



State of New Jersey
 THE PINELANDS COMMISSION
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 www.nj.gov/pinelands



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

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
 Friday, June 12, 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 via the following link:

<https://www.youtube.com/watch?v=jsDWKneOguY>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 845 7610 8003

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- May 8, 2026

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving With Conditions (3) Applications for Public Development:

- Application No. 1991-0320.005 - Mullica Township
Construction of a 3,300 square foot building addition to the Mullica Township
Municipal Building
Mullica Township
- Application No. 2019-0060.001 - Atlantic County Department of Regional
Planning and Development
Replacement of a bridge and dam, both associated with Egg Harbor City Lake,
within the Atlantic County Route 563 right-of-way
Egg Harbor City
- Application No. 2020-0085.002 - Egg Harbor Township Municipal Utilities
Authority
Installation of 960 linear feet of 6 inch sanitary sewer force main within the
Delilah Road right-of-way
Egg Harbor Township

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 2001-0430.005 - Burlington County Board of Commissioners
Construction of a traffic circle ("roundabout") at the intersection of Stokes Road
and Willow Grove Road
Shamong Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance *Where the Record is Not Closed*

A. Public Development Projects

- Application No. 1997-0257.024 – New Jersey Turnpike Authority
Demolition of a building, 50 years old or older, and the construction of two buildings
at a Garden State Parkway Maintenance Yard
Barnegat Township

- Application No. 2016-0045.001 – New Jersey Department of Transportation Replacement of the Washington Turnpike Bridge over the Wading River Washington Township
- Application No. 2026-0076.001 – Evesham Township MUA Improvements to an existing pump station Evesham Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Buena Borough Ordinance 782
- Evesham Township Ordinance 16-5-2026
- Folsom Borough 2026 Housing Element and Fair Share Plan
- Folsom Borough Ordinance 4-2026
- Galloway Township Ordinances 2159-2026, 2161-2026 and 2163-2026
- Hammonton Town Ordinance 001-2026
- Lakehurst Borough 2026 Housing Element and Fair Share Plan
- Lakehurst Borough Ordinances 2026-01 and 2026-02
- Monroe Township Ordinances O:14-2026 and O:24-2026
- Woodbine Borough 2026 Amended Housing Element and Fair Share Plan
- Woodbine Borough Ordinance 640-2026

7. Other Resolutions

- To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2027 at the Same Level of Expenditures as Fiscal Year 2026 until the Adoption of the Fiscal Year 2027 Budgets

8. Presentation: Annual Update on Memoranda of Agreement

9. General Public Comment

10. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

11. Adjournment

Upcoming Meetings

Fri., June 26, 2026	Policy & Implementation Committee Meeting (9:30 a.m.)
Tues., June 30, 2026	Personnel & Budget Committee Meeting (9:30 a.m.)
Fri., July 10, 2026	Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
May 8, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/live/t71T901B4e4>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, Jonathan Meade, William Pikolycky, Jessica Rittler Sanchez, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Azeem Chaudry.

Commissioners Absent

Theresa Lettman, Gaetano Matro and Ryck Signor.

Call to Order

Chair Matos called the meeting to order at 9:33 a.m.

DAG Stypinski read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the open and closed session minutes from the Commission's April 10, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Buzby-Cope seconded the motion.

The open and closed session minutes from the April 10, 2026 Commission meeting were adopted by a vote of 11 to 0.

Committee Reports

Chair Matos provided a summary of the April 24, 2026 Policy and Implementation Committee meeting:

The Committee approved the minutes from its March 27, 2026 meeting.

The Committee received a presentation on Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan. The Committee voted to recommend these documents to the full Commission for certification. Staff will be discussing the plan and ordinance at this meeting.

One public comment was received, expressing concerns with a residential development application in Egg Harbor Township and its potential negative impacts on biodiversity and rare plant species in the vicinity. Staff will provide a summary of that application later on in the meeting.

Executive Director's Report

ED Grogan provided information on the following matters:

- The Fenwick Manor Rehabilitation continues to make progress. A storage container arrived last week where office furniture and excess files will be stored for the duration of the project. The final draft of the contract has been provided to the contractor. A preconstruction meeting has been scheduled for May 19th with the contractor, the architect and the Historic Trust. The meeting is required per the grant funding. The Department of Community Affairs (DCA) has approved the design documents for the project. Staff are awaiting a bond from the contractor and for an application to be filed with DCA for the necessary permits for the project.
- Staff issued a Request for Quotation (RFQ) for accounting services and assistance with the FY 2023 Audit. Unfortunately, no bids were submitted and the RFQ will be reissued. The Business Office is also preparing another RFQ, one for payroll services and a new time and accounting system.
- In response to Executive Order 5, staff prepared a spreadsheet detailing the types of permits and approvals the Commission issues including the type of information that is

requested as part of the application process. Staff included information on what causes delays and how our process works and how it could be improved and shared the spreadsheet with the Governor's Office in late April. Staff hope to have an opportunity to discuss the Commission's process with the Governor's office and the committees being set up to address state agency permitting and efficiency because the Commission's application and approval procedures are unlike other agencies.

- The Commission was matched with a candidate from the Rutgers Scarlet Service Internship Program. The intern will be working in the Information Systems office and will be introduced at the June Commission meeting.
- Two new staff members, Gina Fernandes and Tia Sarriugarte, joined the Commission in April and were introduced.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- Mullica Township completed an application for a 3,300 square foot building addition to its existing municipal building. The Commission previously approved an application for an entirely new public safety building for the Township's police department. The Township determined that a new building was cost prohibitive and is no longer moving forward with that application, instead it will construct the building addition. That application is available for public comment later in the meeting.
- Also available for comment at today's meeting is Burlington County's application for the Shamong Township traffic circle also known as a roundabout. The Commission received and responded to public comment when the application was submitted in April of 2025. Many of those comments were concerned with the proposed intersection type and the use of taxpayer money for that intersection. Staff responded to all those public comments, indicating that the Commission would be reviewing the application for all the standards that are within our regulations including: endangered species, wetlands protection and cultural resources. In those responses, staff did indicate that the Commission does not have regulations that address intersection designs. Intersection designs are up to the applicant, typically a public development applicant such as a municipality, county or the state.
- Staff continue to work with the owners of Sweet Amalia restaurant in Franklin Township. Staff contacted the applicant and encouraged them to submit certain information in order to figure out a solution to the issue. Staff then followed up with a letter on May 1st. The applicant submitted information later the following week and staff is currently reviewing the submission. The applicants are proposing a restaurant on a two-and-a-half-acre parcel served by a septic system. The Commission's regulations use expected wastewater flows for a restaurant to determine if the groundwater quality standard can be met. Wastewater flow calculations are provided to us by the New Jersey Department of Environmental Protection (NJDEP). Currently the applicant is attempting to take wastewater flows that were assigned to an adjacent commercial ice cream stand and the wastewater flows that

were assigned to the prior farm market that existed and use those flows to essentially “grandfather the flows” that are coming from the proposed restaurant.

Brad Lanute, Chief Planner, provided the following update:

- Staff anticipates two presentations at the May P&I Committee meeting regarding the REAL rules and the impacts in the Pinelands Area. The first part will cover amendments related to Flood Hazard Areas, Coastal Zone Management Areas, and Freshwater Wetlands. The second part will focus on amendments to stormwater management.
- The Land Use Programs Office continues to work through a high volume of affordable housing-related ordinances and zoning changes. Through the end of April, a total of 72 draft or adopted ordinances were received, the majority of which relate to the Fourth-Round affordable housing plans.

Mr. Lanute provided an update on a few of the more involved zoning proposals including:

- Jackson Township has requested and been granted an additional three-month extension of the Commission’s review period as it works to address the substantial issues identified by staff.
- Staff have also been working through the review of 10 ordinances adopted by Manchester Township since the beginning of the year. Staff anticipate that a couple of those involving zoning changes within the Township’s Regional Growth Area will likely come before the P&I Committee in June.
- Staff also met with representatives of Waterford Township last month to discuss proposed zoning changes within the Haines Boulevard Redevelopment Area, which represents one of the largest undeveloped tracts within the Township’s Regional Growth Area. The Township requested staff feedback on the rezoning proposal prior to adoption, and we plan to provide comments early next week. Any significant rezoning within that area will likely come before the P&I Committee later this summer.

Lastly, Mr. Lanute mentioned a coordination effort with the Board of Public Utilities (BPU). He said in late April, staff from the BPU contacted the Commission regarding three solar development proposals located in the Pinelands Area. These three projects are seeking participation in the New Jersey Competitive Solar Incentive (CSI) Program and are requesting land use waivers from the BPU because the projects are located within the Preservation Area — one in Pemberton Township on a former landfill and two in Lacey Township at the sites of active mining operations. Under the Solar Act of 2021, projects located in the Preservation Area are not eligible to participate in the CSI Program, which was the reason for the waiver request. BPU staff requested memos addressing both the application status of each proposal before the Commission and each project’s consistency with the CMP. Staff were aware of all three projects, which were in various stages of the application review process. The requested memos have been provided.

Stacey Roth, Chief, Legal and Legislative Affairs provided the following updates:

- Financial Disclosure Statements must be filed by May 15th.
- Currently, the Artistic Materials litigation is scheduled for trial beginning on June 2nd. A motion filed by the Commission was granted to obtain financial documents related to Artistic Materials daily operations. Four boxes that included 15,000 documents are currently being reviewed and organized for trial. The Commission was successful in its motion to oppose Artistic's motion to quash the Commission's subpoena related to a \$700,000 mortgage line of credit from Farm Credit East. An in-person pre-trial conference with the judge is scheduled for May 18th.
- Assembly Bill A4275 was introduced on February 19th and would establish an online statewide tracking system or dashboard for certain state permits, licenses and certifications. The Office on Information Technology (OIT) would be tasked with creating and maintaining the system. The bill would require all executive branch agencies and independent state authorities to provide information to OIT. One of the goals is a system accessible to the public so that status of permits and certifications can be viewed. Staff support the bill but due to the Commission's outdated application database, it may be difficult for the Commission to provide the necessary information to OIT. The bill was reported out of Committee and is on its second reading.

