



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

General Information: Info@pinelands.nj.gov
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: CMP Policy and Implementation Committee

From: Gina A. Berg *gab*
Director, Land Use Programs

Date: June 18, 2026

Subject: June 26, 2026 Committee Meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, June 26, 2026. The packets also include the following items for your consideration:

- Minutes from the Committee's May 29, 2026, meeting
- The Executive Director's report on Manchester Township's 2026 Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31
- A draft amendment to the Pinelands Infrastructure Master Plan to set project evaluation criteria

The June Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

www.youtube.com/c/PinelandsCommission



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

June 26, 2026 – 9:30 a.m.

This meeting will be held in-person and virtually

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

Watch the meeting on the Pinelands Commission YouTube channel:

www.youtube.com/c/PinelandsCommission

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 871 0784 4561

Agenda

1. Call to Order
2. Adoption of the minutes from the May 29, 2026, CMP Policy & Implementation Committee Meeting
3. Pemberton Lake Accessible Trail Project Summary Presentation
4. Executive Director's Report: Manchester Township's 2026 Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31
5. Pinelands Infrastructure Master Plan Amendment for Project Criteria and Funding Structure
6. Public Comment
7. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

This meeting was conducted both remotely and in-person
The public could view/comment through Pinelands Commission YouTube link:

www.youtube.com/c/PinelandsCommission

Richard J. Sullivan Center
15C Springfield Rd
New Lisbon, New Jersey 08064
May 29, 2026 – 9:30 a.m.

MINUTES

Members in Attendance: Deborah Buzby-Cope, Jerome H. Irick, Chair Laura E. Matos, Jessica Rittler Sanchez, Gaetano Matro, Mark S. Lohbauer

Members Absent: Douglas Wallner, Alan Avery, Theresa Lettman

Staff Present: Gina Berg, April Field, Susan R. Grogan, Brad Lanute, Paul Leakan, Claire Osei, Stacey P. Roth, Ernest Derman, Brian Szura (via Zoom)

1. Call to Order

Chair Matos called the meeting to order at 9:32 a.m.

2. Adoption of minutes from the April 24 , 2026 CMP Policy & Implementation Committee Meeting

Commissioner Mark Lohbauer moved the adoption of the April 24, 2026 meeting minutes. Commissioner Gaetano Matro seconded the motion. All Ayes. The motion passed.

3. NJPACT REAL Rules Implementation in the Pinelands Area: Flood Hazard Control Act, Coastal Zone Management and Freshwater Wetlands Presentation

Attachment A to these minutes and posted on the Commission's website at the following address:
[Regulatory Impacts of REAL PI 52926 meeting presentation FINAL.pdf](#)

Executive Director (ED) Susan Grogan introduced two presentations that would review impacts to Pinelands Commission regulatory reviews related to the Resilient Environments and Landscapes (REAL) rules adopted in January by the New Jersey Department of Environmental Protection (NJDEP). She said that information became available that morning indicating the NJDEP would be delaying implementation of the rules. She said this would allow the Commission time to consider implication of the impacts that would be discussed in the two presentations.

Chief of Legal and Legislative Affairs, Stacy Roth, provided a presentation on the impacts of the NJ Resilient Environments and Landscapes (REAL) rule amendments on the Pinelands Area and the Commission's review of applications. The REAL rules were proposed in November 2024 with substantial changes made in September 2025 and final adoption in January 2026.

Ms. Roth explained that the REAL rules amended standards related to Coastal Zone Management, Stormwater Management, the Wetlands Protection Act (FWPA), and the Flood Hazard Area Control Act. She provided a brief overview of the flood hazard rules amendments. She said that the new REAL rules raise the regulatory flood depth along tidal waters 4 ft above what FEMA considers the 100-year flood elevation or 1% chance of flood occurring in that year. The new flood hazard amendments affect construction standards based on flood level and the relative impact of flood damage in that portion of the Pinelands National Reserve (PNR) outside the Pinelands Area, where the Commission does not have primary regulatory authority. The Commission serves as a consulting and reviewing agency that provides comments on development applications in to NJDEP.

Executive Director (ED) Grogan remarked that NJDEP received a significant number of comments regarding these amendments. Ms. Roth confirmed that to be true.

Ms. Roth continued with an explanation of changes to the Freshwater Wetlands Protection rules and said this section of the adopted rules has a more significant impact on Pinelands regulatory reviews. She said that for General Permits issued under these rules, mitigation is now required for 17 out of 27 General Permits. There is also a hierarchy with regards to mitigation options from purchasing credits to creating and enhancing wetlands. She noted that wetlands buffer averaging and mitigation of impacts to wetlands is not available to applicants under the standards of the Comprehensive Management Plan (CMP).

Ms. Roth next discussed the existing Memoranda of Agreement (MOA) between the Commission and NJDEP. She explained that the three MOAs pertain to the application process related to the Coastal Zone Management standards, Freshwater Protection Act, and Flood Hazard Area Control Act.

The Coastal Zone Management MOA dates from 1988 and deals with permitting in the PNR. All permitting, planning, and regulatory decisions in the PNR have to be consistent with both the Federal Act and the State Pinelands Protection Act. NJDEP does not have to implement the CMP rules as written, but they review projects to ensure that they are consistent with the intent of the policies and objectives of the Pinelands Protection Act and Federal Act. ED Grogan added that the reason for the MOA was to set up a process for NJDEP to receive the Commission's comments about projects before making decisions. There have only been handful of occasions when the Commission has disagreed with the NJDEP final decision over the years.

Ms. Roth asked Chief Permit Administrator, April Field, about the number of applications related to coastal management in the PNR the Commission receives. Ms. Field added that there is a need to revisit the old, outdated MOAs. Due to time since the MOAs were executed and to staff turnover in that time, staff from either agency may not be aware or conversant in the applicability of an MOA. She said that requests by NJDEP for comments on applications subject to the Coastal Area Facility Review Act (CAFRA) are handled efficiently. She approximated the number of applications the Commission receives under coastal zone management to be about ten a year. ED Grogan added that the Commission only receives applications that require a CAFRA permit, which further limits the number that get reviewed in a year.

Ms. Roth then moved on to discuss the Freshwater Wetlands MOA from 1993. She explained that MOA delegates authority to the Commission to issue Freshwater Wetland General Permits on behalf of NJDEP. The MOA includes provisions that the Commission is the lead agency in the Pinelands Area for the purposes of verification of wetland delineations and wetlands buffer requirements.

Subsequent to execution of the MOA, NJDEP regulations were amended to codify the role of the Pinelands Commission as the lead agency for purposes of wetlands delineation and buffer requirements.

She discussed the Stream Encroachment Permit MOA from 1998 which allowed the Commission to issue general permits related to construction of foot bridges, utility line crossings, and minor grading work. Due to changes in the stream encroachment regulations, the citations and associated permits included in the MOA no longer exist. Therefore, staff stopped issuing those permits around the early 2000s.

