mullica Township, Atlantic County.

Under the order, J.P. Rail and the Third-Party Defendants in the matter agree to be permanently prohibited from constructing and/or operating a solid or hazardous waste facility on the property in Mullica Township. They also agree to be precluded from “disposing, processing, dumping, transferring, transporting and/or handling solid or hazardous waste in any manner” on the property. Additionally, the Consent Order and its restrictions will run with the title on the land. Lastly, J.P. Rail agrees to dismiss its complaint against the Pinelands Commission regarding the property, as well as any claims that it or the Third-Party Defendants may have against the Commission or Mullica Township pertaining to the site.

In December 2005, Judge Simandle granted the Pinelands Commission’s request for a preliminary injunction that halted the construction of the proposed solid waste transfer station. The judge also denied J.P. Rail Inc.’s motion for a preliminary injunction that sought to prevent the Commission from regulating the construction of the facility. J.P. Rail had argued that the Commission was pre-empted by federal railroad laws and that the regulation of the proposed waste transfer station is exclusively within the jurisdiction of the federal Surface Transportation Board. The court, however, recognized the Pinelands Commission’s jurisdiction over the proposed facility.

Buena Borough Wastewater Discharge

In April 2007, the Commission approved an agreement to end the direct discharge of treated wastewater into a Pinelands stream in Buena Borough, Atlantic County, a long-standing violation of Pinelands environmental regulations. The Memorandum of Agreement (MOA) was reached among the Commission, the Buena Borough Municipal Utilities Authority (BBMUA) and Buena Vista Township.

Under the agreement, the Commission will permit the BBMUA to build a wastewater infiltration-percolation facility on a 61-acre parcel in Buena Borough, upon which the BBMUA would land apply treated wastewater and ultimately cease discharge of treated wastewater into the Deep Run. The BBMUA operates a wastewater treatment facility that currently discharges wastewater into the Deep Run, which flows easterly to the Great Egg Harbor River. Discharge of wastewater to surface water bodies is prohibited under the water quality standards of the Pinelands Comprehensive Management Plan (CMP), and the BBMUA has been obligated to cease the discharge since 1995.

The 61-acre property in question is located in a Pinelands Agricultural Production Area, where such a facility normally would not be permitted under the Pinelands Comprehensive Management Plan. However, the Commission determined that the MOA includes measures that will ensure an equivalent level of protection of Pinelands resources.

As part of the agreement, Buena Vista Township will permanently deed restrict 232 acres of municipally-owned land in its Pinelands Forest and Rural Development Areas against future development. These lands include large parcels in sensitive subwatersheds, including the Deep Run subwatershed. The amount of land to be preserved is sufficient to offset the loss of the 61-acre agricultural parcel that will be developed for the infiltration-percolation facility in Buena Borough. In exchange for providing the necessary offset, the BBMUA will grant Buena Vista Township a share of the total wastewater flow allocation to facilitate the extension of sewer service in the Township along U.S. Route 40. This will also enable Buena Vista Township to eliminate wastewater discharge from septic systems in the area.

Lastly, the BBMUA will seek to implement a program for the beneficial reuse of treated wastewater, which will benefit the local surface and groundwater system by allowing recharge to occur at approved locations.

Ancora Psychiatric Hospital

In November 2007, the Commission approved an agreement that permits the extension of public sanitary sewer

service to the Ancora Psychiatric Hospital in Winslow Township, Camden County, enabling the facility to decommission a failing wastewater treatment plant onsite.

The Memorandum of Agreement was reached between the Commission, the New Jersey Department of Human Services, the New Jersey Department of Environmental Protection and the Camden County Municipal Utilities Authority.

The New Jersey Department of Human Services (NJ DHS) operates the Ancora Psychiatric Hospital, which is located on 202 Spring Garden Road in a Pinelands-designated Rural Development Area. The facility's wastewater treatment plant and the associated wastewater infiltration lagoons are in failure. Moreover, the New Jersey Department of Environmental Protection has concluded that regional geologic conditions preclude the reliable recharge of treated wastewater onsite.