Paul Leakan, the Communications Officer, said the Commission will host two upcoming presentations on ticks, following Commissioner Jessica Rittler Sanchez's inquiry into the topic during the last Commission meeting.

Mr. Leakan said that Zack Sieb, a tick biologist with the Monmouth County Office of Mosquito Control, will kick off the Pinelands Speakers Series at Commission's office with a program on June 18th. His talk will focus on tick biology, ecology, and tick bite prevention. Mr. Leakan said that the Commission will host another tick program during the Pinelands Summer Short Course at Stockton University's campus in Hammonton on July 17th. At that time, Dr. Jim Occi, a microbiologist with Rutgers Center for Vector Biology, will deliver a program focusing on the different species of ticks in New Jersey, including their biology.

Mr. Leakan also provided details on three other presentations that will be delivered during this year's Pinelands Speaker Series. Pinelands Commission Research Scientist Tyler Christensen will give a talk on owls of New Jersey. Commission Research Scientist Christine Healy will deliver a presentation on Pinelands frogs. Lastly, Commission Research Scientist Patrick Burritt will give a talk on eastern box turtles, along with details about the Commission's ongoing, radiotracking study of box turtles.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution recommending approval of two public development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1986-0122.027 & 1987-0345.021) (See Resolution # PC4-26-10). Commissioner Pikolycky seconded the motion.

Director Horner said the first application is for the installation of a 142 linear foot sanitary sewer main at the New Lisbon Developmental Center. The sewer main is intended to provide a connection between the water treatment plant that exists at the Center and an existing sanitary sewer main. He said this will facilitate the backwash of their potable water treatment equipment.

He said the second application is proposing to pave an existing 30,000 square foot stone parking lot at Shawnee High School in Medford Township. Sidewalk improvements will also be undertaken.

Commissioner Rittler Sanchez asked if upgrades are necessary to the school's existing stormwater management facilities.

Director Horner said the applicant is removing impervious coverage as part of the application, which exceeds the amount of pavement being proposed. He said no additional stormwater facilities are required.

The resolution was adopted by a vote of 11 to 0.

Planning Matters

Commissioner Lohbauer had to recuse from the discussion and vote on this matter. He was placed in a Zoom waiting room.

Chair Matos introduced a resolution to adopt the Hightop Redevelopment Plan.

Commissioner Buzby-Cope made a motion Issuing an Order to Certify Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan (See Resolution # PC4-26-11). Commissioner Irick seconded the motion.

Chief Planner Lanute said the Hightop Redevelopment Area is located in Monroe Township's Regional Growth Area. It's a 26-acre site that is on the edge of the Pinelands Area. The parcel is vacant and forested. He shared a timeline of when the Ordinance was submitted to the Commission. A public hearing was held on April 8th, and no testimony or written comments were received. He said the current zoning is a commercial zone (RG-C) that does not allow residential uses. He said the redevelopment plan would permit both residential and commercial uses. The residential component of the plan would allow for densities up to 11 units per acre. It would include townhouses, multifamily stacked houses, and age-targeted townhouses. The plan will require a 20% set aside for affordable units for a total of 48 units. The commercial component would allow for a variety of retail uses, including all the uses that are already permitted in the RG-C zone. The level of density that is allowed under the plan would permit up to 286 units. The Pinelands Comprehensive Management Plan (CMP) would only require that the township provide for 78 units. However, the CMP allows municipalities to increase

residential density in Regional Growth Areas for specific municipal objectives. In this case, the township is increasing density to meet their affordable housing obligation, in turn they must demonstrate that infrastructure is available and that no significant environmental limitations exist. Pinelands Development Credits (PDCs) are required for a percentage of the permitted dwelling units. There is an existing Memorandum of Agreement (MOA) between the Pinelands Commission and Monroe Township's Municipal Utility Authority (MUA) that requires monitoring of wastewater flows. He said under that agreement there is a cap of 3 million gallons per day that is allowed to leave the Pinelands Area. Staff estimated the water demand for full buildout of this site and it has been determined that it will not trigger any additional monitoring or exceed that 3.0 million gallons per day limit. The redevelopment plan also contains a 25% mandatory PDC requirement, that exempts affordable housing units up to 48. The total opportunity for PDC use would be 60 rights or 15 full PDCs. He said staff has made a finding that this plan and housing element fair share plan and redevelopment plan comply with CMP standards. See attached presentation slides.

The resolution was adopted by a vote of 10 to 0.

Commissioner Lohbauer returned to the meeting.

Public Comment on Development Applications and Items Where the Record is Open

Director Horner said there are four applications up for comment:

- Construction of a 3,300 square foot addition to the Mullica Township municipal building
- Construction of a roundabout in Shamong Township
- Replacement of a bridge and dam in Egg Harbor City
- Installation of 960 linear feet of sanitary sewer within the Delilah Road right-of-way in Egg Harbor Township

Joe Abegg said he respects the Commission's work, however he is tired of government overspending. He said local Emergency Management Services and school boards are in trouble. He said now that Atco Raceway is closed, the proposed traffic circle is no longer necessary. He said residents don't want the traffic circle and it's not needed.

Judy Shahinian of Shamong Township said she lives on Willow Grove Road and the traffic circle will have a direct impact on her home. She said the circle will encroach on her property and headlights will shine into her bedroom. She said the development of a traffic circle will also cause her home to lose value. She said the amount of traffic has decreased with the closure of Atco Raceway. She said the County engineer never provided the information that is requested. She said large farm equipment will not be able to maneuver the traffic circle. She also noted that there hasn't been an accident at the intersection in approximately one year. She said a new traffic study is necessary.

Harry Harper of Pemberton Township said he is very familiar with the intersection of the proposed traffic circle and has previously provided public comment on the issue. He said there will be six times more concrete and asphalt than there is now. He said the traffic circle is not

necessary. He said residents in Chesterfield have been asking Burlington County for a traffic circle that's necessary and instead the county is installing one where it's not needed.

Dorothy Grobelny said she will not be directly affected by the traffic circle, but she doesn't support taxpayer dollars to fund the project. She said there are much worse intersections in Shamong that could use improvements. She added that the issue can be resolved with the installation of a three-colored traffic light. She said the addition of pavement will have a negative effect on the environment and it's a waste of money.

Lisa Jordan, Acting Shamong Township Clerk/Administrator, said she would have liked to have Township professionals at today's meeting but they were not given advance notice of this meeting. She said the Township is not in favor of the traffic circle. The County is relying on an outdated (2017) traffic study, and there have been significant changes in the amount of traffic at that intersection. She noted the location of the Brotherton Reservation and said the Township doesn't want the proposed roundabout in the area. She said it's unnecessary and a waste of taxpayer money. She said she is unable to speak on the engineering aspect of the project. She said she was able to get a copy of the plans yesterday and has many concerns about them. She asked for a second public comment period, where professionals can speak since advanced notice of this meeting was not provided. She said if the Commission is not able to do that, then the Township asks the Commission to put some thought into the impact the roundabout is going to have on the town, as well as the farming community.

Secretary's note: The monthly Commission meeting agenda and materials were shared via Constant Contact with all Pinelands Municipal Clerks and Mayors over a week in advance of the Commission meeting. In addition, the Shamong Township Solicitor was individually notified of the agenda for today's meeting.

Lester Grovatt said his family has lived in Burlington County for over 100 years. He does not support the traffic circle. He said it's a waste of money and time. He said there needs to be an updated traffic study now that the Atco Raceway is closed and the proposal needs to be reevaluated.

Michael Di Croce, Mayor of Shamong Township, said he is opposed to Burlington County's proposed construction of a new traffic circle. He said the project is unnecessary, fiscally irresponsible and environmentally damaging, and Shamong Township residents do not support the project. He said the volume of traffic at the proposed intersection has changed significantly since the closure of the Atco Speedway. The intersection has functioned adequately for years, and Burlington County has failed to present compelling evidence that the circle would improve traffic flow or public safety. He said the proposal is a misuse of taxpayer funds. He said residents will be forced to endure unnecessary construction, increased congestion during development, permanent alterations to the landscape, and intrusion of an oversized traffic structure inconsistent with the character of the Pinelands. He said the Pinelands exist because prior generations have recognized the need to protect this unique ecosystem from overdevelopment and unnecessary intrusion. The disturbance of the habitat, increased impervious coverage and alteration of existing land conditions for a project of questionable necessity undermines the preservation mission entrusted to the Commission. He noted four of the five current members of the Shamong

Township's governing body oppose the traffic circle. He said the County needs to seek alternatives such as the installation of a four-way stop, reduced speed limits along Stokes Road, enhanced signage and flashing or blinking traffic controls or a conventional traffic signal. These options would address any legitimate traffic concerns. He urged the Commission to reject this proposed circle/roundabout and instead require Burlington County to pursue less intrusive alternatives that balance public safety, fiscal responsibility and environmental preservation. He said the traffic circle is unnecessary.

Kerri Lyons of Shamong Township said the municipality is a very small, wooded town. The proposed traffic circle will ruin the look of the intersection and it will ruin property values. She said the County is relying on an old traffic study. She said there are other solutions than installing a traffic circle. She said the County should first try the following alternatives to solve the issue: installation of rumble strips, speed bumps or giant stop signs. She said no one in the township wants the traffic circle and it's a misuse of taxpayer dollars.