Ms. Roth presented staff recommendations regarding the various MOA with NJDEP. She stated that the recommendation was to terminate the Flood Hazard MOA because with the REAL rule changes related to mitigation requirements, and the few applications that are reviewed by Commission staff under the MOA, the level of effort for staff to refamiliarize with the standards and issue the permit or to coordinate mitigation projects, does not provide the streamlining envisioned by the MOA. In addition, the Stream Encroachment MOA could be terminated as the regulations it covered no longer exist. Regarding the Freshwater Wetlands Protection Act MOA, her initial determination was that it should also be eliminated. This is because the relevant provisions that give the Commission authority to delineate wetlands, issue Letters of Interpretation (LOI), and initiate enforcement, are all already codified in the NJDEP regulations.

ED Grogan noted that if the MOAs are terminated, then the Commission would not be reviewing or issuing any General Permits. Ms. Roth affirmed and noted that projects that are exempt from application to the Commission, but may require a wetlands permit, would not be reviewed by the Commission staff if the MOA is terminated.

ED Grogan asked for clarification on wetlands permit projects that are exempt from Pinelands application but inconsistent with CMP standards. Ms. Roth said that some types of development, such as re-building a single-family dwelling, do not require application under the CMP, but may trigger the need for a wetlands permit. She said that without Commission review under the MOA, there is a chance that NJDEP would issue a permit for development that is inconsistent with the CMP. However, the CMP prohibits other state agencies from issuing permits for development that is noncompliant with the CMP standards. Therefore, NJDEP should not issue a permit for development that is inconsistent with the CMP. Ms. Roth said rather than eliminating the Freshwater Wetlands MOA, it may be best to discuss amending the MOA with NJDEP to reflect a better application review process.

Commissioner Rittler Sanchez asked if the Commission was responsible for all Freshwater General Permits in the Pinelands. Ms. Roth confirmed. Ms. Rittler Sanchez asked if staff was recommending termination of the MOA.

ED Grogan said that it was important for the Commission to discuss the current Freshwater Wetlands MOA with NJDEP to determine the best course of action, be it amendment, termination or a new improved process. She said that the increased complexity of NJDEP standards requires more effort for the Commission to review wetlands general permit applications. She said that mitigation requirements add responsibility for Commission staff and are also a concern.

Ms. Roth said that if the MOA gets terminated, the jurisdiction over wetlands delineation and buffer requirements in the Pinelands Area would be unaffected. However, the NJDEP would be

responsible to issue general permits and coordinate any conditions of the permits such as mitigation requirements. ED Grogan added it is still important to have a clearer review process both for environmental reasons and to also make things easier for applicants.

April Field, Chief Permit Administrator, said that there are strict CMP standards regarding wetlands and only few activities are allowed. She said that keeping up with NJDEP's rule changes along with the CMP's requirements can be time-consuming. Ms. Roth said that when the MOA was executed, only general permits existed, but regulations have changed significantly since then.

Commissioner Rittler Sanchez asked if the threshold for mitigation had changed. Ms. Roth said that prior rules required mitigation if the impacted area exceeded a quarter of an acre but that the threshold has been changed to 0.1 acres.

Commissioner Irick inquired about the Commission's role where an individual or utility has a Permit by Rule for horizontal directional drilling (HDD) that is not compliant with the CMP standards. Ms. Roth answered that Permit by Rule no longer exists for horizontal drilling. A general permit is required. She said that the amended rules allow Permit by Rule for underground jacking if the jacking is done outside wetlands and NJDEP's transition areas. Under the CMP, development requires a 300-foot buffer to wetlands unless the applicant uses the Commission's delineation model to reduce it.

Commissioner Irick inquired about the major difference between NJDEP's requirements under a general permit and that of the Commission's. Ms. Roth said that Commission is responsible for delineating wetlands and for setting wetlands buffers requirements in the Pinelands. She said that wetlands buffers are generally larger in the Pinelands Area.

Commissioner Lohbauer asked if the Commission had any right to review projects in the Pinelands National Reserve (PNR) outside the Pinelands Area. Ms. Roth explained that NJDEP sends applications to the Commission requesting comments prior to issuing CAFRA permits. Several times staff raised significant concerns with water quality parameters and NJDEP has recognized those concerns in the permitting. The final decision for an application in the PNR is fully up to NJDEP since they have primary jurisdiction.

Commissioner Irick asked if things had generally stayed the same for the general and individual permits. Ms. Roth answered that there have been several changes leading to around four new categories of permits, including individual permits, general permits, permit by registration, permit by rule, and exemptions.

Commissioner Irick asked if any modification to the Freshwater Wetlands Protection Act MOA was necessary to allow the Commission to delineate wetlands and enforce the 300 ft buffer. Ms. Roth responded that this is already codified in NJDEP's rules. ED Grogan agreed with that response and added that the MOA delegates the procedures for implementing the rules and spells out each agency's responsibility in that process.

Commissioner Irick requested clarification on whether a modification of the MOA is recommended. ED Grogan said that further consideration is needed before making that recommendation. Any new agreement would not remove requirements or allow deviation from any CMP standards. It would just be an agreement about the application review process.

Commissioner Rittler-Sanchez asked about the threshold for applications to have mitigation measures required and how many applications have required that. Ms. Field said that staff has not received an application that requires mitigation yet, but that such applications would need additional review and approval by NJDEP of the mitigation measure for the project which would complicate and delay permit application review.

Commissioner Rittler-Sanchez asked if the Commission signs off on mitigation projects. ED Grogan answered that it depends on the type of mitigation project. Ms. Roth added that in the Pinelands Area, if the project does not meet CMP requirements for wetlands protection, a permit will not be issued.

4. NJPACT REAL Rules Implementation in the Pinelands Area: Stormwater Management Presentation

Attachment B to these minutes and posted on the Commission's website at the following address:
[20260529 - P_I Committee - REAL Rules Stormwater.pdf](#)

Chief Planner, Brad Lanute, gave a presentation regarding the implementation of the REAL rules stormwater management regulations in the Pinelands Area focusing on the Commission's review of development applications and provided historical context. He said that the CMP has always had stormwater management standards, but the NJDEP adopted rules in 2004 that incorporated design and performance standards related to groundwater recharge, stormwater runoff quality, stormwater runoff quantity, green infrastructure, and maintenance. All municipalities are required to adopt stormwater control ordinances as mandated by their MS4 permits. Pinelands municipalities adopted different stormwater control ordinances that incorporate the CMP's regulations. The CMP was amended in 2006 to incorporate NJDEP standards by reference to avoid having to amend the CMP whenever NJDEP adopted regulatory amendments. However, in 2022, another major CMP amendment was adopted to address NJDEP's green infrastructure amendments and significant staff effort was necessary to prepare model ordinances tailored to each municipality's ordinances. Now in 2026, the REAL rules must be considered in the Commission's review of development applications and incorporated into municipal ordinances.