To remedy the situation, the NJ DHS will decommission the existing wastewater treatment facilities and convey the wastewater via a proposed sewage force main from Ancora Psychiatric Hospital to existing sewerage infrastructure in Winslow Township to the Camden County Municipal Utilities Authority (CCMUA). The wastewater generated by Ancora will be treated at the CCMUA Water Pollution Control Facility in Camden City and discharged into the Delaware River.

The Pinelands Comprehensive Management Plan (CMP) permits the development of new wastewater conveyance infrastructure within a Pinelands Rural Development Area or Agricultural Production Area to address an identified public health problem and designed to accommodate existing development. However, the NJ DHS has indicated that Ancora must have the flexibility to accommodate future wastewater flows, such as flows resulting from judicially mandated increases in patient and inmate populations. The Commission determined that the unique circumstances at Ancora – namely the fact that existing and future wastewater disposal needs from the facility cannot be met onsite – supported a deviation of the requirements of the CMP.

Under a strict application of the CMP, construction of the proposed infrastructure within the Pinelands Rural Development Area or Agricultural Production Area, designed to accommodate both existing and future wastewater flows from the parcel, would be inconsistent with Pinelands regulations. However, the Commission found that the agreement includes measures that will, at a minimum, afford an equivalent level of protection of Pinelands resources as would be provided through strict application of the land use and environmental standards contained in the CMP.

The measures include the following:

- Indirect discharges of treated wastewater from the Ancora Psychiatric Hospital facility to the Blue Anchor Brook watershed will cease, thereby removing a significant source of pollutant loading to the watershed;
- More than 50 percent of the available land on the parcel will be permanently deed restricted as open space, approximately 350 acres. Existing surface improvements such as buildings, pavement or other structures not used in the connection to the CCMUA sewer system in the designated open space area will be removed; and
- All water withdrawals at Ancora from Kirkwood-Cohansey aquifer supply wells, with a limited exception to address emergency situations that endanger human life, health or safety, will cease. Decreasing the water demand on the Kirkwood-Cohansey aquifer is expected to enhance streamflow conditions within the Blue Anchor Brook, thereby decreasing ecological impacts.

Proposed Project to Widen the Garden State Parkway

In early 2006, the New Jersey Turnpike Authority renewed its efforts to obtain regulatory permits to authorize the widening of the Garden State Parkway between Interchange 80, South Toms River, and Interchange 30, Somers Point. The widening project involves construction of an additional traffic lane, in both the north and south bound directions, for approximately 50 miles. Almost all of the widening will occur within the existing median of the Garden State Parkway and all but one mile of the widening will occur within the Pinelands Area.

As would be expected with a project of this size, there are a number of regulatory programs, issues and agencies involved. In addition to the Pinelands Commission, the project requires approvals from the New Jersey Department of Environmental Protection and the Army Corp of Engineers. The United States Fish and Wildlife

Service, the Coast Guard, the National Marine Fisheries Service and the United States Environmental Protection Agency are also involved through the Corp of Engineers permitting process.

Pinelands Commission staff has been working in a coordinated fashion with the Department of Environmental Protection to review the widening project, especially with regard to threatened and endangered species impacts, stormwater, and secondary impacts associated with the project.

Because the impacts to threatened and endangered species associated with the widening project are not fully consistent with the protection of threatened or endangered wildlife standards of the Pinelands Comprehensive Management Plan, the project would require execution of an intergovernmental agreement between the Pinelands Commission and the Turnpike Authority.

In 2007 Commission staff, assisted by transportation planners from the Delaware Valley Regional Planning Commission, conducted an assessment of the potential for secondary impacts associated with the proposed project. Secondary impacts of transportation projects are defined as growth-induced effects on land use patterns, population density or growth rate and their related impacts on air, water quality and other natural systems. These impacts are attributed to changes (increases) in accessibility caused by a transportation project. If the proposal to widen the Parkway is shown to have growth inducing effects in a Rural Development, Preservation or Forest Area within the Pinelands, the potential for such impacts must be extinguished or the Garden State Parkway widening project would be inconsistent with the Comprehensive Management Plan.