Ordinances Not Requiring Commission Action

Mr. Lanute said included in the packet was a lengthy memo regarding ordinances and master plan amendments reviewed and determined to raise no substantial issue with respect to the CMP.

In total, the memorandum covered 19 ordinances and one master plan amendment.

- Eleven of the ordinances, along with the sole master plan amendment, were related to fourth-round affordable housing obligations.
- Four ordinances from three municipalities, which include Monroe, Pemberton, and Waterford, prohibited data centers within those municipalities.

General Public Comment

Heidi Yeh of the Pinelands Alliance said there is a misconception that 20% is the maximum number of units that can be made affordable within a development. She said Pinelands Alliance is concerned by this. She acknowledged that such developments can be financially challenging. She said any affordable units over 20% would be required to purchase and redeem PDCs. She said the Alliance wants to raise awareness that there are plenty of developments that have more than 20% affordable housing units. More creative approaches, including funding mechanisms, are needed.

Other

Commissioner Rittler Sanchez said she has concerns about the proposed roundabout in Shamong, and she asked if it could be discussed at the next P&I Committee meeting.

Chair Matos said after the comments today, she has questions as well, but the application cannot be discussed at a Committee meeting. She said she would speak with the Executive Director and figure out the best approach.

Commissioner Rittler Sanchez said as a nearby resident she is affected and concerned.

Commissioner Irick said he is concerned about drainage associated with the roundabout and it would be nice to have a current traffic study.

Commissioner Buzby Cope said she agreed and raised concern about the farming equipment being able to maneuver the roundabout.

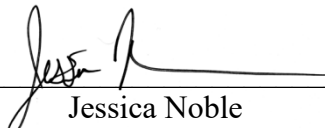
Director Horner said he will be retiring effective June 1st, after nearly 40 years of working at the Commission. He shared the story of how he was hired at the Commission and only imagined staying a few years before heading back to the private sector. He thanked past and present administrations for allowing him to continue working at the Commission since he is an at-will employee. He also thanked past and present Executive Directors. He suggested the Commission think about its focus over the next ten years. He said the Commission is a small agency that has no enforcement authority, and when a violation is reported to the Commission, staff spends a great deal of time assisting the town and writing letters to the violator to resolve the matter. He said because staff is spending time on violations, they are spread thin and other work must still be completed. He said as the Director of Regulator Programs, he wanted to thank both past and present employees of his office. He said they deal with the public every day and are asked to explain complicated regulations, including municipal zoning. He said they must write letters detailing complex application submissions and sometimes they are wildlife biologists. He said they do an excellent job. He closed by saying thanking the Commission and noting that he will miss everyone.

Several Commissioners thanked Director Horner for his patience and his dedication to the Commission and for handling many development applicants over the years. They wished him health and wellness in his retirement.

Adjournment

Commissioner Avery moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 11:03 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: May 14, 2026



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-10

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1986-0122.027 & 1987-0345.021)

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1986-0122.027

Applicant: **State of NJ Department of Human Services, New Lisbon Developmental Center**

Municipality: Woodland Township

Management Area: Pinelands Preservation Area District

Date of Report: April 14, 2026

Proposed Development: Installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center; and

1987-0345.021

Applicant: **Lenape Regional High School District**

Municipality: Medford Township

Management Area: Pinelands Regional Growth Area

Date of Report: April 15, 2026

Proposed Development: Paving of an approximately 30,000 square foot existing gravel parking lot .

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Numbers 1986-0122.027 & 1987-0345.021 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

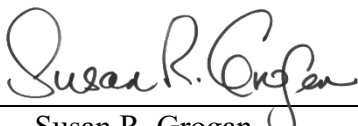
Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 8, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

April 14, 2026

Patrick Littleford
New Jersey Department of Human Services (via email)
222 South Warren Street
Trenton NJ 08625

Re: Application # 1986-0122.027
Block 601, Lot 4
Woodland Township

Dear Mr. Littleford:

The Commission staff has completed its review of this application for the installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 8, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Woodland Township Planning Board (via email)
Woodland Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, PE, CME (via email)



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 14, 2026

Patrick Littleford
New Jersey Department of Human Services (via email)
222 South Warren Street
Trenton NJ 08625

Application No.: 1986-0122.027
Block 601, Lot 4
Woodland Township

This application proposes the installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center located on the above referenced 44.81 acre parcel in Woodland Township.

The proposed sanitary sewer main will connect two existing potable water backwash tanks to an existing sanitary sewer main. The two existing potable water backwash tanks are located at the New Lisbon Developmental Center potable water treatment plant. The proposed sanitary sewer main will allow the applicant to drain the two existing potable water backwash tanks for maintenance purposes.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.2(b))

The above referenced parcel is located in the Pinelands Preservation Area District. The New Lisbon Developmental Center is a nonconforming use that existed prior to the 1981 adoption of the Pinelands Comprehensive Management Plan. The proposed 142 linear feet of sanitary sewer main is permitted as accessory development to the existing potable water treatment plant.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing maintained lawn areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to

utilize grasses that meet that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on March 17, 2026. The Commission’s public comment period closed on April 10, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan prepared by CME Associates and dated February 27, 2026.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on May 4, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

April 15, 2026

Kara Huber, Business Administrator (via email)
Lenape Regional High School District
93 Willow Grove Road
Shamong NJ 08088

Re: Application # 1987-0345.021
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for the paving of an approximately 30,000 square foot existing gravel parking lot. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its May 8, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
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Chair
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Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

April 15, 2026

Kara Huber, Business Administrator (via email)
Lenape Regional High School District
93 Willow Grove Road
Shamong NJ 08088

Application No.: 1987-0345.021
Block 4704, Lot 3
Medford Township

This application proposes the paving of an approximately 30,000 square foot existing gravel parking lot at Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

The application also includes the removal of existing asphalt and concrete surfaces adjacent to an entrance to the school building and the stadium. The application proposes the installation of new concrete surfaces and sidewalks in these two areas. The proposed development will result in a decrease of impervious surfaces on the parcel of 17,990 square feet.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The proposed development is permitted in a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on the above referenced parcel. All development, including land disturbance, will be located at least 300 feet from wetlands. The proposed development is consistent with CMP wetland protection standards.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within the limits of the existing impervious surfaces,

graveled areas and maintained grass areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development. The proposed development is consistent with CMP vegetation management standards.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The proposed development will result in a decrease of impervious surfaces by 17,990 square feet. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 4, 2026. Newspaper public notice was completed on February 9, 2026. The application was designated as complete on the Commission's website on March 18, 2026. The Commission's public comment period closed on April 10, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of nine sheets, prepared by CME Associates, all sheets dated November 17, 2025 and last revised February 2, 2026.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on May 4, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 11

TITLE: Issuing an Order to Certify Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan

Commissioner Buzby-Cope moves and Commissioner Irick seconds the motion that:

WHEREAS, on September 9, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Monroe Township; and

WHEREAS, Resolution #PC4-83-76 of the Pinelands Commission specified that any amendment to the Township's certified Master Plan and 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 #PC4-83-76 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 June 25, 2025, the Monroe Township Planning Board adopted Resolution PB-22-25, approving the Township's 2025 Housing Element and Fair Share Plan, dated June 12, 2025; and

WHEREAS, the Pinelands Commission received a certified copy of Planning Board Resolution PB-22-25 and the 2025 Housing Element and Fair Share Plan on July 7, 2025; and

WHEREAS, by letter dated August 1, 2025, the Executive Director notified Monroe Township that, in accordance with N.J.A.C. 7:50-3.32, the 2025 Housing Element and Fair Share Plan was deemed incomplete until the necessary implementing ordinances were adopted and submitted to the Commission for certification; and

WHEREAS, on February 11, 2026, Monroe Township adopted Ordinance O:06-2026, approving a redevelopment plan for the Hightop Redevelopment Area, for the purpose of implementing the 2025 Housing Element and Fair Share Plan; and

WHEREAS, the Pinelands Commission received a certified copy of Ordinance O:06-2026 on March 5, 2026; and

WHEREAS, by letter dated March 23, 2026, the Executive Director notified the Township that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 require formal review and approval by the Pinelands Commission; and

WHEREAS, a public hearing to receive testimony on the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 was duly advertised, noticed, and held remotely on April 8, 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 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 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 Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 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 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 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 Monroe Township’s 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 are in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to Monroe 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	X				Lohbauer				R	Rittler Sanchez	X			
Avery	X				Matro			X		Signor			X	
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: May 8, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
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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 Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan

April 24, 2026

Monroe Township
125 Virginia Avenue
Williamstown, NJ 08094

Findings of Fact

I. Background

The Township of Monroe is located in the western section of the Pinelands Area in Gloucester County. Pinelands municipalities that abut Monroe Township's Pinelands Area include Franklin Township in Gloucester County, Winslow Township in Camden County and the Borough of Folsom and the Township of Buena Vista in Atlantic County.

On September 9, 1983, the Pinelands Commission fully certified the Master Plan and Comprehensive Land Management Ordinance of Monroe Township, now codified as Chapter 175 (Land Management) of the Township's Code.

On June 25, 2025, the Monroe Township Planning Board adopted Resolution PB-22-25, approving the Township's 2025 Housing Element and Fair Share Plan, dated June 12, 2025. The Pinelands Commission received a certified copy of Planning Board Resolution PB-22-25 and the Housing Element and Fair Share Plan on July 7, 2025.

By letter dated August 1, 2025, the Executive Director notified Monroe Township that, in accordance with N.J.A.C. 7:50-3.32, the 2025 Housing Element and Fair Share Plan was deemed incomplete until the necessary implementing ordinances were adopted and submitted to the Commission for certification.