He continued the presentation by discussing the new NJDEP rule amendments applicable to major development and minor non-residential development in the Pinelands and requiring total suspended solids (TSS) removal for reconstructed motor vehicle surfaces. Additionally, the REAL amendments give greater design flexibility to new and reconstructed public roadway projects recognizing the difficulties of implementing green infrastructure in public rights of way.

Mr. Lanute said that differences in definitions between the CMP and NJDEP rules, such as for major development, cause challenges. By reference, NJDEP's stormwater definitions are applied unless the CMP has an existing definition. Since major development is defined differently by NJDEP, it can impact the CMP stormwater standards. He said that a CMP amendment may be needed to resolve the issue and that model ordinances must be created for municipalities to deal with the discrepancy.

Mr. Lanute reviewed the Commission's existing MOAs regarding the reviews of certain county road projects dating back to the 1990s. Upon preliminary assessment of these county MOAs against the REAL rule amendments, they do not seem to have been affected by the new rules.

He then discussed the amendments to the stormwater quantity standards which will require reduction in total runoff volume, not just peak flow rate as in the past. In most cases the CMP rules would be

sufficient to meet the new volumetric standard for major developments. He said that the amended rules allow offsite infrastructure improvements to retain the runoff volume. There are also special provisions for public transportation entities to retain the runoff volume in the same watershed management area where the project is located, rather than more strictly in the same HUC-14 watershed. A CMP amendment may be necessary to incorporate that offsite volumetric standard.

Director of Land Use Programs, Gina Berg, asked how the location of the offsite infrastructure would be included in applications to the Commission. Environmental Specialist, Brian Szura, said that for private development, applicants must identify the offsite mitigation location in their application, and for public development, it is the same process, but the Commission would have to approve it as part of a public development approval. ED Grogan added that if mitigation projects are proposed outside the Pinelands boundary, the Commission lacks jurisdiction to review them. Mr. Lanute added that the Commission may consider a CMP amendment that would require any off-site location to also be situated in the Pinelands Area.

Mr. Szura said that drainage areas for green infrastructure BMPs are limited to 2.5 acres. This limitation can be a big hurdle for major road projects. The CMP has its own exceptions for these types of projects that allow offsite recharge. Implementation of offsite recharge has proved to be difficult. Dealing with specifics of implementation is why clarification may be needed in the CMP.

Mr. Lanute next discussed NJDEP's BMP manual, which is a guidance document cross-referenced in both NJDEP and CMP rules. The manual has been updated in response to the REAL rules, and it includes significant updates to the stormwater pollutant removal chapter (chapter 4), which affects nitrogen reduction rates. According to NJDEP, they made these changes based on the latest science. He explained that the CMP requires all major developments to achieve a minimum of 65% reduction of post-construction total nitrogen load from the developed site. When this standard was adopted in 2022, projects needed two BMPs in sequence to meet the nitrogen reduction standard, but with these new rules, three BMPs will now be required due to lower nitrogen removal rates assigned to the various BMP measures. The high cost and land-intensive nature of this requirement could potentially affect development density in the Regional Growth Area. He stated that staff recommend using the previous nitrogen removal rates until the Commission adopts amendments to revise the CMP's nitrogen standard.

Mr. Lanute presented the rule implementation schedule. This would include finalizing and distributing model stormwater ordinances as well as considering a CMP amendment related to nitrogen reduction.

ED Grogan acknowledged the amount of work that has been involved in figuring out the details of the rules, considering the applicants, and determining each agency's responsibilities. She added that the Commission's implementation of the rules is different from NJDEP. The Commission reviews and applies stormwater standards to every proposed development but NJDEP only does so for proposed development that requires a wetlands or other NJDEP permit. NJDEP rule changes, however big or small, can impact the Pinelands in unanticipated ways.

Commissioner Irick asked if the Commission intends to keep any required mitigation inside the Pinelands so the Commission can be involved in the review process. ED Grogan confirmed that that is the intention. Ms. Berg added that it would be unlikely to find an upstream project site that is outside the Pinelands as most streams flow out of the Pinelands Area.

Commissioner Ritler-Sanchez asked if there was a mechanism in the CMP to set up a mitigation bank for large transportation projects. Mr. Lanute answered that there are no such mechanisms in the CMP but there is potential for it. Commissioner Rittler-Sanchez said that it may be difficult for highly urbanized areas to find mitigation sites, but that mitigation could improve an urban area at a smaller scale.

Commissioner Irick commented on effective infiltration practices in the Pinelands. He said that nitrogen removal efficiency of green infrastructure facilities may be better than the BMP manual indicates. Mr. Lanute said that NJDEP staff updated the BMP manual on most recent science. He said Commission staff raised concerns about the impact of the new standards on the Pinelands, and NJDEP responded that they were willing to include a separate section with specific rates for the Pinelands provided there are scientific studies available recognizing the unique soil conditions of the Pinelands Area. ED Grogan added that the NJDEP has always been open and willing to learn about the Commission's concerns and take it into consideration when making their stormwater rules. She said that while the Commission conducts scientific research, it does not have specific research about the nitrogen removal rates for any particular BMP measure. Ms. Berg said that the Commission previously applied for grant to survey water quality of stormwater facilities but did not receive it.

Commissioner Irick said that it will be difficult for projects to use the required three BMPs for nitrogen removal and there would be more land used for stormwater management than is being developed. Mr. Szura added that NJDEP is not comfortable with the previous nitrogen reduction rates they assigned in the past.

Commissioner Irick commended Ms. Roth and Mr. Lanute for their extensive work of reviewing, analyzing, and presenting the REAL rule amendments.

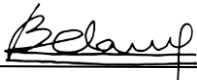
5. Public Comments

Cindy Justice expressed her concerns about proposed development in Egg Harbor Township related to application number 2008-0028.002. She said that wetlands adjacent to the site and her home could be damaged as a result of the large residential development.

6. Adjournment

There being no other business, Commissioner Lohbauer moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. All Ayes. The meeting was adjourned at 11:29 a.m.

Certified as true and correct:



Claire Osei
Resource Planner

Date: 6/17/2026



DRAFT

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Issuing an Order to Certify Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, on July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township; and

WHEREAS, Resolution #PC4-83-59 of the Pinelands Commission specified that any amendment to the Township’s certified Master Plan and codified Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, Resolution #PC4-83-59 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and

WHEREAS, on March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township’s Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026; and

WHEREAS, the Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026; and

WHEREAS, on March 13, 2026, Manchester Township adopted Ordinance 26-23, amending Chapter 245 by rezoning land within the Township’s Regional Growth Area and establishing the Pinelands Affordable Housing (PAF-2) District and affiliated district regulations; and

WHEREAS, on March 13, 2026, Manchester Township adopted Ordinance 26-24, amending Chapter 245 by revising zones in which garden apartments and townhouse developments are conditionally permitted; and

WHEREAS, the Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026; and

WHEREAS, on May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245 by revising Pinelands Development Credit provisions applicable to new and existing zoning districts; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026; and

WHEREAS, by letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed, and held remotely on June 10, 2026 at 9:30 a.m., with live broadcasting on the Pinelands Commission’s public YouTube channel and an opportunity for the public to call-in during the broadcast; and

WHEREAS, the Executive Director has found that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 and has reviewed the Executive Director’s report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that

1. An Order is hereby issued to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to Manchester Township’s certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

Report on Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245, (Land Use and Development) of the Code of Manchester Township

June 26, 2026

Manchester Township
1 Colonial Drive
Manchester Township, NJ 08759

Findings of Fact

I. Background

The Township of Manchester is located in the northern portion of the Pinelands Area in northwestern Ocean County. Pinelands municipalities adjacent to Manchester Township include the Borough of Lakehurst and the Townships of Berkeley, Jackson, Lacey, Plumsted, and Toms River in Ocean County, and the Townships of Pemberton and Woodland in Burlington County.