Also in 2007, the Commission met with representatives of the Turnpike Authority to review a protocol for limited stormwater field testing to confirm the accuracy of prior geotechnical investigations regarding stormwater infiltration. Additionally, staff continued to discuss the amount of acreage that could be utilized from a specific parcel in the Pinelands as part of the Authority's potential environmental offset for the threatened and endangered species habitat impacts associated with the project.

Once all of the regulatory issues are resolved, including the identification of all measures to offset the negative impacts of the project, the Commission will determine whether to enter into an intergovernmental agreement that authorized the project to proceed.



Much of the forest resprouted quickly after the May 2007 wildfire that burned more than 15,000 acres in the Pinelands.

Photo/Paul Leakan

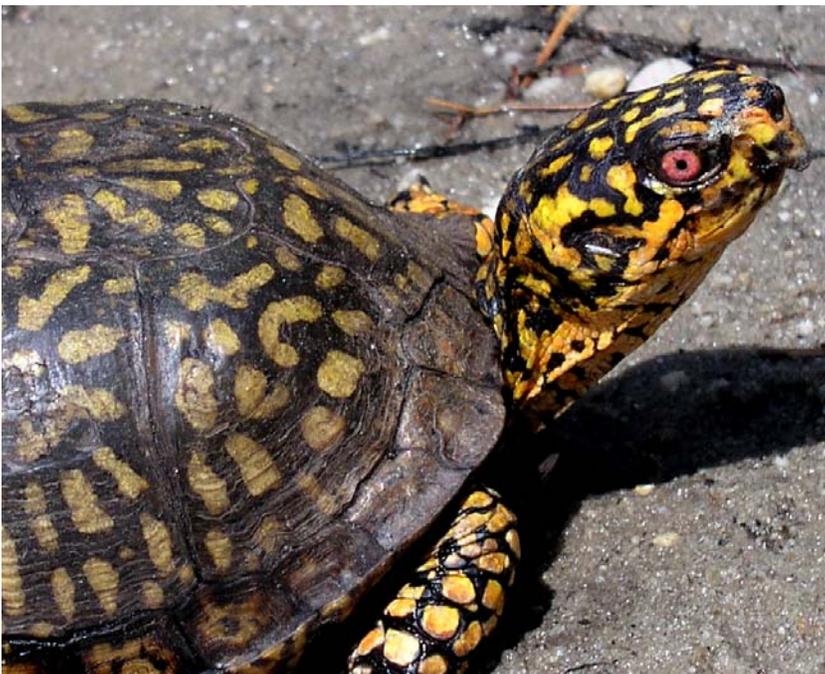
The Pinelands -- A Natural Treasure



A white water lily blooms in a roadside ditch adjacent to cranberry bogs in the Pinelands in Washington Township, Burlington County.



Colorful, insect-eating pitcher plants are indigenous to the New Jersey Pinelands. The plants are plentiful in the Webb's Mill Bog in the Greenwood Wildlife Management Area in Ocean County.



This box turtle emerged from a puddle along a sand road in the Bass River State Forest in the Pinelands. Box turtles are common in the Pinelands.



Turkey beard, or *Xerophyllum*, is a native Pinelands plant that grows in the region's dry, acidic soil. The plant's white flowers can be seen in May and June.

Photos by Paul Leakan
New Jersey Pinelands Commission

PUBLIC INFORMATION, PARTICIPATION & EDUCATION

Outreach and Education

The Commission's Communications and Public Programs Office staff handled 210 press inquiries and responded to 1,303 public inquiries regarding the Pinelands in 2007. They issued 14 press releases regarding the Commission and wrote, designed, edited and distributed two editions of the *Pinelander*, the Commission's official newsletter, both of which were mailed to 5,200 people.

Commission staff launched a new educational program called the Pinelands Speaker Series, which featured presentations on seasonal botany, threatened and endangered wildlife in the Pinelands (see photo on right) and the Jersey Devil. The Pinelands Speaker Series was held at the Richard J. Sullivan Center for Environmental Policy and Education, and it attracted a total of approximately 150 people.

Commission staff conducted a series of meetings in 11 Pinelands municipalities to discuss the impact that septic systems can have on water quality. The meetings are part of a Commission-led effort to develop programs for the management of septic systems in the Pinelands.