On February 11, 2026, the Monroe Township Council adopted Ordinance O:06-2026, approving the Hightop Redevelopment Plan, for the purpose of implementing the 2025 Housing Element and Fair Share Plan. The Pinelands Commission received a certified copy of Ordinance O:06-2026 on March 5, 2026.

By letter dated March 23, 2026, the Executive Director notified the Township that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

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

- * 2025 Housing Element and Fair Share Plan, dated June 12, 2025, adopted by the Planning Board on June 25, 2025
- * Ordinance O:06-2026, adopting the Hightop Redevelopment Plan, introduced on January 28, 2026, and adopted on February 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

2025 Housing Element and Fair Share Plan

The 2025 Housing Element and Fair Share Plan addresses the Township's fourth-round affordable housing obligation. The Plan includes updated data and analysis on the Township's current and projected demographic, housing stock, and employment characteristics, as well as updated information on completed and proposed mechanisms to address the Township's affordable housing obligation. The Plan indicates a present need of 50 units and a fourth-round prospective need of 303 units.

The Township's affordable housing obligation is partially addressed through a combination of existing, under-construction, and approved affordable housing sites, as well as several proposed sites. Within the Pinelands Area portion of the Township, these include the Williamstown Square Redevelopment Area and the Acme Redevelopment Area, both located in a Pinelands Regional Growth Area. The Commission previously certified redevelopment plans for both areas, most recently through Ordinance O:27-2020 for the Williamstown Square Redevelopment Area and Ordinance O:16-2019 for the Acme Redevelopment Area. The projects described in the 2025 Plan are consistent with these previously certified redevelopment plans.

The 2025 Housing Element and Fair Share Plan also identifies a new affordable housing site, the Hightop Redevelopment Area, within the Pinelands Area (Block 12503, Lots 16, 17, 18, and 19), where the Township intends to establish inclusionary zoning through a redevelopment plan.

Ordinance O:06-2026

Ordinance O:06-2026 adopts the Hightop Redevelopment Plan, dated January 27, 2026. The redevelopment area consists of four lots (Block 12503, Lots 16, 17, 18, and 19), totaling approximately 26 acres and fronting Clayton Road (County Route 610) and Tuckahoe Road (County Route 555) (see Exhibit #1). The redevelopment area is undeveloped and forested and contains limited wetland transition areas. It is located within the Township's Regional Growth Community Commercial (RG-C) District and entirely within a Pinelands Regional Growth Area.

The RG-C District permits a variety of nonresidential uses on lots of at least 20,000 square feet, including community and neighborhood commercial uses, planned commercial developments, large-scale anchor store developments, business and professional offices, institutional uses, recreational uses, agriculture, and public service infrastructure. Residential uses are not permitted in the RG-C District.

The redevelopment plan is intended to permit a mix of commercial and high-density residential development. Accordingly, it supersedes the underlying RG-C District while incorporating all of the district's applicable land development regulations, except where specifically modified. The plan expressly requires that all development comply with the minimum environmental standards of the Pinelands CMP.

The redevelopment plan permits single-family attached dwellings (townhouses), multi-family stacked townhouse units, and age-targeted townhouse units at a density of 11 units per acre. Townhouses are permitted on lots of at least 2,000 square feet, with up to eight units attached in a single structure. At least 20% of all units must be set aside as affordable to low- and moderate-income households. In total, the redevelopment plan permits up to 286 residential units within the redevelopment area, representing an increase in the Township's residential zoning capacity within the Regional Growth Area.

The redevelopment plan also permits a variety of commercial uses on lots of at least 25,000 square feet, including retail establishments, fast-food restaurants, car washes, and other uses permitted in the underlying RG-C District. In addition, the redevelopment plan establishes various building design, parking, signage, and landscaping standards applicable to both residential and commercial development.

Within a Regional Growth Area, the CMP permits municipalities to allow any use, except certain waste management facilities, provided that appropriate residential densities and opportunities for the use of Pinelands Development Credits (PDCs) are established (N.J.A.C. 7:50-5.28). The Township has determined that the redevelopment area is appropriate for residential development and is therefore required to provide appropriate residential density and PDC opportunities.

The CMP assigns Monroe Township's Regional Growth Area a base density of 2.0 units per privately owned upland acre and requires an additional bonus density of 1.0 unit per privately owned upland acre through the use of PDCs (N.J.A.C. 7:50-5.28(a)1). Based on these standards,

the Township must zone for at least 78 units on the 26-acre redevelopment area. As noted above, the redevelopment plan permits up to 286 units, exceeding this requirement.

Pursuant to N.J.A.C. 7:50-5.28(a)7ii, a municipality may increase residential density within a Regional Growth Area to achieve identified municipal objectives, provided that infrastructure is available or can be provided to serve the areas zoned for increased density, such areas do not include significant environmental limitations, and the use of PDCs is required for a percentage of the permitted dwelling units.

In this case, the Township is increasing density to provide an opportunity for the development of affordable housing, as outlined in its 2025 Housing Element and Fair Share Plan. As discussed further in Section 8, PDCs are required for a percentage of the permitted dwelling units. Although the area contains some wetland transition areas, these do not pose a significant environmental limitation to the overall developability of the redevelopment area. Lastly, adequate water and sewer infrastructure is available to serve the redevelopment area, as described below.

In March 1990, the Pinelands Commission entered into a memorandum of agreement with the Monroe Township Municipal Utilities Authority (MTMUA) establishing a hydrologic monitoring program. This agreement was a condition of the Commission's approval of an MTMUA sanitary sewer interceptor to serve the Township's Regional Growth Area. The approval permitted up to 3.0 million gallons per day (MGD) of wastewater to be transferred from the Atlantic Basin to the Delaware Basin, including the export of water from the Kirkwood-Cohansey aquifer out of the Pinelands, as the treated wastewater is discharged to the Delaware River.

Under the monitoring agreement, the MTMUA provides monthly average data on water use and sewer discharge for both the entire system and the Atlantic Basin portion. If wastewater discharges consistently exceed 2.4 to 2.7 MGD, the agreement requires the MTMUA to conduct additional stream monitoring. In the most recent five-year period, the average monthly wastewater discharge from the entire system was 2.18 MGD. This five-year monthly average is below the stream monitoring trigger and well below the 3.0 MGD cap.

The New Jersey Residential Site Improvement Standards (RSIS) provide design water demand estimates for single-family dwellings based on bedroom count. A full residential build-out of the redevelopment plan (286 units with no non-residential) with three-bedroom townhouses (225 gallons per day per unit) would generate approximately 64,350 gallons per day (0.06435 MGD) of water demand. This estimate is conservative, as the proposal may include two-bedroom townhouses and is also expected to include commercial development, which typically have lower water demands and would reduce the total number of residential units. The additional wastewater discharge from development permitted under the redevelopment plan is not anticipated to trigger additional monitoring under the agreement or exceed the 3.0 MGD cap.

Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 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 specifies that, in order to be certified by the Commission, municipal land use ordinances must provide for sufficient residentially zoned property, in the Regional Growth Area, to be eligible for an increase in 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, the Hightop Redevelopment Plan increases the residential zoning capacity of the Township's Regional Growth Area by 286 units. This increase triggers the requirement to accommodate the use of PDCs within the redevelopment area. Since the permitted densities in the redevelopment area exceed the 3.0 dwelling units per private upland acre required by the CMP, PDCs must be required for a percentage of the permitted dwelling units. The CMP further requires that this percentage be established in consideration of the type of dwelling units permitted, maximum permitted density, and the rate at which PDCs have been used in the municipality's Regional Growth Area as a whole.

The Hightop Redevelopment Plan requires the use of PDCs for 25% of all market-rate units in the redevelopment area, including age targeted units. Units required to be set aside for low- and moderate-income households are excluded from the PDC calculation, up to a maximum of 48 units or 20% of the total number of units, whichever is less. Under the redevelopment plan, this would allow for the use of up to 60 PDC rights (15 PDCs) if the redevelopment area were developed for residential use only and 48 affordable units were exempted from the PDC requirement.

Under the CMP's traditional base density/bonus density framework, the maximum *potential* rate of PDC use had an upward bound of about 33% of units. However, under that framework the use of PDCs to achieve bonus density was at the discretion of the developer. If the proposed development met the base density for the zone, there was no requirement that the developer use PDCs to achieve bonus densities. Over the past twenty years, the Commission has certified numerous zoning ordinances and redevelopment plans that include mandatory PDC requirements, typically where municipalities sought flexibility to increase density beyond CMP standards or to exempt affordable units from PDC requirements. In such cases, and given the greater certainty of PDC redemption if development occurs, the Commission has certified mandatory PDC rates generally ranging from 25% to 30%. Higher percentages have typically been required where PDC utilization has been limited within a municipality's Regional Growth Area or where PDC obligations have been shifted between zoning districts. In this case, the 25% mandatory PDC rate is appropriate given the maximum permitted density and that rate at which PDCs have been used in Monroe Township, which is third most among Regional Growth Area municipalities.

Recent amendments to the CMP expressly allow municipalities to identify housing types for which PDC use is not required, including units made affordable to low- and moderate-income households, provided that the ordinance includes provisions to guarantee the use of PDCs for other housing types or within other zoning districts in the municipality's Regional Growth Area (N.J.A.C. 7:50-5.28(a)3v). In this case, the Township has elected to exempt affordable units from PDC requirements, up to a maximum of 48 units or 20% of the total number of units, whichever is less, while requiring that 25% of the remaining units to be developed in the redevelopment area redeem PDCs. This sufficiently guarantees the use of PDCs for other housing types in the redevelopment if residential development occurs.