On July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township applicable to that portion of the municipality located in the state-designated Pinelands Area.

On March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026. The Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026.

On March 13, 2026, Manchester Township adopted Ordinances 26-23 and 26-24, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026. Ordinance 26-24 effectively supersedes Ordinances 25-01 and 26-11, which also amended Sections 245-68 and 245-74 and were previously submitted to the Commission.

On May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026.

By letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following master plan amendment and ordinances have been submitted to the Pinelands Commission for certification:

- * Amended Housing Element and Fair Share Plan, dated March 6, 2026, adopted by the Planning Board on March 19, 2026
- * Ordinance 26-23, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-24, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on April 27, 2026, and adopted on May 11, 2026

These documents have been reviewed to determine whether they conform with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50-3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50-3.39.

1. Natural Resource Inventory

Not applicable.

2. Required Provisions of Master Plans and Land Use Ordinances Relating to Development Standards

Amended Fourth Round Housing Element and Fair Share Plan

The Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026, addresses the Township's fourth-round affordable housing obligation. The Plan includes data and analyses regarding the Township's existing and projected demographics, housing stock, and employment characteristics, as well as updated information regarding the completed and proposed mechanisms intended to satisfy the Township's affordable housing obligation. The Plan identifies a present need obligation of 154 units and a fourth-round prospective need obligation of 412 units.

The Township previously submitted its adopted Fourth Round Housing Element and Fair Share Plan to the Commission. It was found to raise no substantial issues with respect to CMP standards. The Amended Plan revises the mechanisms, and associated credits, used to address the Township's third- and fourth-round affordable housing obligations, including additional inclusionary development sites within the Pinelands Area portion of the Township.

Affordable Housing Sites within the Pinelands Area

The Amended Housing Element and Fair Share Plan includes three new inclusionary development sites within the Pinelands Area that are intended to address a portion of the Township's fourth-round affordable housing obligation. The projects are located within the Township's Regional Growth Area and are proposed as mixed-use developments that include affordable housing units.

The Craftway site (Block 69, Lot 8), a 5.24-acre parcel located in the Township's Pinelands Business (PB-1) District, is proposed to be developed with 40 townhomes and a two-story mixed-use building containing commercial space on the ground floor and seven affordable apartments on the second floor. The Plan anticipates that the project will comply with the Township's certified PB-1 District standards, which permit mixed-use development and townhomes at a density of eight dwelling units per acre. Based on the acreage of the property, 47 units would exceed the maximum permitted density within the PB-1 District. However, the development application currently pending before the Commission proposes 33 townhomes and a two-story mixed-use building with 6 affordable apartments, which is consistent with the maximum residential density permitted in the PB-1 District.

The Seaport/Hangar Road site (Block 69, Lots 1.01-1.09), an 11.25-acre parcel located in the Township's Pinelands Single-Family Residential (PR-40) District, is proposed to be developed with 52 townhomes and a three-story mixed-use building containing commercial space on the ground floor and 11 affordable apartments on the upper floors. This number of units far exceeds what is permitted under the currently certified PR-40 District zoning. The Township has advised the Commission that it intends to adopt zoning amendments for the site in late 2026 to facilitate inclusionary development. Any such zoning amendments must be submitted to the Pinelands Commission for review and approval before they may take effect.

The Plan also relies on two parcels located along Ridgeway Boulevard. The first, a 35-acre parcel located at 2582 Ridgeway Boulevard (Block 72.01, Lots 9 and 17), is anticipated to be developed with 214 dwelling units, including 43 affordable housing units. The second, a 48-acre parcel located at 2590 Ridgeway Boulevard (Block 72, Lots 8 and 16), is anticipated to be developed with 317 dwelling units, including 64 affordable housing units. These properties are currently located within the Township's Pinelands Office, Research and Light Industrial (POR-LI) District but are the subject of a zoning amendment adopted through Ordinance 26-23, as described below.

Affordable Housing Sites within the Pinelands National Reserve

The amended Plan includes the Heritage Minerals (Hovsons, Inc.) project as a mechanism contributing toward the Township's third- and fourth-round affordable housing obligations. The site is located outside the Pinelands Area but within a Regional Growth Area of the Pinelands

National Reserve (PNR). The Pinelands Commission certified the Township's zoning plan for the PNR area in 2019.

The site is currently located in the Retirement Community (RC-2) District. According to the Amended Plan, the Township intends to revise the existing RC-2 District standards to permit a total of 2,450 dwelling units, consisting of 1,153 age-restricted market-rate units, 929 market-rate family units, 73 age-restricted affordable units, and 295 family affordable units.

The total number of units anticipated at the site is consistent with the maximum authorized under a 2004 settlement agreement between the Pinelands Commission, NJDEP, and Hovsons, Inc, the owner of nearly 4,000 acres of land within Manchester Township's PNR area. Under the agreement, a 995-acre development area was delineated, what is now the RC-2 District, to accommodate a maximum of 2,450 residential units and 20,000 square feet of commercial development. The remainder of the Hovsons property, together with an additional 3,450 acres located within the Pinelands Area, was to be dedicated to the State for open space preservation. In 2005, the Pinelands Commission amended the CMP Land Capability Map to redesignate the 995-acre development area as a Pinelands Regional Growth Area, with all other lands remaining in the Pinelands Forest Area (37 N.J.R. 2013(b)). To date, the development authorized under the settlement agreement has not occurred, nor have the 6,475 acres designated for preservation been deed restricted or conveyed to the State.

Ordinance 26-23

Ordinance 26-23 rezones approximately 83 acres, consisting of four lots (Block 72, Lots 8 and 16; Block 72.01, Lots 9 and 17), from the Pinelands Office, Research, Light Industrial (POR-LI) District to the newly established Pinelands Affordable Housing (PAF-2) District (see Exhibit 1). These lots are located within the Township's Regional Growth Area and are identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan as affordable housing sites (2582 and 2590 Ridgeway Boulevard).

The ordinance establishes PAF-2 District regulations that permit mixed-use development (commercial and residential) at a maximum gross density of 8.65 dwelling units per acre. Permitted residential uses include multifamily dwellings, townhouses, stacked townhouses, and dwelling units located above commercial uses in mixed-use buildings. A variety of commercial uses are also permitted. The ordinance includes bulk, area, design, parking, and landscaping standards. A minimum of 20 percent of all units must be set aside as affordable to low- and moderate-income households. Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all units, excluding up to 20 percent of the total project units that are made affordable.