Additionally, staff organized and carried out the first entirely Pinelands-themed World Water Monitoring Day event. Held at the historic Batsto Village, the event attracted approximately 120 students who conducted water quality tests while interacting with, and receiving guidance from, staff with the Pinelands Commission and the Wharton State Forest. The students measured the levels of pH or acidity in water, as well as water clarity, temperature and dissolved oxygen. Water in the Pinelands is generally undisturbed, has a low pH and low dissolved solids, enabling it to support uniquely adapted Pinelands plants and animals. The students' findings were posted on the World Water Monitoring Day Web site (www.worldwatermonitoringday.org), where test results can be compared over time.

Commission staff also wrote a series of Pinelands-related news articles, entitled "A Sign of the Pines," provided seven in-class presentations, participated in numerous festivals and worked with the Pinelands Educational Advisory Council, which advises the Commission on ways to improve, expand and better coordinate Pinelands educational and interpretive programs. The Council met three times in 2007, providing input on the Pinelands Short Course and efforts to upgrade the Commission's online curriculum guides.

Pinelands Short Course

The 18th annual Pinelands Short Course was held on March 3, 2007, drawing a record crowd of 450 people. Held at the Burlington County College, the event featured 15 new programs, along with 11 popular programs from the past. New topics included Pinelands entomology, butterflies, canoeing and kayaking, Pinelands curricula, cranberry history, Pinelands culture, community planning, and a guided field trip to the Franklin Parker



Matthew McCort, pictured left, brought several species of live snakes to his presentation on threatened and endangered species of the Pinelands. The presentation was part of the Pinelands Speaker Series.

Photo/Paul Leakan



Pinelands Commission Chairperson Betty Wilson, pictured left, greeted a record crowd of 450 people during the 18th annual Pinelands Short Course at Burlington County College. Photo/Paul Leakan

Preserve, a 9,400 acre property located in the heart of the Pinelands.

The Pinelands Short Course is sponsored by the Commission and Burlington County College, which has hosted the event at its Pemberton Township campus since 2004. The event is registered with the New Jersey Department of Education, and professional development credits are available to New Jersey teachers who attend.

Pinelands Interpretation & Tourism

The Commission worked with the National Park Service and the New Jersey Division of Parks and Forestry to make significant progress on two major Pinelands interpretive projects in 2007.

Commission staff identified 15 locations to install new Pinelands National Reserve road signs as part of a plan to create

a new regional road sign system in the reserve. Funded by a federal grant, the signs are scheduled to be installed in early 2008. The signs will complement Pinelands road signs that were installed on the Garden State Parkway and the Atlantic City Expressway in 2006.

The Commission took a leadership role in working with the National Park Service (NPS) and the New Jersey Department of Environmental Protection's Division of Parks and Forestry to create a new Pinelands National Reserve (PNR) brochure. Commission staff took dozens of photographs of Pinelands plants, animals and landscapes, provided mapping data and helped to draft and edit the text and graphic design for the brochure. The project is being funded through a cooperative agreement between the partners, including \$25,000 from the NPS Pinelands Interpretive Office and a \$13,000 NPS Challenge Cost Share Program grant the Pinelands Commission will match with in-kind services. The brochure will feature a detailed map of the PNR, as well as information about the region's unique resources and how they are being protected. The brochure is slated for completion in April 2008. Approximately 250,000 copies will be printed and distributed at state parks, forests and nature centers throughout the Pinelands.

Aside from those projects, staff created a new Pinelands Commission-themed brochure and a brochure for the new Southern Pinelands Natural Heritage Trail.

The Commission continued its efforts to foster eco-tourism opportunities in the Pinelands by serving on an advisory panel convened by the South Jersey Tourism Corporation. The group is creating a new Web site that will serve as a clearinghouse of information about prime destinations to explore the Pinelands. Commission staff also wrote and provided photographs for a Pinelands-themed section in the 2008 New Jersey Travel Guide, and provided input on tourism opportunities during a state tourism meeting held at the Richard Stockton College in May 2007.

