The Fourth Progress Report on Plan Implementation

NJ Pinelands Commission
October 10, 2014
Comprehensive Management Plan

Describes the Commission’s actions from July 1, 2001 to June 30, 2012, the period since the last report was issued.

Land Use & Planning Highlights
Pinelands Management Areas (2001-2012)

• 21 municipalities adopted boundary changes

• 32 changes in boundaries were approved

• 53% affected less than 100 acres

• Largest increase: Forest Area (+8,000 acres)

• Largest decrease: Rural Development Area (-7,000 acres)
Preservation Area District

Change in Acreage 1980-2012

- 2002-2012: 5 changes approved; -3,645 acres
Special Agricultural Production Area

Change in Acreage 1980-2012

2002-2012:
1 change approved;
+3,510 acres
2002-2012: 13 changes approved; +8,000 acres
2002-2012: 11 approved changes; +1,000 acres
Rural Development Area

Change in Acreage 1980-2012

2002-2012: 14 towns; -7,300 acres

Acres

100,000
105,000
110,000
115,000
120,000
125,000

Regional Growth Area

Change in Acreage 1980-2012

2002-2012:
6 approved changes;
-242 acres
2002 - 2012: 10 villages; 1,218 acres

Change in Acreage 1980-2012

Acres


20,000
22,500
25,000
27,500
30,000

2002-2012:
10 villages;
-1,218 acres
Pinelands Towns

Change in Acreage 1980-2012

2002-2012: 5 approved changes; +70 acres
Military/Federal Installation Area

Change in Acreage 1980-2012

2002-2012:
1 change approved;
+40 acres
Summary of Conservation-Oriented Management Areas (PAD, SAPA, FA, APA)

Change in Acreage 1980-2012

+ 13,000 acres from 1991 – 2012
Summary of Transition and Development-Oriented Management Areas

Change in Acreage 1980-2012

Transition Area (RDA)

Development Areas (RGA, PV, PT)
CMP Amendments (2002-2012)

- Application fees and escrows
- Garden State Parkway Overlay District
- Nonconforming uses
- Cluster development
- Solar energy facilities
- Stormwater management
- Forestry
- Cape May Landfill expansion

Total CMP amendments during the Plan Review Period: 19
Regulatory Programs Highlights: Applications Received

January 1, 1980 – December 31, 2012

Average applications per year: 1,344
Regulatory Programs Highlights: Applications Received

July 1, 2001 – June 30, 2012

Total applications received: 10,438

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Regulatory Programs Highlights: Applications Completed

July 1, 2001 – June 30, 2012

Number of Completeness Documents Issued

Calendar Year

- Transferable Sign Right
- Recreation Permit
- Public Development Approval
- Preliminary Zoning Permit
- Notice of Filing
- LOI
- Forestry MOA/CF
- Certificate of Filing
- Certificate of Completeness
Approved Residential Units

July 1, 2001 – June 30, 2012
- APA 0.68%
- FA 2.02%
- PAD 0.11%
- RDA 3.81%
- Village 2.64%
- SAPA 0.01%
- Town 8.08%
- RGA 82.65%

Total approved residential units: 16,522

- APA 0.98%
- FA 3.92%
- PAD 0.23%
- RDA 17.09%
- Village 3.50%
- SAPA 0.01%
- Town 7.75%
- RGA 66.53%

Total approved residential units: 56,016
Approved Commercial Development

July 1, 2001 – June 30, 2012

- Village: 6.19%
- APA: 4.56%
- FA: 4.72%
- PAD: 3.75%
- RDA: 10.42%
- Town: 15.64%
- RGA: 54.40%

Total commercial approvals: 614


- Village: 6.90%
- APA: 6.00%
- FA: 5.43%
- M/F: 0.19%
- PAD: 3.50%
- SAPA: 0.09%
- RDA: 12.19%
- Town: 16.53%
- Village: 6.19%

Total commercial approvals: 2,117
Public Development Approvals

July 1, 2001 – June 30, 2012

Total Public development approvals granted: 725
Waivers of Strict Compliance

July 1, 2001 – June 30, 2012

Total waivers approved: 91

Number of Approvals

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<th>Calendar Year</th>
<th>Approved Residential Units</th>
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Between 2007 and June 30, 2013, the Commission approved the allocation of $9.6 million from the Pinelands Conservation Fund (PCF) to 34 projects in the Pinelands Area.

Of the 34, 31 have proceeded to closing within the Plan Review time period, resulting in the permanent protection of 6,763 acres.
Permanent Land Protection Highlights

• Nearly 24,000 acres in the Preservation Area District, Agricultural Production Area and Special Agricultural Production Area were permanently protected through the PDC program between July 2001 and June 2013.