Ordinance 26-23 also rezones approximately 93 acres, consisting of three lots (Block 62, Lots 15, 16, and 33), from the Pinelands Affordable Housing (PAF-1) District to the existing, adjacent Pinelands Single-Family Residential (PR-40) District, thereby eliminating the PAF-1 District and repealing its associated district standards (see Exhibit 1). These lots are located within the Township's Regional Growth Area and were permanently preserved as open space by Ocean County on December 24, 2024.

Ordinance 26-24

Ordinance 26-24 amends Sections 245-68 (Garden Apartments) and 245-74 (Townhouse Developments) by revising the zoning districts in which these residential uses are conditionally permitted. Under these provisions, garden apartments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 6 dwelling units per acre. Likewise, townhouse developments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 8 dwelling units per acre.

Ordinance 26-24 eliminates garden apartments and townhouse developments as conditionally permitted uses in all zoning districts except the Pinelands Business-1 (PB-1) District. Previously certified ordinances conditionally permitted these uses in the PB-1, Whiting Town Business-1 Acre (WTB-1), Whiting Town Highway Development (WTHD), Whiting Town Office Professional (WTO-P), and Whiting Town Retirement Community (WTRC) districts. Townhouse developments were also permitted in the POR-LI District. The PB-1 and POR-LI districts are located within the Regional Growth Area, while the WTB-1, WTHD, WTO-P, and WTRC districts are located within a Pinelands Town management area. The ordinance also revises Schedules F and G of Chapter 245 to align with these changes.

Ordinance 26-31

Ordinance 26-31 amends Section 245-32C, Pinelands Development Credits, by adding cross-references to the new PAF-2 District established by Ordinance 26-23, discussed above, and by removing references to the PAF-1 District, which was repealed by Ordinance 26-23, as well as references to the PRC, PRC-1, and PMP districts, which were previously repealed.

Regional Growth Area Impacts of Ordinances 26-23 and 26-24

Staff assessed the change in residential zoning capacity within the Regional Growth Area resulting from the establishment of the PAF-2 District and the elimination of townhouse developments as a conditional use in the POR-LI District, which effectively eliminates all residential development opportunities in the remainder of the POR-LI District. Manchester Township's certified zoning ordinance conditionally permits townhouse developments at a density of 8 dwelling units per acre on lots of at least 10 acres within the POR-LI District. Staff's analysis found that approximately 64 vacant private acres remain in the certified POR-LI District, primarily consisting of three lots (Block 62, Lot 29; Block 72.01, Lots 9 and 17). Under the townhouse development option, a total of 512 dwelling units could be permitted on these lots.

The newly established PAF-2 District includes two of the three remaining large vacant lots in the certified POR-LI District (Block 72.01, Lots 9 and 17), as well as two other contiguous lots that contain existing industrial development (Block 72, Lots 8 and 16). The 83-acre PAF-2 District permits a range of residential housing types at a density of 8.65 dwelling units per acre, which is only slightly greater than the density permitted under the existing townhouse development option. As noted above, the Township's Housing Element and Fair Share Plan anticipates the development of a total of 531 dwelling units on the lots within the PAF-2 District.

It is also important to note that, prior to 2017, the POR-LI District did not permit residential development. Townhouse development was conditionally permitted as part of a zoning amendment involving four lots totaling approximately 129 acres that were rezoned from the former PRC-1 District to the POR-LI District (Block 72, Lots 7, 8, and 16; and Block 72.01, Lot

17). The PRC-1 District was established pursuant to a 2007 builder's remedy settlement agreement. A maximum of 400 market-rate units and 20 affordable units were permitted within the PRC-1 District, with PDC use required for 30 percent of the market-rate units. As part of the 2017 rezoning, the Township conditionally permitted townhouse development within the POR-LI District, in part, to maintain consistency with the CMP's residential density and PDC requirements for Regional Growth Areas. Three of the four lots that were formerly located within the PRC-1 District are now included in the PAF-2 District. Block 72, Lot 7 was acquired by Ocean County and developed as a public works facility.

On balance, the establishment of the PAF-2 District and its slightly increased residential density offsets the elimination of residential development opportunities within the remainder of the POR-LI District.

Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

3. Requirement for Certificate of Filing and Content of Development Applications

Not applicable.

4. Requirement for Municipal Review and Action on All Development

Not applicable.

5. Review and Action on Forestry Applications

Not applicable.

6. Review of Local Permits

Not applicable.

7. Requirement for Capital Improvement Program

Not applicable.

8. Accommodation of Pinelands Development Credits

N.J.A.C. 7:50-3.39(a)8 provides that, to be certified by the Commission, a municipal land use ordinance must provide sufficient residentially zoned property within the Regional Growth Area to be eligible for an increase in residential density through the use of Pinelands Development Credits (PDCs), as set forth in N.J.A.C. 7:50-5.28(a)3.

As described in Section 2 above, Ordinance 26-23 establishes the PAF-2 District and rezones four lots from POR-LI to PAF-2. It also eliminates townhouse developments as a conditionally permitted use in the POR-LI. Within the PAF-2 District, Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all dwelling units, excluding up to 20 percent of the total project units that are made affordable. This PDC requirement is consistent with the PDC standards previously certified for townhouse developments within the POR-LI District, as well as the residential development permitted under the former PRC-1 District.

Under the PAF-2 District standards, a maximum of 172 PDC rights (43 PDCs) could be redeemed. However, based on the development projects identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan, approximately 128 PDC rights (32 PDCs) are anticipated to be redeemed.

As discussed in Section 2 above, the elimination of residential development potential resulting from the repeal of townhouse developments as a conditionally permitted use in the POR-LI District is effectively offset by the establishment of the PAF-2 District. Since the same PDC standards that applied to townhouse development in the POR-LI are maintained for residential uses in the PAF-2 District, the impact on future PDC redemption potential is negligible.

Accordingly, Ordinance 26-23 continues to provide sufficient residentially zoned property within the Regional Growth Area to support the use of Pinelands Development Credits in a manner consistent with N.J.A.C. 7:50-3.39(a)8 and N.J.A.C. 7:50-5.28(a)3. Therefore, this certification standard is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for certification is met.

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act. Therefore, this standard for certification is met.

13. Procedure to Resolve Intermunicipal Conflicts

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 do not increase development potential on lands adjacent to the Township's municipal boundaries. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

Public Hearing

A public hearing to receive testimony concerning Manchester Township's application for certification of its Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed and held on June 10, 2026 at 9:30 a.m. Ms. Amber Mallm conducted the hearing, which was held remotely and broadcasted live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. No testimony was provided.

Written comments on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 were accepted through June 12, 2026. No written comments were received.

Conclusion









Based on the Findings of Fact cited above, the Executive Director has concluded that Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, complies with the Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 of Manchester Township.