Pinelands Municipal Council

The Pinelands Municipal Council elected its Executive Committee for the year on March 6, 2007. Buena Vista Mayor Chuck Chiarello was officially sworn in to another term as the Chairman. Chiarello chaired the Pinelands Municipal Council in 2006, in addition to serving in that capacity from 1996 to 2002. He also served as the Council's vice-chairman from 2003-2005. Woodbine Borough Mayor William Pikolycky was re-elected to serve as Vice Chairman. Pikolycky served as the Council's Chairman from 2003-2005. Berkeley Township Planning Board Chairman Anthony Mazzella was chosen to serve his second term as Secretary. Mazzella also serves as the Mayor's designee to the Pinelands Municipal Council for Berkeley Township. Egg Harbor City Mayor Joseph A. Kuehner was chosen to serve his second term as Treasurer. Kuehner was first elected Treasurer in 2005.

Former Mullica Township Mayor Robert Hagaman was chosen to serve his 8th term as a Member at Large. Hagaman also has been a member of the New Jersey Pinelands Commission since December 2002.

Each year, the Pinelands Commission and the Pinelands Municipal Council co-sponsor an orientation session for newly elected, appointed or any other municipal officials, with the goal of familiarizing or providing a refresher course on the Pinelands environment and regulations. The 2007 session was held on March 29 at the Commission's headquarters. Thirty-six officials attended the event.

Created under the Pinelands Protection Act of 1979, the Pinelands Municipal Council is empowered to review any changes to the Pinelands Comprehensive Management Plan, while also advising the Pinelands Commission on any matters of common concern to Pinelands municipalities.



(Left to right) Anthony Mazzella, Chuck Chiarello, and Joseph Kuehner were sworn in to the Pinelands Municipal Council's Executive Committee by Assemblyman Herb Conaway during the Council's regular meeting on March 6. Photo/Paul Leakan

Website Enhancement

Staff continued to enhance the Commission's Web site by adding an entirely new section: the Pinelands Image Library. The library features dozens of indexed, digital photographs of Pinelands animals, plants, landscapes and special events. The photos were taken by Commission staff members and can be used by visitors to better acquaint themselves with the region and its unique resources.

In addition, several sections of the Web site were edited and reworked to improve navigation by visitors. On average, the Web site receives approximately 6,000 hits or views per month.

New Jersey Open Public Records Act

The Commission continued to respond to requests for public records under the statutory requirements of the New Jersey Open Public Records Act (OPRA). During 2007, the Commission's Records Custodian received and processed 18 government records requests.

FACILITIES & OPERATION

Fiscal & Budget

The Pinelands Commission's Operating Budget for Fiscal Year 2008, which began July 1, 2007, totals \$4,989,600. Of this, \$3,960,150, or 79 percent, is budgeted for personnel expenses. Budgeted revenue sources include \$569,275 in federal grants, a \$3.248 million State appropriation, \$306,125 in State grants and other State funding and \$500,000 in application fees. In addition to the operating budget, \$650,000 is budgeted for the Commission's commitment to the special land acquisition program funded through the Cape May County Municipal Utilities Authority (**see Page 11 for more information**). The 2008 budget for the Kirkwood-Cohansey Study, funded through legislation passed in 2001, is \$925,170. The budget for the Pinelands Conservation Fund is \$3.51 million.

The Commission's Annual Financial Statements for Fiscal Year 2007 (Attachment A), covering the period from

July 1, 2006 through June 30, 2007, are currently being audited. When the audit is complete, the Pinelands Commission Fiscal Year 2007 Audit Report, as well as audit reports since Fiscal Year 2000, can be found on the Office of the State Auditor's website at: www.njleg.state.nj.us/legislativepub/auditreports_department.asp#PINE.

Pinelands Application Fees

Since April 2004, the Pinelands Commission has received application fees to partially underwrite the direct costs associated with reviewing development applications. During Fiscal Year 2007, application fee revenues totaled \$712,746. Due to the volatility of the real estate market, \$500,000 is anticipated in Fiscal Year 2008.

Reducing Waste & Inefficiencies and Seeking Cost Savings

Unfilled & Vacant Positions

In 2007, the Commission's authorized staffing level allowed for 66 full-time, equivalent positions. By the end of 2007, only 60 of the 66 positions were filled, with another position to be vacated early in 2008. This resulted in a cost savings of \$248,500, including fringe benefits. Additionally, several employees were on unpaid leaves of absence. However, the Commission did not seek to hire temporary replacements. Lastly, the Commission has begun to explore the use of volunteer interns. In 2007, two volunteer interns provided assistance to the Public Programs and the Land Use & Technology offices.

