



State of New Jersey
THE PINELANDS COMMISSION
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
Friday, July 10, 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=yWlu7e55pnk>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 828 6938 9159

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag
- Election of Vice-Chair
- Committee Assignments

2. Adoption of Minutes

- June 12, 2026 Open Session and Closed Session - Part 1
- June 12, 2026 Closed Session - Part 2

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. 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 Washington Turnpike Bridge over West Branch of Wading River
Washington Township
- Application No. 2026-0076.001 - Evesham Municipal Utilities Authority
Improvements to an existing pump station
Evesham Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - Issuing an Order to Certify Manchester Township’s Amended Fourth Round
Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31,
amending Chapter 245 (Land Use and Development) of the Code of Manchester
Township
- 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. 1987-0381.005 – NJDEP
Replacement of a septic system at the Whitesbog Village
Pemberton Township
- Application No. 2019-0027.001 – New Jersey Department of Transportation
Installation of scour countermeasures at the Cedar Branch Bridge on Route 206
Town of Hammonton

B. Waivers of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Berlin Borough Ordinance 2026-04
- Medford Lakes Borough Ordinances 727 & 729
- Mullica Township Ordinance 3-2026
- Waterford Township Ordinance 2026-6
- Winslow Township Ordinances O-2026-004, O-2026-006, O-2026-007 and O-2026-017

7. Presentation

- United States Biosphere Network Summit Update

8. General Public Comment

9. 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.)*

10. Adjournment

Upcoming Meetings	
Fri., July 31, 2026	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., August 14, 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
June 12, 2026

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

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, William Pikolycky, Ryck Signor, 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, Jessica Rittler Sanchez and Douglas Wallner.

Call to Order

Chair Matos called the meeting to order at 9:34 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 minutes from the Commission's May 8, 2026 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Pikolycky seconded the motion.

The minutes from the May 8, 2026 Commission meeting were adopted by a vote of 11 to 0.

Honoring Commissioner Theodore (Ted) Gordon

Chair Matos read a resolution that characterised Mr. Gordon's significant contributions in creating awareness of the Pinelands.

Commissioner Avery made a motion Honoring the late Theodore (Ted) Gordon for his service as a member of the New Jersey Pinelands Commission from January 15, 1999 to October 10, 2002 and for his efforts to raise awareness and appreciation of the Pinelands (See Resolution # PC4-26-12). Commissioner Lohbauer seconded the motion.

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

Committee Reports

Chair Matos provided a summary of the May 29, 2026 Policy and Implementation Committee meeting:

The Committee approved the minutes of the April 24, 2026, meeting.

The Executive Director introduced two presentations on implementation of the New Jersey Department of Environmental Protection's (NJDEP) adopted Resilient Environments and Landscapes (REAL) rule package within the Pinelands. She noted that the NJDEP was anticipating a proposed amendment delaying rule implementation. The first presentation focused on the impact of the rules on the review of various permits under old Memoranda of Agreement. The second presentation explained the changes to the stormwater management standards that will affect development applications in the Pinelands Area.

Note: The NJDEP proposed rule amendment was published June 2nd, delaying implementation of the REAL rules until July 20, 2027. This provides additional time to consider how the Commission will move forward to address the issues outlined in the presentations.

Executive Director's Report

ED Grogan provided information on the following matters:

- The Fenwick Manor project continues to move forward. The contract between the Commission and Hawley Bros. was officially executed. A pre-construction meeting was held on May 19th with the contractor, the historic architect and the NJ Historic Trust. It is expected that the Department of Community Affairs (DCA) will issue the construction permit next week, at which point the notice to proceed can be issued and the 150-day construction period begins. Movers were hired to move furniture out of Fenwick Manor and into the storage container.

- Two quotes for outside accounting services were received in response to a Request for Quotation (RFQ) and are under review. The accounting firm will assist with future audits. The quotes will be discussed at the upcoming Personnel & Budget Committee scheduled for Tuesday, June 30th. Also scheduled for discussion at that meeting are preliminary budget figures and application fee projections.
- Staff participated in two interesting discussions related to the Pinelands Development Credit (PDC) program. Most recently, staff spoke with a Kings County representative from Washington State, where a very successful Transfer of Development Rights (TDR) program is in operation. One of the individuals who manages that TDR program is writing a book about other successful TDR programs and they had a lot of good questions for us. We had an opportunity to ask some questions of them because their program is different and more complicated than ours. Prior to that staff held a remote meeting with a number of planners and policy makers from New South Wales, Australia. They are interested in creating a TDR program as a way of encouraging people who live in existing homes in vulnerable areas, specifically wildfire prone areas, to leave their homes and build new homes elsewhere. They are trying to determine if a TDR program could be established to facilitate this goal.
- Arya Shen, the Commission's intern from the Rutgers Scarlet Service Internship (RSSI) program was introduced. She will be working in the Commission's Information Systems office and is expected to graduate from Rutgers in June of 2028 with a Bachelor of Science degree in computer science.