• As of June 30, 2013, nearly half of the Pinelands Area (446,000 acres) has been permanently protected.

• Programs administered or funded by the Pinelands Commission have protected approximately 84,000 acres through June 2013.
Update (as of June 2014):

- 450,000 acres protected
- 48% of Pinelands Area
- 94% of the protected land is located in the conservation-oriented management areas (PAD, SAPA, FA, APA)
Science Program Highlights

- Long-term Environmental-monitoring Program
- Kirkwood-Cohansey Project
- Ecological Integrity Assessment
**LTEnM Program**

- **Watershed Assessments**
  - Mullica River
  - Rancocas Creek
  - Great Egg Harbor River
  - Barnegat Bay

- **Pinelands-wide WQ**
  - Bimonthly pH and SC

- **Pinelands Ponds**
  - Monthly water levels
  - Continuous monitoring

- **Forest Plots**
  - Monthly water levels

- **Frogs and Toads**
  - Annual calling surveys
Land Use and Water Quality

- Example of disturbance gradient
- Upstream developed land and upland agriculture
- Elevated pH and SC
- Increased ion concentrations
- Nutrient enrichment
- 10% threshold used in Medford-Evesham Plan
Water Quality Influences Plant and Animal Assemblages

- 72 Mullica River sites
- Ordered by plants present
- Native species at high-quality sites
- Non-native species dominate at degraded sites
- Similar results for fish and frogs and toads
- Using multiple indicators is best
Five Commission studies

- Stream habitat
- Swamp pink
- Forest Vegetation
- Pond vegetation
- Frog development

Results can be used to inform water-supply policy
• Landscape, watershed, and wetland integrity assessment
• Pinelands habitat = 82%
• Non-habitat = 18%
• 51% of the Pinelands Area fell within the highest integrity class
• Most rare plant and animal sites fell within highest integrity classes
• Evaluate current management areas, acquisition, etc.
Memorandums of Agreement and Understanding

• The Commission was a signatory to 20 Memorandums of Agreement (MOAs) during the Plan Review period.

• 12 were Permit Streamlining MOAs:
  – There were 245 streamlined public development approvals

• 8 were “deviation” MOAs:
  – Seven of the eight dealt with existing public facilities that helped ensure their long-term viability;
  – The eighth was for a new electrical power line to serve South Jersey; and
  – Offsetting measures were required, resulting in the permanent protection of 8,500 acres in the Pinelands Area.
MOAs: Lands Preserved by Management Area 2002-2012

- Total Acres: 8,500
- PAD: 8%
- FA: 31%
- APA: 4%
- RDA: 0.10%
- RGA: 57%
Economic Monitoring

- The Commission continued to monitor the economy in the Pinelands through its annual Long-Term Economic Monitoring Program.

- Overall, the Pinelands economy either mirrored, or in some cases outperformed, the non-Pinelands portions of southern New Jersey in several economic indicators.
The average residential property tax bill in the Pinelands continued to be lower than the state and the non-Pinelands portions of southern NJ.
Economic Monitoring

- The population in the Pinelands is growing faster than the non-Pinelands portions of southern NJ.
Public Information & Outreach

- The Commission educated thousands during in-class programs and other events.

- Attendance at the Pinelands Short Course soared to more than 800 as the Commission expanded presentations and field trips.

- The Commission redesigned its website to make it more user-friendly, while adding new content such as the online CMP.

- The Commission completed projects that resulted in the creation of a new Pinelands National Reserve brochure and the installation of Pinelands road signs in 22 locations.

Above: Pinelands-themed World Water Monitoring Day
Public Process

• The Commission formed a Plan Review Committee that met regularly and provided a forum to discuss ways to improve the CMP.

• The Commission gathered comments from 109 groups and individuals during two public hearings and a 2½-month public comment period.

• Commission staff delivered numerous presentations to highlight and expand on the report’s findings.
• Dozens of action items are listed in the recommendations chapter.

• Commission staff will use the list of recommendations to guide its work program for the next five years.

• Eight recommendations are described in greater detail. They are as follows ....
Recommendations

• Implement additional efficiency measures.

• Improve water management standards as a result of the Kirkwood-Cohansey Aquifer study.

• Enhance the Pinelands Development Credit Program.

• Bolster the protection of native Pinelands vegetation.
Recommendations

• Improve the process for Memorandums of Agreement.

• Codify application standards for organized off-road vehicle events and discuss ways to address deviations from approved routes.

• Increase protection for the Black Run headwaters area of southern Evesham.

• Develop standards to address digital sign technology.
Questions?