Professional Services

The Pinelands Commission Information System (PCIS), which is a central computer database that merges the agency's permitting, zoning, violation and geographic data, was enhanced in several areas in 2007 based on feedback from users. In addition, numerous enhancements were initiated in 2007 and will be implemented in 2008. These enhancements are targeted at streamlining the processing of development applications and reducing costs.

The Business Services Office manually maintains its human resource data in a series of spreadsheets. In 2007, a project was initiated to develop a Human Resources Management System that would maintain that information in an Oracle database in order to reduce data duplication, increase efficiency, enhance reporting capabilities, and facilitate data exchange with the Pinelands Commission time sheet tracking system. After data entry and testing, the new Human Resources Management System is scheduled to go live in the fall of 2008.

The Commission employs a counselor to advise the Executive Director on legal matters. Previously, the Commission used the services of the Division of Law for its legal advice. Since employing the staff attorney, the Commission has saved an estimated \$150,000 of potential legal fees from the State.

The Commission saved approximately \$50,000 by hiring a temporary part-time employee to digitize updated parcel data from municipal tax maps for 52 Pinelands municipalities in lieu of contracting with a GIS consulting firm to complete this digitizing work.

Business Practices

The Commission implemented several changes to its business practices to reduce costs. Through an agreement with Burlington County College, official staff identification cards were produced at a fraction of the cost the Commission would have incurred had it chosen to purchase its own equipment to make the cards. A new procedure to disseminate meeting agendas was instituted, saving hundreds of dollars in postage and copying costs. Newspaper advertisements announcing Commission and Committee meetings are published for the entire year, requiring only schedule changes to be published each month. A decision to eliminate disposable plates, cups and

utensils resulted in a one-time purchase of these items, as well as a dishwasher. The long-term result is a reduction of the cost of meeting supplies and less waste. Expensive conference calls placed by a service provider were kept to a minimum as a new plan was developed, enabling these calls to be placed using the Commission telephone equipment.

The Commission's Annual Report and its Annual Operations Report were combined. These reports merged similar material while ensuring required information was included in the combined reports.

Document imaging has increased efficiency in the Regulatory Programs Office by enabling staff to access incoming mail documents on-line via FileNet without the need to retrieve the physical file from central filing. In addition, the Commission no longer outsources the preparation and microfilming of historic application files. These files are now prepped and scanned into the document imaging system by staff.

As a cost saving measure, routine vehicle maintenance (car washes, oil changes, tire rotations, brakes, etc.) is now performed in-house instead of by an outside vendor. The Commission not only saves money for the service, it realizes a savings for gasoline costs and for wear-and-tear on vehicles.

In 2007, the Commission began offering an electronic version of its newsletter, The Pinelander, that is sent via e-mail to save printing and postage costs. The Commission also began investigating a new procedure that calls for using e-mail to transmit documents to towns, counties, state agencies and interested parties. Sending these documents electronically will save a large sum previously spent on paper, postage and copying. The new procedure is slated for implementation in the spring of 2008.

The Commission consulted with a Geographic Information Systems firm that created a web-based interface for viewing Commission mapping data. The plan is to use this interface to make the data available to the public, including applicants and other interested parties.

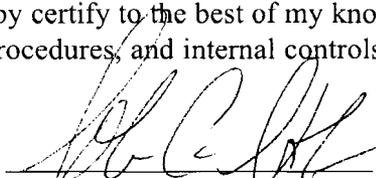
Internal Financial Controls

Please refer to the annual audit report to view two reports on the internal controls instituted by the Pinelands Commission. These reports can be found on the Office of the State Auditor's website. The address is: http://www.njleg.state.nj.us/legislativepub/auditreports_department.asp#PINE.

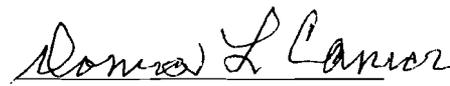
Certification

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls.