SRG/DBL/CMT
Attachments

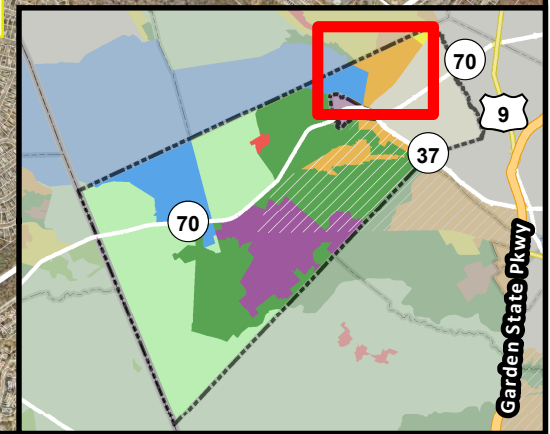
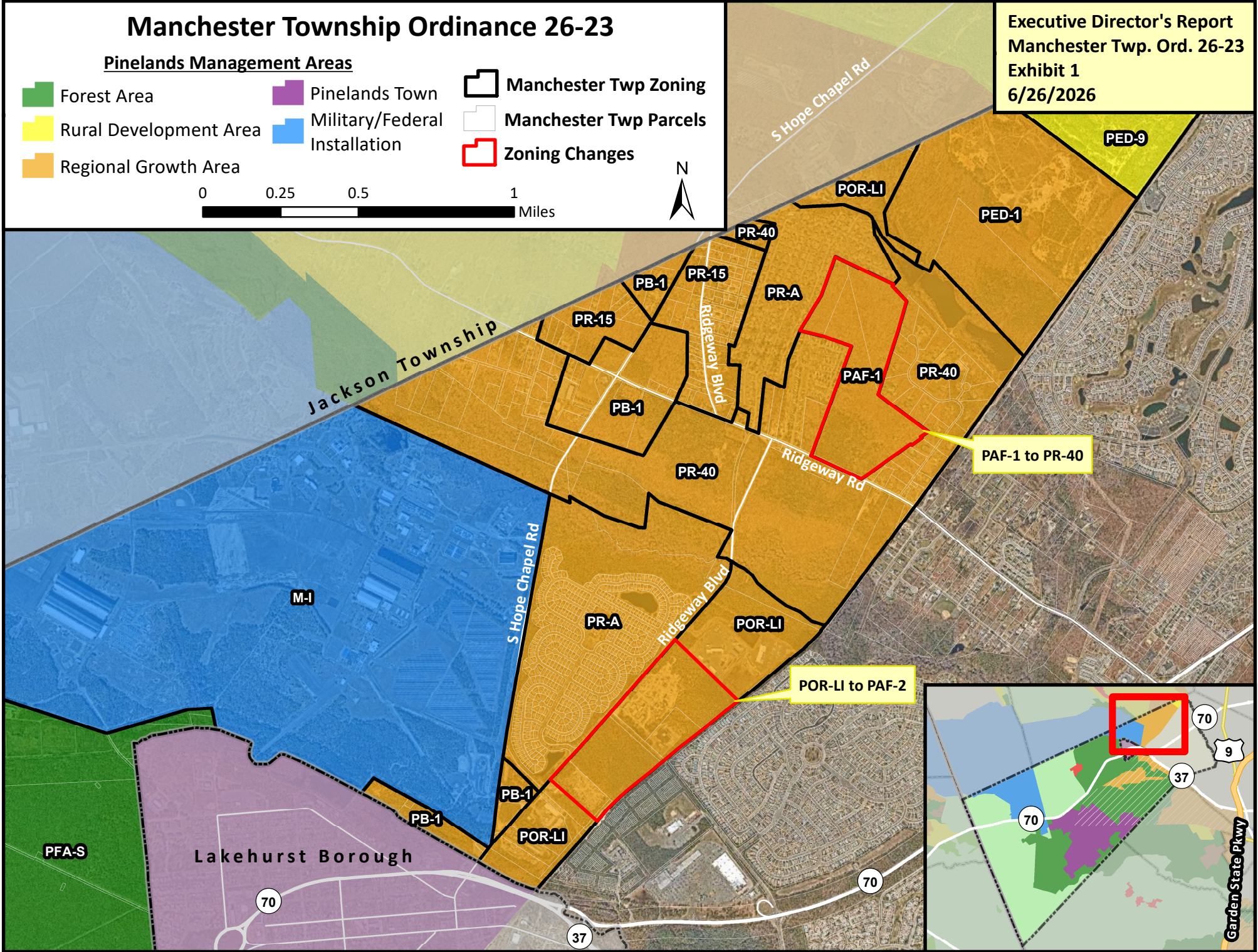

Manchester Township Ordinance 26-23

Executive Director's Report
Manchester Twp. Ord. 26-23
Exhibit 1
6/26/2026

Pinelands Management Areas

 Forest Area	 Pinelands Town	 Manchester Twp Zoning
 Rural Development Area	 Military/Federal Installation	 Manchester Twp Parcels
 Regional Growth Area		 Zoning Changes

0 0.25 0.5 1 Miles



New Jersey Pinelands Commission



PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT

PROJECT RANKING CRITERIA AND FUNDING STRUCTURE

PC-26-_____

June 18, 2026

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Overview

The Pinelands Infrastructure Trust Fund (PITF) was established in 1985 to help local governments and utility authorities defray the costs associated with supporting the population and economic growth targeted at Pinelands Regional Growth Areas. The Pinelands Infrastructure Bond Act became law on August 23, 1985. Voters subsequently approved a bond issue that allowed \$30 million to fund the PITF. The funds are disbursed through grants and loans for certain types of infrastructure projects that serve the needs of Pinelands Regional Growth Areas (RGA).

The Pinelands Commission prepared the original Pinelands Infrastructure Master Plan (IMP) as required by the PITF Act. That Infrastructure Master Plan accomplished three things. First, it delineated a funding structure for loans, grants, and local matching funds (originally 40%, 40%, and 20%, respectively). Second, it created a ranking system by which proposed infrastructure projects would be judged for funding eligibility. Third, it generated the list of projects that were deemed eligible for the initial round of funding. In 2019, the IMP was amended and the Commission set a funding structure that allowed project costs to be funded with up to 50% loan and 40% grant from PITF with a required a 10% local match. The list of prioritized projects was then forwarded to the New Jersey Infrastructure Bank (I-Bank) for management of the funding process.

In that funding round, five projects were awarded funding. Of those, only two (Pemberton Township water system improvements and Galloway Township sewer extension) have made some progress and accessed or will be accessing the funds to complete the projects. For the remaining projects including water, sewer, and transportation development, local sponsors have declined to proceed subsequent to the award or have made no significant progress in the past seven years. Therefore, staff is recommending that the Commission consider amending the IMP to set new criteria for funding, and subsequently, to prioritize projects for funding award. This process will result in the Commission amending the IMP twice, first identifying types of eligible infrastructure projects and ranking criteria along with a funding structure, and second, awarding new grants and/or loans to prioritized projects.