This standard for certification is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

Ordinance O:06-2026 is 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

Ordinance O:06-2026 is 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 redevelopment plan related to Ordinance O:06-2026 does not affect lands that are adjacent to any other municipalities. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

Public Hearing

A public hearing to receive testimony concerning Monroe Township's application for certification of its 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 was duly advertised, noticed and held on April 8, 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 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 were accepted through April 10, 2026. No written comments were received.

Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan, 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 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 of Monroe Township.

SRG/DBL/ATM/CMO
Attachments



Monroe Township's 2025 Housing Element and Fair Share Plan & Ordinance O:06-2026

Pinelands Commission
May 8, 2026

Process Timeline

July 7, 2025

August 1, 2025

March 6, 2026

March 23, 2026

April 8, 2026

April 24, 2026

May 8, 2026

Received 2025 Housing Element and Fair Share Plan (HEFSP)

HEFSP deemed incomplete requires implementing ordinance

Received Ord. O:06-2026 - Hightop Redevelopment Plan

HEFSP & Ord. O:06-2026 require formal approval by Pinelands Commission

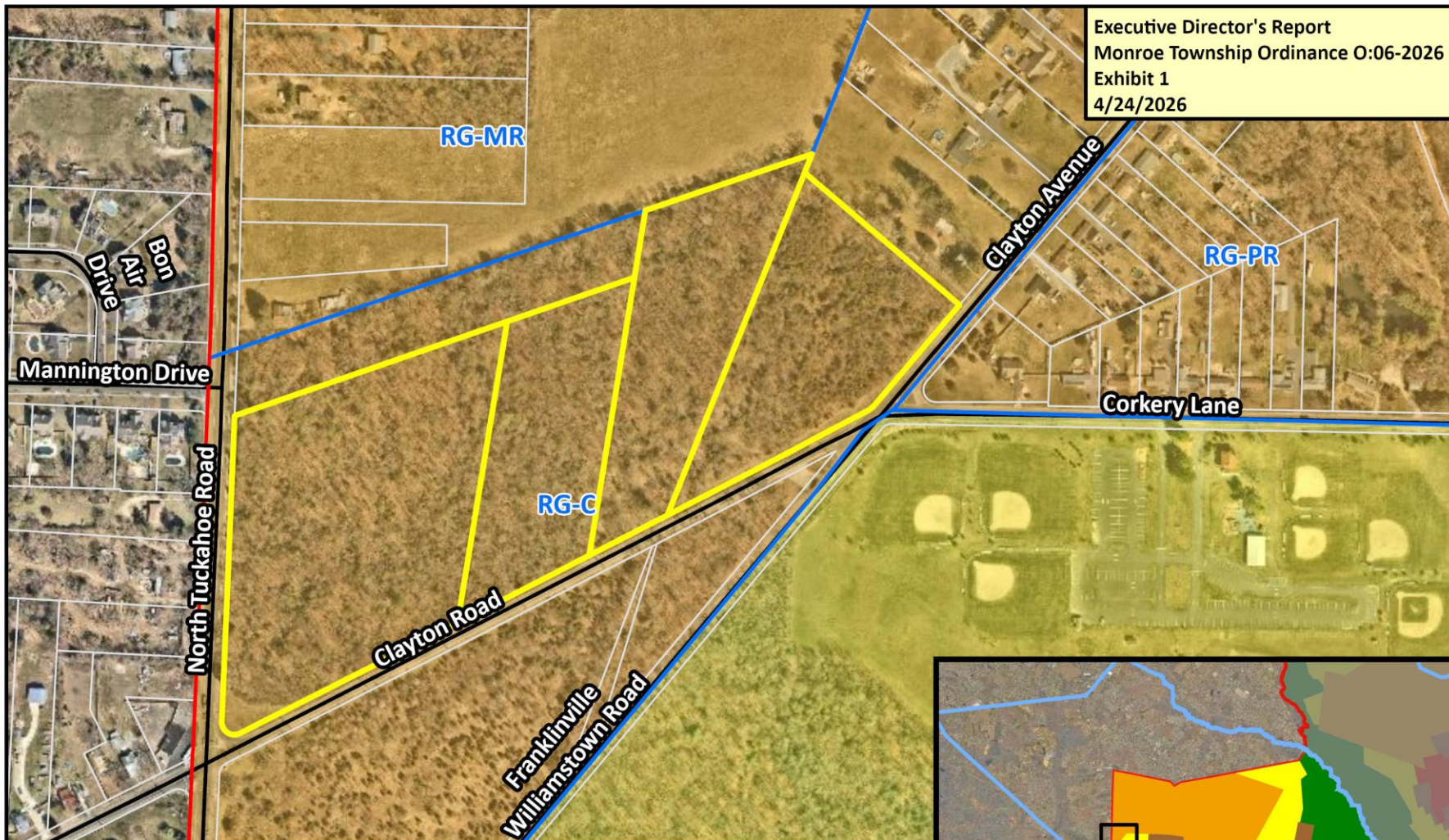
Public hearing: No testimony
No written comments

CMP Policy & Implementation Committee Meeting

Pinelands Commission Meeting

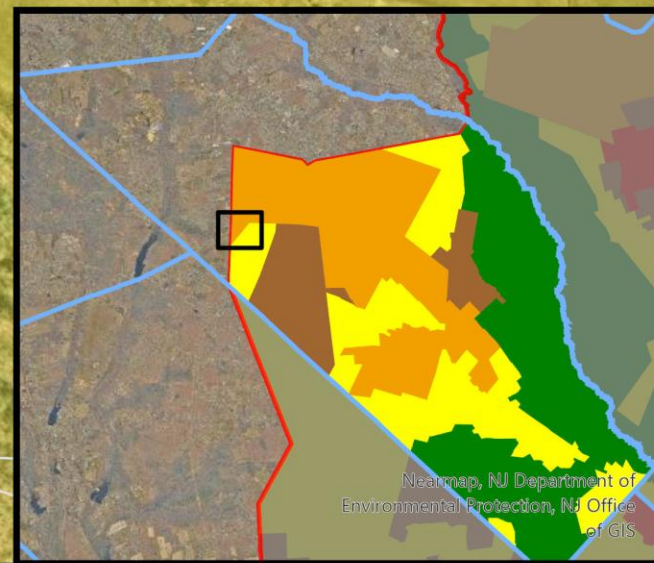
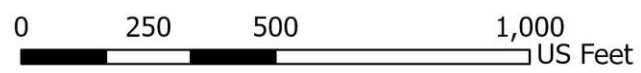
2025 Housing Element and Fair Share Plan

- Describes the mechanisms the Township will use to meet its 4th Round affordable housing obligation
- Includes Pinelands sites with existing certified redevelopment plans
 - Williamstown Square Redevelopment Area (O:27-2020)
 - Acme Redevelopment Area (O:16-2019)
- Includes a new Pinelands site, **Hightop Redevelopment Area**, requiring zoning changes through a redevelopment plan



Existing Conditions of Hightop Redevelopment Area

- Hightop Redevelopment Area
- Pinelands Area Boundary
- Pinelands Zoning
- Pinelands Parcels
- Road Centerlines
- Rural Development Area
- Regional Growth Area
- Pinelands Management Areas



Hightop Redevelopment Plan: Permitted Uses

Residential

- **Density:** 11 units per acre
- **Housing Types:**
 - Townhouses
 - Multifamily stacked townhouses
 - Age targeted townhouses
- **Affordable Set-Aside:** 20% of all units; up to 48 total

Commercial

- Retail, fast-food, other commercial uses permitted by RG-C district

Regional Growth Area CMP Standards

- If residential is permitted in this redevelopment area, then the CMP requires the Township to zone for **78 units**
- The Hightop Redevelopment Plan permits up to **286 units**
- CMP allows municipalities to seek increased residential density within a Regional Growth Area provided that....
 - ✓ Infrastructure is available
 - ✓ Areas do not include significant environmental limitations
 - ✓ PDCs are required for a percentage of the permitted dwelling units

Infrastructure Availability

- 1990 MOA between Pinelands Commission & Monroe Township MUA
 - Allows interbasin transfer and export of KC water out of Pinelands Area
 - 3.0 million gallons per day (MGD) limit
 - Monthly average over the last five years: 2.18 MGD
- Staff-estimated water demand for full residential build out, based on RSIS design water demand, is about 0.064 MGD
- Not anticipated to trigger additional monitoring or exceed 3.0 MGD limit

Environmental Limitations & Pinelands Development Credits (PDCs)

- No wetlands onsite
- Potential, limited wetlands transition areas
- PDCs are required by the redevelopment plan
 - Provides an exemption for units made affordable

Hightop Redevelopment Plan PDC Requirements

- Mandatory Rate:
25% of market rate units
- Affordable housing exemption:
20% of total units or 48 units,
whichever is less
- Total opportunity for the use of
60 rights (~ 15 PDCs)

Conclusion

- Staff finds that the Monroe Township Housing Element and Fair Share Plan and Ordinance O:06-2026 comply with CMP standards for certification
- P&I Committee recommended that the Housing Element and Fair Share Plan and Ord. O:06-2026 be certified by the Commission



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1991-0320.006, 2019-0060.001 & 2020-0085.002)

Commissioner _____ moves and Commissioner _____
seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1991-0320.006

Applicant:	Mullica Township
Municipality:	Mullica Township
Management Area:	Pinelands Village
Date of Report:	May 21, 2026
Proposed Development:	Construction of a 3,300 square foot building addition to the Mullica Township Municipal Building;

2019-0060.001

Applicant:	Atlantic County Department of Regional Planning and Development
Municipality:	Egg Harbor City
Management Area:	Pinelands Forest Area Pinelands Town
Date of Report:	May 21, 2026
Proposed Development:	Replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way; and

2020-0085.002

Applicant:	Egg Harbor Township Municipal Utilities Authority
Municipality:	Egg Harbor Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	May 18, 2026
Proposed Development:	Installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Numbers 1991-0320.006, 2019-0060.001 & 2020-0085.002 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

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



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
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

May 21, 2026

Mayor DeAnna DeMarco (via email)
Mullica Township
4528 White Horse Pike
Elwood, NJ 08217

Re: Application # 1991-0320.006
Block 3405, Lot 5
Mullica Township

Dear Mayor DeMarco:

The Commission staff has completed its review of this application for construction of a 3,300 square foot building addition to the Mullica Township Municipal Building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Mullica Township Planning Board (via email)
Mullica Township Construction Code Official (via email)
Mullica Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Atlantic County Division of Public Health (via email)
Marianne G. Risley (via email)



State of New Jersey

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Governor

DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 21, 2026

Mayor DeAnna DeMarco
Mullica Township
4528 White Horse Pike
Elwood, NJ 08217

Application No.: 1991-0320.006
Block 3405, Lot 5
Mullica Township

This application proposes the construction of a 3,300 square foot building addition to the Mullica Township Municipal Building located on the above referenced 1.6 acre parcel. The Township municipal complex, including the municipal building and public works facility, is located on the parcel.