I hereby certify to the best of my knowledge that, during the 2007 calendar year, all of the Commission's standards, procedures, and internal controls were followed.



John C. Stokes
Executive Director



Donna L. Connor
Business Manager

STATE OF NEW JERSEY PINELANDS COMMISSION
COMBINED BALANCE SHEET
ALL FUND TYPES & ACCOUNT GROUPS
FOR THE FISCAL YEAR ENDED JUNE 30, 2007

	GOVERNMENTAL		FIDUCIARY	ACCOUNT GROUPS		JUNE 30, 2007
	FUND TYPES		FUND TYPES	GENERAL	GENERAL	
	GENERAL	SPECIAL	PRIVATE	FIXED	LONG-TERM	
ASSETS	FUND	REVENUE	PURPOSE	ASSETS	DEBT	
		FUND	TRUST			
			FUND			
Cash & Cash Equivalents	2,898,640	24,708,831	85,671			27,693,142
Receivables:						
State	24,190					24,190
Federal	94,410					94,410
Other	10,232					10,232
Prepaid Expenses	49					49
General Fixed Assets:						
Furniture & Equipment				1,309,472		1,309,472
Vehicles				110,594		110,594
Building, Land & Improvements						
Amount to be Provided for						
Retirement of Long-Term Liabilities					381,605	381,605
Due from Other Funds	501,374					501,374
Total Assets	3,528,895	24,708,831	85,671	1,420,066	381,605	30,125,068
LIABILITIES & FUND EQUITY						
Liabilities:						
Accounts Payable	468,382	7,735	(1,881)			474,236
Salaries Payable	65,115					65,115
Payroll Deductions Payable	63,623					63,623
Liabilities for Compensated						
Absences	42,410				381,605	424,015
Deferred Revenue:						
Other	165,708	5,102,587				5,268,295
State Financial Assistance		3,924,317				3,924,317
Due to Other Funds		501,374				501,374
Total Liabilities	805,238	9,536,013	(1,881)		381,605	10,720,975
Fund Equity:						
Investment in General Fixed Assets				1,420,066		1,420,066
Fund Balances - Reserved for:						
Encumbrances	106,897					106,897
Land Acquisition - CMCMA		258,395				258,395
Waste Water Facility - Hammonton		55,000				55,000
Unemployment Compensation			71,226			71,226
Timber Rattlesnake Study	16,421					16,421
Rattlesnake Fencing	20,139					20,139
Pineland Conservation		13,793,000				13,793,000
Fund Balances - Unreserved, Designated for:						
Subsequent Years Expenditure						
Retiree's Health Benefits	737,002					737,002
Microfilming Project	72,262					72,262
Fenwick Manor Improvements						
Parcel Data	12,875					12,875
Building Improvements	18,526					18,526
Other	20,753					20,753
Vehicular Replacements	30,000					30,000
Computer Replacements	119,100					119,100
Fund Balances - Undesignated	1,569,682	1,066,423	16,326			2,652,431
Total Fund Equity	2,723,657	15,172,818	87,552	1,420,066		19,404,093
Total Liabilities & Fund Equity	3,528,895	24,708,831	85,671	1,420,066	381,605	30,125,068

The accompanying Notes to the Financial Statements are an integral part of this Statement

STATE OF NEW JERSEY PINELANDS COMMISSION
COMBINED STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN FUND BALANCES
ALL GOVERNMENTAL & FIDUCIARY FUND TYPES
FOR THE FISCAL YEAR ENDED JUNE 30, 2007