Currently, there is approximately \$10 million available to be disbursed as loans and/or grants. This is the remaining funding available after deducting the amount awarded to the two projects from 2019 that have made significant progress. For consideration of a new IMP amendment, a new funding structure will be outlined below. For a new funding round, new project priorities and ranking criteria are recommended and will be further discussed below.

Following review by the Policy & Implementation Committee of an IMP amendment to revise project ranking criteria and set a funding structure for proportions of grant, loan, and/or local match requirements, a public hearing must be held regarding the amendment. Staff will return to the Committee to review public comments and to seek a recommendation to forward it on to

the Commission to adopt the ranking criteria and funding structure amendment, as well as to move forward with posting a new request for project proposals.

If authorized to proceed, the Commission will announce a Request for Proposals to solicit applications for the 2026 funding round. Submitted applications will be ranked by staff and reviewed by the Policy & Implementation Committee. Subsequently, a second Master Plan amendment will be prepared, which will include the list of projects to be prioritized for funding. The second amendment to the IMP will then proceed through the same route of public hearing, committee review and adoption by the Commission. Following adoption of the IMP by the Commission, legislative appropriation must occur prior to funding awards through the Infrastructure Bank.

It should be noted that projects selected for funding prioritization through the Infrastructure Master Plan are not approved for development. All must follow normal permitting procedures including application to the Pinelands Commission and any other necessary permits or approvals before development may occur.

Objectives

The purpose of this Pinelands Infrastructure Trust Master Plan amendment is twofold. First, it proposes to create a revised set of ranking criteria for evaluating projects that will serve the needs of the Pinelands Regional Growth Areas. For this round, only projects involving water supply and wastewater projects would be solicited. Second, it proposes a new interest rate for any loans disbursed from the Pinelands Infrastructure Trust while maintaining the funding structure used in the 2019 funding round (50% loan, 40% grant, and 10% minimum local match).

The Pinelands Infrastructure Act was intended to also enhance the Pinelands Development Credit (PDC) program while also supporting the increased infrastructure needs and costs associated with development in RGA. Therefore, any project that receives PITF funding in this round must support new development or redevelopment for which PDC use is required or permitted by a municipal ordinance. Recommended ranking criteria reflect the underlying objective of the Pinelands Infrastructure Act of supporting both the PDC program and infrastructure needs of the RGA.

Eligible Infrastructure Types

The 2019 IMP amendments expanded the types of infrastructure projects eligible for funding to include transportation, green infrastructure projects, and water supply projects, as well as wastewater infrastructure. Prior to the 2019 funding round, all previous Infrastructure Plans had

awarded funding only to wastewater infrastructure projects. Due to the interest in and success of water supply and wastewater infrastructure projects, staff is recommending that the next round of funding be offered only to water supply or wastewater infrastructure projects. This would amend the IMP to only allow funding to be used for water supply and wastewater infrastructure projects that serve development in RGAs.

Ranking Criteria

There are two categories of ranking criteria: mandatory requirements and additional criteria. Mandatory requirements allow any project to earn up to 110 points and have largely remained the same from the 2019 funding round. The mandatory requirements emphasize the importance of infrastructure projects that will serve areas zoned for significant PDC redemption opportunities. Under the additional criteria section, the 2019 ranking criteria are revised to include four criteria: municipal economic factors, readiness to proceed, non-Kirkwood Cohansey water sources, and regional infrastructure support. The economic criterion is included in this funding round to recognize financially distressed Pinelands communities, because the cost of additional connections and/or upgrades can cause further financial strain for such communities. The readiness-to-proceed criterion is included to ensure that a municipality has a plan in place for project completion, thereby increasing the likelihood that the goals of the PITF will be realized. If maximum points are awarded to the proposed infrastructure project, a total of 165 points is possible in the ranking criteria including both the mandatory requirements and the additional criteria further described below.

Mandatory Requirements

All projects must provide service to a Regional Growth Area. Only infrastructure that supports new residential or mixed-use development and redevelopment will be considered. Only project costs associated with facilities and infrastructure inside the Pinelands Area will be eligible for funding. All projects must be eligible for points in these first three criteria. A project may be awarded up to 110 points under the mandatory requirements.

1. Level of Service (40 points)

This refers to the number of new dwelling units that are potentially served based on municipal zoning. Projects that will serve a larger number of residential units will be awarded higher points in this category. This category reflects the PITF's goal of supporting new development in the RGA to achieve the growth-oriented objectives in the Comprehensive Management Plan.

Scoring Factor	Number of Points
25 – 50 residential units	5
50 – 100 residential units	10
100 – 200 residential units	15
200 – 300 units	20
300 – 400 units	25
400 – 500 units	30
Greater than 500 units	40

2. Potential for PDC use - based on certified municipal zoning (40 points)

The project must serve areas where PDC use is optional or mandatory based on a certified municipal ordinance. Mandatory use is granted additional points in bonus factors. Potential use of greater numbers of PDCs increases awarded points. This criterion emphasizes the CMP’s goal of ecological preservation and protection while supporting the PITF’s objective of providing financial assistance for development in the RGA. Notably, many certified municipal ordinances and redevelopment plans include mandatory PDC use provisions.

Scoring Factor	Number of Points	
5 PDCs (20 rights)	5 for optional use	10 for mandatory use
7.5 PDCs (30 rights)	7 for optional use	15 for mandatory use
10 PDCs (40 rights)	10 for optional use	20 for mandatory use
12.5 PDCs (50 rights)	12 for optional use	25 for mandatory use
15 PDCs (60 rights)	15 for optional use	30 for mandatory use
Greater than 15 PDCs (>60 rights)	20 for optional use	40 for mandatory use

3. Local matching funds (20 points)

Not less than 10% of project funding must come from non-PITF sources, unless a hardship exists and the project otherwise is highly ranked. As funding is limited, some costs of the project must come from the municipality or local government entity to fund the project. This criterion also reflects the commitment of the municipality or project sponsor to carry out the project.

Percent Match	Number of Points
10-30%	14
Greater than 30%	20

4. Project will serve new development or redevelopment (10 points)

Recognizing that the PITF focused on the growth that was expected to occur in the RGA, projects proposed for funding must support new residential or non-residential development. Infrastructure to serve only existing development is not eligible. Infrastructure projects that will serve residential or non-residential development where the development is currently active and may have progressed to the point of obtaining local approvals are eligible. It should be noted that residential projects have the potential to rank higher in these evaluation criteria.

Additional Criteria

Although project proposals are not required to address these criteria, they may increase the project ranking score by addressing these criteria.

1. Readiness to proceed (15 points)

This criterion is to prioritize projects that are more likely to be completed/show a commitment to completing a project. This ensures that the funding is provided for projects that will be completed, which fulfills the goal of directing development to the RGA.