The Mullica Township Police Department currently occupies the basement floor of the existing municipal building. The applicant has submitted information indicating that, based upon the presence of mold, there is a health and safety issue with the police department utilizing the basement floor of the existing municipal building. The proposed building addition will be occupied by the police department and the basement floor of the existing municipal building will be utilized only for storage.

On September 13, 2024, the Commission approved the construction of a standalone 4,473 square foot public safety building on the parcel (App. No. 1991-0320.005). Due to the construction cost associated with the 4,473 square foot standalone building, the Township has completed App. No. 1991-0320.006 for a 3,300 square foot building addition. By letter dated May 18, 2026, the applicant advised the Commission staff that the 4,473 square foot standalone building approved in App. No. 1991-0320.005 would not be constructed.

Based upon the current regulations contained in the Pinelands Comprehensive Management Plan (CMP), the Commission's prior approval of the 4,473 square foot standalone building in App. No. 1991-0320.005 does not expire. The parcel is serviced by an onsite septic system(s). It has not been demonstrated whether the development of both the previously approved 4,473 square foot standalone building and the currently proposed 3,300 square foot building addition on the parcel would be consistent with the groundwater quality (septic dilution) standard of the CMP.

A condition has been included in this Report to address the possibility that, after construction of either the 3,300 square foot building addition subject of App. No. 1991-0320.006 or the previously approved 4,473 square foot standalone building, the Township could decide to develop both buildings on the parcel. The condition provides that after the construction of either the 3,300 square foot building

addition or the 4,473 square foot standalone building on the parcel, the second of these two buildings shall not be developed unless the Commission staff first issues a letter indicating that development of the second building would be consistent with the groundwater quality (septic dilution) standard.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following is a review of the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Village of Elwood. Institutional uses, including public office buildings and law enforcement facilities, are a permitted use in a Pinelands Village.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The existing municipal building is serviced by an existing on-site septic system. The existing municipal garage building is serviced by a second existing on-site septic system. Neither of the existing on-site septic systems reduce the level of nitrate/nitrogen in the wastewater.

The CMP requires that groundwater exiting a parcel from both existing and proposed development must meet a two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard. The existing municipal buildings on the parcel currently exceed the groundwater quality (septic dilution) standard. To meet this standard, the applicant proposes to abandon both existing on-site septic systems and service the existing municipal buildings and the proposed building addition with one on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater.

The CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) specifies certain requirements for the use of an on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater. Those requirements include monitoring of the treated wastewater effluent to ensure that the wastewater from the existing and proposed uses will meet the two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard on the parcel. A condition is included in this Public Development Application Report to address the requirements of the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) for use of the proposed system.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be primarily located over existing paved and concrete surfaces. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the

Commission's website on April 27, 2026. The Commission's public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 11 sheets, prepared by Adams, Rehmann & Heggan Associates, Inc., dated December 2025 and revised to December 19, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. If either the 3,300 square foot building addition subject of App. No. 1991-0320.006 or the 4,473 square foot standalone building previously approved by the Commission in App. No. 1991-0320.005 is first developed on the parcel, the second of these two building shall not be developed on the parcel unless the Commission staff first issues a letter indicating that development of the second building would be consistent with the groundwater quality (septic dilution) standard on the parcel.
6. Prior to issuance of a Certificate of Occupancy for the proposed 3,300 square foot building addition, the applicant shall submit to the Pinelands Commission an executed copy of a legal agreement addressing the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) monitoring and maintenance requirements for the proposed on-site wastewater treatment system.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey

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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 21, 2026

Douglas DiMeo (via email)
Atlantic County Department of Regional Planning and Development
P.O. Box 719
Northfield NJ 08225


Re: Application # 2019-0060.001
County Route 563 Right-of-Way
Block 954, Lot 1
Egg Harbor City

Dear Mr. DiMeo:

The Commission staff has completed its review of this application for replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor City Planning Board (via email)
Egg Harbor City Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Bahram Farzaneh, PE, PP (via email)



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MIKIE SHERRILL
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DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 21, 2026

Douglas DiMeo (via email)
Atlantic County Department of Regional Planning and Development
P.O. Box 719
Northfield NJ 08225

Application No.: 2019-0060.001
County Route 563 Right-of-Way
Block 954, Lot 1
Egg Harbor City

This application proposes the replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way and on the above referenced 400 acre parcel in Egg Harbor City. The 400 acre parcel is owned by Egg Harbor City.

The applicant represents that the existing bridge and dam are in poor condition and require replacing. The application proposes to replace the existing 50 foot wide two lane bridge with a 50 foot wide two lane bridge. The existing dam is constructed as a timber spillway with a normal surface water elevation of 21.2 feet. The proposed dam will be a steel sheet pile wall and have a surface water elevation of 21.2 feet. The application also proposes the construction of a stormwater inlet and 80 linear feet of stormwater piping on Block 954, Lot 1.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.23 & 5.27)

A small portion of the proposed development, including a stormwater management basin, is located in the Pinelands Town of Egg Harbor City. The proposed replacement bridge, replacement dam and a stormwater management basin are located in a Pinelands Forest Management Area. The proposed bridge and dam are defined by the CMP as “public service infrastructure.” Public service infrastructure is permitted in a Pinelands Town. Public service infrastructure is permitted in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The bridge and dam pre-existed the 1981 effective date of the Commission’s regulations. The proposed replacement of a bridge and dam that pre-existed the 1981 effective date of the Commission’s regulations is permitted.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within the project area. The CMP prohibits most development in wetlands and requires a buffer of up to 300 feet to wetlands.

The proposed development will be located within wetlands and the required buffer to wetlands. The proposed development will result in the disturbance of approximately 0.094 acres (4,095 square feet) of wetlands. The CMP permits roads and associated improvements, such as the proposed bridge and dam (linear improvements), in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed bridge and dam replacement which results in less significant adverse impacts on wetlands and the required buffer to wetlands. The proposed bridge and dam replacement are modifications of existing structures. The proposed bridge and dam replacement are necessary to provide for safe traffic movement. Therefore, the need for the proposed development overrides the importance of protecting the wetland and the required buffer to that wetland. The proposed development will not result in substantial impairment of the resources of the Pinelands. With the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23)

The proposed development will be located within existing paved, grass, gravel areas and open water. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing two stormwater infiltration basins.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was conducted within the project area. The survey determined that the project area contains no significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 3, 2026. Newspaper public notice was completed on February 7, 2026. The application was designated as complete on the Commission's website on April 23, 2026. The Commission's public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 54 sheets, prepared by French & Parrello Associates and dated as follows:

Sheets 1-3 & 6-54 - October 31, 2025

Sheets 4 & 5 - April 2, 2019

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

May 18, 2026

Michael Duffy (via email)
Egg Harbor Township Municipal Utilities Authority
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 2020-0085.002
Delilah Road
Egg Harbor Township

Dear Mr. Duffy:

The Commission staff has completed its review of this application for installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Vincent J. Polistina, PE (via email)



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THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 18, 2026

Michael Duffy (via email)
Egg Harbor Township Municipal Utilities Authority
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 2020-0085.002
Delilah Road
Egg Harbor Township

This application proposes installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way in Egg Harbor Township.