REVENUES	GOVERNMENTAL FUND TYPES		FIDUCIARY FUND TYPES	JUNE 30, 2007
	GENERAL FUND	SPECIAL REVENUE FUND	PRIVATE PURPOSE TRUST FUND	
State of New Jersey Appropriations	3,098,000			3,098,000
State of New Jersey Supplemental Appropriations	150,000			150,000
Federal Grants	440,819			440,819
State Grants	63,612	747,082		810,694
Other Grants	130,726			130,726
Interest Income	142,078	1,036,099	4,134	1,182,311
Unemployment Deductions			4,917	4,917
Application Fees	712,746			712,746
Other	19,526		349	19,875
Total Revenues	4,757,507	1,783,181	9,400	6,550,088
Expenditures:				
Current:				
Personnel	3,828,337	336,615		4,164,952
Supplies	104,650	823		105,473
Services	453,849	729,572		1,183,421
Maintenance & Rent	37,095	89		37,184
State Aid & Grants				
Capital Outlay	62,452	5,344		67,796
Special Purpose				
Purchase of Pinelands Development Credits				
Land Acquisition		511,484		511,484
Unemployment Compensation Claims				
Total Expenditures	4,486,383	1,583,927	0	6,070,310
Excess/(Deficiency) of Revenues Over Expenditure	271,124	199,254	9,400	479,778
Other Financing Sources/(Uses):				
Operating Transfers Out		(150,823)		(150,823)
Operating Transfer In	150,823			150,823
Total Other Financing Sources/(Uses)	150,823	(150,823)	0	0
Excess/(Deficiency) of Revenues Over Expenditure & Other Financing Sources/(Uses)	421,947	48,431	9,400	479,778
Fund Balance - Beginning of the Year	2,301,710	15,124,386	78,152	17,504,248
Fund Balance - End of the Year	2,723,657	15,172,817	87,552	17,984,026

The accompanying Notes to the Financial Statements are an integral part of this Statement.

STATE OF NEW JERSEY PINELANDS COMMISSION
COMBINED STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN FUND BALANCES
GENERAL & SPECIAL REVENUE FUND TYPES
BUDGET & ACTUAL - BUDGETARY BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2007

REVENUES	GENERAL FUND			VARIANCE FAVORABLE/ (UNFAVORABLE)	SPECIAL REVENUE FUND		VARIANCE FAVORABLE/ (UNFAVORABLE)
	ADOPTED	FINAL	ACTUAL		ADOPTED	ACTUAL	
	BUDGET	BUDGET			& FINAL BUDGET		
State of New Jersey Appropriations	3,098,000	3,098,000	3,098,000				
NJ Supplemental Appropriations	125,000	150,000	150,000				
Federal Grants	346,250	381,810	440,819	59,009			
State Grants	109,000	109,000	63,612	(45,388)	1,009,500	747,082	(262,418)
Other Grants	78,300	139,730	130,726	(9,004)	40,000	45,000	5,000
Interest Income	67,000	115,000	142,078	27,078	705,000	1,291,867	586,867
Sanctuary Settlement			2,091	2,091			
Application Fees	730,000	578,500	712,746	134,246			
Buildings, Microfilm & Parcel Data Reserves	12,500	23,000	15,436	(7,564)			
Land Acquisition - CCMUA Reserve					650,000	511,484	(138,516)
Pinelands Conservation Activities Reserves					2,140,850	342,358	(1,798,492)
Other	12,400	16,690	20,932	4,242			0
Total Revenues	4,578,450	4,611,730	4,776,440	164,710	4,545,350	2,937,791	(1,607,559)
EXPENDITURES							
Current:							
Personnel	3,902,650	3,989,100	3,951,503	37,597	387,500	336,615	50,885
Supplies	116,300	116,200	104,823	11,377	2,650	823	1,827
Services	559,350	588,930	478,498	110,432	1,339,700	731,567	608,133
Maintenance & Rent	39,650	38,100	29,531	8,569	500	89	411
Special Purpose	500	500		500			
Capital Outlay	80,000	71,900	57,861	14,039		5,344	(5,344)
Pinelands Development Credits							
State Aid & Grants					150,000	0	150,000
Land Acquisition					2,550,000	511,484	2,038,516
Total Expenditures	4,698,450	4,804,730	4,622,216	182,514	4,430,350	1,585,922	2,844,428
Other Financing Sources/(Uses):							
Operating Transfers Out					(115,000)	(150,823)	(35,823)
Operating Transfer In	120,000	143,000	150,823	7,823			
Total Other Financing Sources/(Uses)	120,000	143,000	150,823	7,823	(115,000)	(150,823)	(35,823)
Net Increase/(Decrease) in Fund Balances	0	(50,000)	305,047	355,047	0	1,201,046	1,201,046

The accompanying Notes to the Financial Statements are an integral part of this Statement.