Scoring Factor	Number of Points	
	Task Initiated	Task Completed
Engineering design, plans, reports, feasibility	2	3
Registration with I-Bank or municipality adopted resolution for local funding	2	4
Development application to Commission initiated	5	8

2. Economic Factors (20 points)

An aspect of PITF is to ensure that the tax burden of providing utilities to serve residential development in the RGA does not fall on residents. As such, this criterion is

included to slightly increase priority for projects occurring in financially disadvantaged communities where financial burdens may be a barrier. If a project municipality qualifies under two or more of the following factors, no local match will be required. Therefore, the project could be awarded 10% more in grant allocation, for a total of 50% grant, 50% loan for the proposed project. This does not remove the mandatory project criteria above, but the local match requirement may be removed when the Commission amends the IMP to prioritize projects and award funding. Final award and determination of the required local match would be subject to review and authorization by the Commission.

Median household income, unemployment rate, percentage of population receiving TANF or SNAP benefits, and population trend data can be found in the 2026 NJ Department of Community Affairs (NJDCA)'s [Community Revitalization Index \(CRI\)](#). The values provided as the average for South Jersey are derived from the NJDCA's CRI table. For the purpose of this funding, South Jersey refers to the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem. The values in the table below are based on 2024 data.

Economic Criterion	South Jersey Average	Number of Points
Median household income of service area municipality is at or below 80% of South Jersey median household income	\$99,663	5
Service area municipality's unemployment rate is higher than the South Jersey average unemployment rate.	5.3%	5
Percentage of population receiving TANF or SNAP benefits is greater than the South Jersey average	7.9% SNAP; 11.5% TANF	5
Population trend is less than the South Jersey population increase trend	3.2%	5

3. Water Resources – Non-Kirkwood Cohansey Water Source (10 points)

The Pinelands Comprehensive Management Plan (CMP) implements water management standards at N.J.A.C. 7:50-6.86. Those standards direct applicants to first consider water supply sources that are alternatives to the Kirkwood Cohansey aquifer system.

Additionally, the Kirkwood Cohansey aquifer is the surface water aquifer that supports the ecosystems and wetlands habitats of the Pinelands Area. To assist with creating

viable alternatives to the Kirkwood Cohansey aquifer for water supply purposes, additional points will be awarded to projects that result in bringing non-Kirkwood Cohansey water supply to serve development of Regional Growth Areas. Any water supply project that will use a non-Kirkwood Cohansey source will be awarded a total of ten additional points.

4. Regional Infrastructure (15 points)

Project sponsors must be local government entities with jurisdiction over the project or project area. Projects with multiple project sponsors may be more viable. Therefore, projects with multiple local government entities involved or supporting the project proposal, or projects with multiple local government entities providing a portion of the required local matching funds will receive additional points at five points for each additional sponsor up to a maximum of 15 points to include four project sponsors. No points will be awarded for the first project sponsor.

Total Possible Points:

Mandatory Criteria	
Level of Service	40
Potential for PDC Use	40
Local Matching Funds	20
New development or redevelopment	10
Additional Criteria	
Readiness to proceed	15
Economic Factors	20
Non-Kirkwood Cohansey Water Source	10
Regional Infrastructure	10
Total Possible Points	165

Funding Structure

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. The underlying funding structure will be unchanged from the proportion of loan, grant, and local match set in the 2019 IMP amendments, that is 50% loans, 40% grants, 10% local matching fund. However, due to increases in interest rates since 2019 and to the lack of expected additional State bond acts in the future to fund the Pinelands Infrastructure Trust, the interest rate on the loan portion of any award will be increased to 2%. This will allow the trust to be replenished over time and enable more projects to be funded.

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. When the funding structure includes a portion of the award to be disbursed as loan(s), the Act requires that the interest rate will not “exceed 50% of the average interest rate of the Bond Buyer Municipal Bond Index for bonds available for purchase during the last 26 weeks preceding approval of the loan....” Terms of the loan or grant agreement shall be specified by the State Treasurer.

The Pinelands Infrastructure Master Plan financing structure for disbursement of the loans and grants would be amended as follows pending adoption by the Commission:

1. The portion awarded as loans will be 50% of the total project award.
2. The portion awarded as grants will be 40% of the total project award.
3. A local match of 10% of the total project award will be required. For municipalities that qualify under the affordability criteria, the local match will be waived, and the award will be allocated as 50% loan and 50% grants.
4. Loans will carry an interest rate of 2%.

The Act limits project costs that would be eligible for award to those remaining after deducting any Federal contribution. The Act indicates that the following costs may be included in the project award:

- Acquisition and development of real estate for use in connection with the project
- Execution of agreements or franchises
- Procurement of engineering, inspection, planning, legal, financial or other professional services
- Administrative, organizational or operating expenses incident to the authorized project
- Establishment of working capital

However, N.J.A.C. 7:22 sets for the regulatory basis for review of eligible costs by the New Jersey Department of Environmental Protection after projects are prioritized by the Pinelands Commission and the sponsoring entity moves forward to obtain funding through the Infrastructure Bank.

Outline for PITF Infrastructure Project Funding Applications

I. Application form

- a. See attached form
- b. Project Map (all maps must also be submitted in GIS formats)
 - i. Facility and infrastructure location
 - ii. Zoning district boundaries
 - iii. Development to be served boundary
 - iv. Pinelands Management Area boundaries
 - v. Municipal Boundaries
 - vi. Scale
 - vii. Compass Rose

II. Detailed Proposal

- a. Facilities, System and Service Area Description
- b. Block and lot numbers, if applicable
- c. Municipal Zoning Districts to be served
- d. Residential units and PDC Use
 - i. Total number of new residential units to be served (subject to verification)
 - ii. Number of units expected as PDC units
 - ii. Assurance of PDC use, where optional
- e. Municipal/Regional Benefits (for example, where the project will correct an existing problem or support redevelopment of an area)
- f. Costs – including a statement of the local or non-PITF funding match for the project and a statement of Federal funding associated with the project
- g. Sponsoring entity resolution indicating intent to provide local match and
- h. Project Schedule
- i. If applying for points under the economic factors criteria, provide information to address municipal population trends, median household income, TANF/SNAP benefits, and municipal unemployment rates
- k. Provide documents detailing the status of the infrastructure project. Examples include preliminary design or report, proof of application to the Commission, proof of application fee payment to Commission, etc.
- l. Provide the names/contact information of all local entities involved in the project proposal, if any.
- m. If the project is for water supply, provide the source of water that will be used

Pinelands Infrastructure Trust Project Proposal Application Form

I. Applicant Information

Applicant Name

Applicant Address

Contact Name and Address

Contact Phone Number

II. Costs and Financing Estimated Total Project Cost

_____ Local Match

Funds _____ Federal

Funds _____ PITF

Funding Assistance Requested _____

III. Detailed Proposal

Attach project description and map as described in “Outline for Project Funding Applications”

IV. Resolution of the Sponsoring Entity(ies)

Attach a copy of the adopted resolution authorizing application and assigning the point of contact. The Sponsoring Entity must be a local unit or units of government with jurisdiction over the project.