The proposed sanitary sewer force main will extend 900 feet westwardly from the intersection of Delilah Road and Eagon Avenue and connect to an existing sanitary sewer force main also located in Delilah Road.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The proposed development is located in a Pinelands Regional Growth Area. The proposed development is permitted in a Pinelands Regional Growth Area.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

Approximately 940 linear feet of the proposed 960 linear feet of sewer main will be located under the paved roadway. The balance of the proposed sewer main will be located within a maintained grass road shoulder. The proposed soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Re-vegetation Guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The submitted application does not propose any revegetation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2026. The Commission’s public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of two sheets, prepared by Engineering Design Associates, P.A., both sheets dated October 21, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey

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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 5, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 2001-0430.005)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

2001-0430.005

Applicant:	Burlington County Board of Commissioners
Municipality:	Shamong Township
Management Area:	Pinelands Village
Date of Report:	May 22, 2026
Proposed Development:	Construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 Application Number 2001-0430.005 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

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



State of New Jersey

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 22, 2026

Burlington County Board of Commissioners
c/o Joseph Brickley, PE
49 Rancocas Road
P.O. Box 6000
Mount Holly, NJ 08060

Re: Application # 2001-0430.005
Stokes Road and Willow Grove Road
Rights-of-Way
Block 15.01, Lot 13
Block 18, Lot 20.01
Block 27.02, Lot 2
Block 28.01, Lot 4.04
Shamong Township

Dear Mr. Brickley:

The Commission staff has completed its review of this application for the construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Shamong Township Planning Board (via email)
Shamong Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Brickley (via email)
Anne Napolitano (via email)
jay (via email)
Ryan Stradling (via email)
Marcelo Remotti (via email)
Bill (via email)
Kevin Waropay (via email)
Daniel Hutchins (via email)
Ryan King (via email)
Agnes Loblely (via email)
Ashley Clarke (via email)
Marie Lewis (via email)
Kim Ware (via email)
Robert Ritter (via email)
Linda Smith (via email)
Shamong Township Mayor Michael Di Croce (via email)
Rick Worrell (via email)
Judy Shahinian (via email)
Harvey Pitts (via email)
Gregg Bradbury (via email)
Kathy Pitman (via email)
Timothy McGarvey (via email)
Neil Wilkinson (via email)
Carol Mascioli (via email)
Joanne O'Keefe (via email)
Lisa Jordan (via email)
John O'Keefe, Jr. (via email)
Heather McGarvey (via email)
Rachel Disipio (via email)
Ryan ORourke (via email)
Heather Mershon (via email)
Eric Runsdstrom (via email)
Joe Abegg
Harry Harper
Dorothy Grobelny
Lester Gravatt
Kerri Lyons
Judy Shahinian
James Renwick



State of New Jersey

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DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 22, 2026

Burlington County Board of Commissioners
c/o Joseph Brickley, PE
49 Rancocas Road
P.O. Box 6000
Mount Holly, NJ 08060

Application No.: 2001-0430.005
Stokes Road and Willow Grove Road
Block 15.01, Lot 13
Block 18, Lot 20.01
Block 27.02, Lot 2
Block 28.01, Lot 4.04
Shamong Township

This application proposes the construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road located on the above referenced parcels in Shamong Township.

The Stokes Road and Willow Grove Road intersection is currently a two-way stop sign controlled intersection. This application proposes to construct a single lane roundabout at the existing intersection. The application also proposes the reconfiguration of the approaches of Stokes Road and Willow Grove Road into the proposed roundabout. The proposed reconfiguration will affect approximately 2,400 linear feet of Stokes Road and 2,200 linear feet of Willow Grove Road. The applicant has indicated that the proposed development will help eliminate the possibility of intersection crossover crashes while also providing for traffic calming for neighboring dwellings and uses, and for pedestrians and cyclists.

Development, including roadway pavement and stormwater facilities, is proposed on the four above referenced lots. By letter dated April 3, 2025, the Burlington County Engineer advised that the County was currently in the process of obtaining the necessary right-of-way and easements on the four concerned lots. That April 3, 2025 letter further indicated that the concerned areas on each of the four lots will be fully owned by Burlington County by the time of construction. A condition is included in this Report indicating that no development shall occur on the four lots unless the County obtains the necessary right-of-way and easements.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following is a review of CMP standards that

are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located within the Pinelands Village of Indian Mills. The proposed development is permitted in a Pinelands Village.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing paved areas, maintained grassed areas and an agricultural field. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing three stormwater infiltration basins.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was conducted on the parcel. The survey determined that the project area contains no significant cultural resources.

PUBLIC COMMENT

The applicant has provided the required public notices for the proposed development. Notice to required landowners within 200 feet of the four concerned lots was completed on April 11, 2025. Notice to one remaining landowner within 200 feet of the four concerned lots was completed on April 8, 2026. Newspaper public notice was completed on April 9, 2025. The application was designated as complete on the Commission's website on April 14, 2026. The Commission's public comment period closed on May 8, 2026.

The Commission received 33 written public comments (Commenters #1-#33 on attached list) regarding the application. Those written public comments can be viewed at <https://tinyurl.com/PublicComment20010430-005>. At the Commission's May 8, 2026 monthly meeting, eight oral public comments (Commenters A-H on attached list) were offered regarding the application. A copy of this Public Development Application Report is being mailed or emailed to all public commenters that provided a mailing or email address.

The Commission appreciates the interest in the Pinelands Area of all members of the public who offered the following comments regarding this application:

- Commenters indicated that the Pinelands Commission should preserve, protect and enhance the natural and cultural resources of the Pinelands and reject, cancel or deny the

project. (Commenters: 13, 17, 18, 19, 20, 21, 23 & 29)

Staff Response: The Commission understands the expressed concern. The Commission is not proposing development of the roundabout. An application was submitted to the Commission by Burlington County for the development of the roundabout. The Commission staff must review proposed development applications solely for consistency with the regulations contained in the CMP. As noted in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations. The Commission cannot impose requirements on an application that are not based upon the regulations contained in the CMP. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- A commenter expressed concern with the late notice they received regarding the opportunity to provide comments on the application. (Commenter: H)

Staff response: Newspaper public notice for the proposed development was completed on April 9, 2025. Notice to all landowners within 200 feet of the four concerned lots, except for one landowner, was provided by certified mail on April 11, 2025. Notice to the single remaining landowner within 200 feet of the four concerned lots was completed on April 8, 2026. In addition, by email dated April 29, 2026, the Commission staff provided a link to the May 8, 2026 Pinelands Commission monthly meeting packet, including the meeting agenda, to the Shamong Township Administrator/Acting Clerk, the Shamong Township Mayor and the Shamong Township Construction Code/Zoning Official. The agenda indicated that the roundabout application would be subject to final public comment at the Commission's May 8, 2026 meeting.

- A commenter expressed concern with the additional impacts from headlights and vehicle noise from the proposed development. (Commenter: 1)

Staff Response: The Commission staff understands that the path traveled by vehicles through the roundabout may alter the direction of headlights and vehicle noise. The CMP does not contain regulations addressing lighting and noise. The commenter may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters expressed concerns with the validity of a completed traffic study and noted a reduction in traffic volume at the concerned intersection since the study was completed. (Commenters: 1, 2, 3, 4, 5, 7, 9, 10, 11, 13, 15, 20, 23, 27, 29, 30, 31, 32, 33, B, E, F, G & H)

Staff Response: The Commission staff acknowledges the concerns expressed regarding the completed traffic study and changes to traffic volume. The regulations contained in the CMP do not require this application to provide traffic studies or other traffic and circulation information to the Commission to justify the proposed road improvement. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters indicated that any traffic concern issues pertaining to the intersection could be addressed through the installation of a traffic light or creation of a four-way stop

intersection. (Commenters: 1, 5, 6, 7, 9, 10, 14, 15, 17, 18, 19, 21, 22, 25, 31, 32, E & G)

Staff Response: The Commission staff acknowledges the opinions expressed by the commenters that there may be alternative intersection designs available to improve safety at the intersection. The regulations contained in the CMP do not require this application to evaluate alternative intersection designs. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters were concerned with the cost to taxpayers of the proposed development. (Commenters: 3, 4, 5, 6, 8, 9, 12, 13, 15, 16, 22, 23, 25, 26, 27, 30, 31, A, E, F, G & H)

Staff Response: The Commission staff acknowledges this concern regarding the cost of the proposed development. The regulations contained in the CMP do not require an applicant to address this concern. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters expressed concerns about whether farm equipment could maneuver through the proposed roundabout. (Commenters: 8, 20, 33, B & H)

Staff Response: The Commission staff acknowledges the concerns expressed regarding the ability of farm equipment to maneuver through the proposed roundabout. The regulations contained in the CMP do not require an applicant to demonstrate to the Commission that different types of vehicles, including farm equipment, can maneuver through proposed road improvements. The proposed design of road improvements is the responsibility of an applicant's traffic engineer. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters were concerned with the effect of the proposed development on the environment. (Commenters: 12, 13, 21, 23, 27, 29, 32, C, E & F)

Staff Response: The Commission staff has reviewed the development application for consistency with all of the regulations contained in the CMP, including wetland protection, threatened and endangered species protection, stormwater management and cultural resource protection. As noted in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 118 sheets, prepared by Pennoni Associates and dated as follows:

Sheet 1 - March 27, 2026

Sheets 2-118 - March 20, 2026

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP.

Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. No development proposed in this application shall occur on the above referenced lots unless and until the County obtains the necessary right-of-way and easements.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey

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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 9, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Public Commenters

Written Commenters Received From the Following Individuals on App. No. 2001-0430.005 :

1. Judy Shahinian
2. Rick Worrell
3. Kevin Waropay
4. Bill
5. Ashlee Clarke
6. Agnes Lobley
7. Ryan King
8. Daniel Hutchins
9. Linda Smith
10. Bob Ritter
11. Kim Ware
12. Marie Lewis
13. Shamong Twp. Mayor, Michael DiCroce
14. Neil Wilkinson
15. Timothy McGarvey
16. Kathy Morgan
17. Greg Bradbury
18. Heather Mershon
19. Eric Rundstrom
20. John O'Keefe, Jr.
21. Heather McGarvey
22. Rachel Disipio
23. Joanne O'Keefe
24. Judy Shahinian
25. Carol Mascioli
26. Harvey Pitts
27. John McFadden
28. Judy Shahinian
29. Ryan ORourke
30. Deborah Kennedy
31. Jody Horovitz
32. Marcelo Remotti
33. Mabel Casagrand

Oral Commenters Received From the Following Individuals at the May 8, 2026 Commission meeting on App. No. 2001-0430.005 :

- A. Joe Abegg (No mail/email address)
- B. Judy Shahinian
- C. Harry Harper (No mail/email address)
- D. Ruth (No mail/email address)
- E. Lester Gravatt (No mail/email address)
- F. Shamong Twp. Mayor, Michael DiCroce
- G. Kerri Lyons (No mail/email address)
- H. Lisa Jordan, Shamong Twp. Administrator/Acting Clerk



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2027 at the Same Level of Expenditures as Fiscal Year 2026 until the Adoption of the Fiscal Year 2027 Budgets

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with continued implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, based on the Governor’s proposed budget, it is anticipated that the Commission will receive an appropriation of at least \$4,377,000 to support its operations during Fiscal Year 2027; and

WHEREAS, confirmation of the State appropriation is expected in July, after which the Commission will be able to finalize and adopt its Fiscal Year 2027 budgets; 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 actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2027 at the same level of expenditures as Fiscal Year 2026 until the Commission’s adoption of the Fiscal Year 2027 Budgets.

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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LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: June 1, 2026

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed 12 ordinances and three Housing Element and Fair Share Plans that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Buena Borough Ordinance 782 – repeals Chapter 60, Affordable Housing, and amends Chapter 150, Land Use, of the Code of Buena Borough. The ordinance repeals Sections 150-255 through 150-259 and replaces them with new Sections 150-255 through 150-276, which include updated provisions addressing affordability controls, construction standards, mandatory set-aside requirements, affirmative marketing, and administrative procedures. The ordinance also revises standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Evesham Township Ordinance 16-5-2026 – amends Chapter 160, Zoning, of the Code of Evesham Township. The ordinance establishes definitions for the terms “Sign, Cabinet, Box or Lightbox” and “Sign, Backer Board or Backer Panel,” and amends the definition of the term “Home Occupation.” The ordinance also revises standards related to sign illumination, signs permitted without a zoning permit, and sign standards applicable to the Commercial-1, -2, and -3 zoning districts. The Commercial-2 District is located in the Pinelands Rural Development Area. The Commercial-1 and Commercial-3 districts are located outside the Pinelands Area.

Folsom Borough 2026 Housing Element and Fair Share Plan – maintains the data and analysis from the 2025 Plan regarding the Borough’s current and projected demographics, housing stock, and employment characteristics, as well as information on completed and proposed mechanisms to address the Borough’s affordable housing obligation. The Plan continues to indicate a present need of zero units and a fourth-round prospective need of 11 units. The 2026 Plan eliminates references to a vacant land analysis and further clarifies and supports the Borough’s entitlement to a durational adjustment for the prior, third, and fourth rounds, based on the lack of adequate sanitary sewer infrastructure. The durational adjustment supports a realistic development potential (RDP) of zero units until adequate

water and/or sewer service becomes available. The Borough's remaining unmet need obligation remains 56 units.

Folsom Borough Ordinance 4-2026 – establishes the Borough's affordable housing program and includes provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance also includes standards governing the collection, maintenance, and expenditure of affordable housing development fees. In addition, the ordinance implements the mandatory set-aside requirements called for by the 2026 Amended Housing Element and Fair Share Plan by requiring a 20% affordable housing set-aside for any new developments of five or more units within the Borough.

Galloway Township Ordinance 2159-2026 – amends Chapter 177, Dwelling Units, of the Code of Galloway Township. The ordinance repeals and replaces Section 177-5, "Mount Laurel units" with an updated section, entitled "Affordable Housing Units," containing updated cross-references to the statewide Uniform Housing Affordability Controls standards at N.J.A.C. 5:80-26.5.

Galloway Township Ordinance 2161-2026 – amends Chapter 233, Land Management, of the Code of Galloway Township. The ordinance revises the Residential (R) District regulations regarding an existing exception to permitted uses within the district. The existing exception for development sponsored by the Township of Galloway to comply with the Council on Affordable Housing or the Township's Affordable Housing Plan has been revised to apply to any efforts sponsored by the Township undertaken to comply with the Fair Housing Act, Fair Housing Regulations, Uniform Housing Affordability Controls, or the Township's Housing Element and Fair Share Plan. The ordinance also amends Article X, Pinelands Standards, Section 233-83, Development Regulations, to provide updated affordable housing standards applicable within the Pinelands Area. Specifically, the ordinance modifies the minimum construction phasing of affordable units in proportion to market-rate units and increases the minimum deed restriction period for restricted units from at least 30 years to at least 40 years. In addition, the ordinance requires that such deed restrictions be recorded with the Atlantic County Clerk's Office prior to the issuance of any construction permit for a dwelling unit that is part of the development project.

Galloway Township Ordinance 2163-2026 – amends Chapter 233, Land Management, of the Code of Galloway Township. The ordinance repeals and replaces Article XII, Affordable Housing, with updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance also updates standards regarding the collection, maintenance, and expenditure of affordable housing development fees. In addition, it establishes an affirmative marketing plan that includes a regional marketing strategy intended to attract prospective buyers and renters.

Hammonton Town Ordinance 001-2026 – approves the amended Landfill Redevelopment Area Redevelopment Plan, dated June 2, 2025, and last revised March 11, 2026. The redevelopment area consists of four lots (Block 801, Lots 7, 8, 9, and 11) comprising approximately 128 acres. The redevelopment area contains the site of a former municipal landfill that ceased operations on August 8, 1990. The site is located in the Town's Forest Area (FA) Zone and within a Pinelands Forest Area. The purpose of the redevelopment plan is to facilitate the closure of the former municipal landfill and the development of a solar energy facility. To that end, the redevelopment plan permits solar energy facilities, the continuation of an existing bulk waste and recyclables convenience center, composting facilities, and landfill maintenance activities and related improvements necessary to close the landfill in accordance with the CMP. The plan also permits structures and improvements accessory to these

permitted uses, including security fencing, signage, surface parking and access drives. In addition, the redevelopment plan requires all development within the redevelopment area to comply with the minimum environmental standards of the CMP.

Lakehurst Borough 2026 Housing Element and Fair Share Plan – maintains the data and analysis from the 2025 Plan regarding the Borough’s current and projected demographics, housing stock, and employment characteristics. It includes amendments made in accordance with a Mediation Agreement between the Borough and the Fair Share Housing Center. While the Plan maintains a combined prior-, third-, and fourth-round unmet need of 132 units, it revises the mechanisms intended to address this unmet need. Specifically, the Plan recommends the adoption of three affordable housing overlay zoning districts, each encompassing a single lot (Block 13, Lot 1; Block 30, Lot 1; and Block 44, Lot 2), that could facilitate the development of up to 35 dwelling units, seven of which would be required to be affordable. The proposed overlay zoning districts are located in the Borough’s Highway Business (B-2) Zone within a Pinelands Town management area.

Lakehurst Borough Ordinance 2026-01 – amends Chapter 25, Land Development, of the Code of Lakehurst Borough. The ordinance amends Section 25-46, Affordable Housing, by repealing and replacing provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance requires that any development providing a minimum of five new housing units resulting from a municipal rezoning, use variance, redevelopment plan, or rehabilitation plan include an affordable housing set-aside of 20 percent. The ordinance also revises standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Lakehurst Borough Ordinance 2026-02 – amends Chapter 25, Land Development, of the Code of Lakehurst Borough. The ordinance establishes three new Affordable Housing Overlay Zones. The AHO-1 Overlay Zone consists of a 0.73-acre lot (Block 44, Lot 2) and permits multifamily inclusionary housing at a density of eight units per acre. The AHO-2 Overlay Zone consists of a 0.59-acre lot (Block 30, Lot 1) and permits multifamily inclusionary housing at a density of seventeen units per acre. The AHO-3 Overlay Zone consists of a 2.4-acre lot (Block 13, Lot 1) and permits multifamily inclusionary housing at a density of eight units per acre. All three overlay zones require that a minimum of twenty percent of the total dwelling units be made affordable and all other requirements of the underlying B-2 Zone are required to be met. In total, the overlay zones permit up to 35 dwelling units, including up to seven affordable housing units. All three lots are located within the Borough’s B-2 Zone within a Pinelands Town management area.

Monroe Township Ordinance O:14-2026 – amends Chapter 175, Land Use and Development, of the Code of Monroe Township by repealing and replacing Section 175-89.1, Affordable Housing. The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It also updates standards regarding the collection, maintenance, and expenditure of affordable housing development fees. The ordinance requires that any development providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include a 20% affordable housing set-aside.

Monroe Township Ordinance O:24-2026 – amends Chapter 175, Land Development, of the Code of Monroe Township by revising Section 175-163.4, Cannabis. Specifically, the ordinance amends operational and security requirements related to video surveillance, security alarms, and panic alarms. The ordinance also repeals the requirement that at least one licensed security guard be present on a

cannabis business premises during hours of operation and replaces it with a requirement that at least one employee trained and assigned security-related responsibilities be present during hours of operation.

Woodbine Borough 2026 Amended Housing Element and Fair Share Plan – revises the Borough’s 2025 Plan in accordance with a “Consent Order Conditional Compliance Certification” between the Borough and the Fair Share Housing Center. The amendments revise how the Borough’s prospective need is addressed through the removal of affordable housing credits associated with the Woodbine Development Center, which can no longer be counted toward the Borough’s obligation. Specifically, the Plan removes 19 credits associated with the facility. The amended plan also increases the number of anticipated affordable housing units generated through the Borough’s existing mandatory set-aside provisions within the Pinelands Town portion of the Borough from 13 units to a total of 27 units.

Woodbine Borough Ordinance 640-2026 – amends Chapter 25, Development Fees, and Chapter 26, Zoning, and establishes a new Chapter 27, Affordable Housing, of the Code of Woodbine Borough. The ordinance amends Section 25-4, Affordable Housing Development Fees, by repealing and replacing standards governing the collection, maintenance, and expenditure of affordable housing development fees. It also amends Section 26-4.14, Affordable Housing Overlay, to provide updated cross-references to the newly established Chapter 27. Lastly, the ordinance repeals Section 25-6, Affordable Housing, and recodifies updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures within newly established Chapter 27.