Gina Berg, Director of Land Use Programs, provided an update on the following matters:

- A preview of the agenda for the upcoming June 26th P&I Committee meeting was shared:
 - A representative from the Pinelands Alliance will be providing a project update on the Pemberton Accessible Trail project that was permitted through a Memorandum of Agreement process (MOA).
 - A presentation on Manchester Township's Amended Housing Element and Fair Share Plan and Ordinances 26-23, 26-24 and 26-31
 - Discussion on an amendment to the Pinelands Infrastructure Trust Fund ranking and funding structure.
- The State Agriculture Development Committee (SADC) is in the process of implementing a woodland easement program. Staff met with SADC staff in early May and discussed forestry application standards in the Pinelands Area, environmental values of forested lands, and mapping or other data that could be used to establish before and after easement land values.
- Staff also met with NJDEP's well permitting office to discuss ways in which the Commission and NJDEP can improve its coordination when a well application needs a Certificate of Filing (CF) from the Commission.

- Upgrades to the Commission's internal application review system continue to make progress and we anticipate being ready to launch a version of the internal system within the upcoming year.

In Chief Planner Brad Lanute's absence, Director Berg provided an update on Data Centers:

The Town of Hammonton requested a Commission staff member to attend their June 22nd Town Council meeting to discuss the Commission's position on data centers. Mr. Lanute spoke with the Town Solicitor and provided a summary of how the CMP would regulate the development of data centers in the Pinelands. The Pinelands Town management area is one of the few places in the Pinelands where they could be permitted. Hammonton's current zoning ordinance does not permit data centers. The Town is not inclined to adopt any express prohibitions at this time. Hammonton has decided to postpone that agenda item.

At the end of May, Winslow Township submitted an ordinance prohibiting data centers within the Pinelands portion of the municipality. And on June 2nd, staff sent letter informing Winslow that the ordinance raised no substantial issues with respect to the CMP and could take effect. Lastly, both Hamilton Township and Lacey Township are considering adoption of ordinances related to data centers. Hamilton would propose banning data centers. It's not clear yet what Lacey is considering.

April Field, Acting Director of Regulatory Programs, provided information on the following regulatory matters:

- Staff recently met with NJDEP enforcement staff to reacquaint each agency with various procedures and ensure better coordination, specifically with wetlands violations in the Pinelands Area.
- At the Commission's April P&I Committee meeting, a member of the public raised concerns about a residential development application in Egg Harbor Township and the impact it could have on environmental resources. The Commission issued a Certificate of Filing (CF) in March of 2026 for an application that proposes the development of 63 single family dwellings. That application is now before the municipal Planning Board. The member of the public requested the Commission to step in and act with regard to some of the environmental concerns. At this stage, it would be inappropriate for the Commission staff to get involved in the Township's review process. Should the Township issue a major subdivision approval, Commission staff would review the township approval, any changes to the project that were made at the township level and any concerns submitted in writing and verbally by public. Based on that review, the staff will make a decision as to whether or not the proposed development is consistent with our rules and whether or not the permit can take effect.
- In December of 2024, staff issued a CF for the development of two large warehouses in Monroe Township (Hexa Builders). The project will be located primarily in the Regional Growth Area and will be served by public water and sewer. In February of 2026, the Township issued a preliminary site plan approval for the two warehouse buildings. Then

in April of 2026, staff received an email from the applicant asking whether a proposed data center and warehouse could be constructed on the parcel instead of the two warehouses. Staff advised the applicant that such a change of use would require an amended CF from the Commission. The applicant then submitted an application for an amended CF which is currently under review. By letter dated May 18, 2026, the applicant's attorney submitted an appeal of the staff's determination that an Amended CF was necessary. On June 4, 2026, staff advised that the CMP provides the right of appeal for certain decisions of the Executive Director, such as Waivers, Public Development Approvals and Letters of Interpretation. However, the CMP does not provide the right of appeal for decisions regarding whether an application to the Commission is required. Therefore, there is no right of appeal for the decision.

- The Commission has received a great deal of public interest in a parcel in Franklin Township where 50 acres have been cleared. The parcel is located in a Pinelands Agricultural Production Area. Some of the clearing occurred within a 300-foot buffer to wetlands. The property owner indicated that the clearing was done to establish a horticulture use on the property. There's already an existing tree farm on the property and the property owner indicated that he plans to plant native Pinelands plant species in the cleared area. The CMP contains a provision that clearing exclusively for agriculture does not require application to the Commission. The CMP also contains a provision that indicates that clearing in wetlands or wetland buffers is permitted for both berry agriculture (blueberries and cranberries) or native Pinelands horticulture. By letter dated May 20, 2026, the staff advised that, based upon the regulations contained in the Township land use ordinance and the CMP, the clearing of land to establish a horticultural use did not require application to the Commission. The staff's letter also indicated horticulture of native Pinelands tree species may be permitted within a required buffer to wetlands. The staff requested information from the property owner providing a timeframe for establishment of the proposed horticultural use.
- Sweet Amalia is a restaurant in Franklin Township that was established in a former farm market without application to the Commission. The main issue is the restaurant is served by a septic system on a 2.6 acre parcel. Staff has been working with the applicant and the applicant's consultants to determine whether the proposed use meets the CMP's groundwater quality standards with regard to dilution of the nitrates from the wastewater of the septic system. The applicant is proposing to address those standards by removing a commercial (ice cream stand) use on an adjacent parcel. By doing this the wastewater flows from the overall parcel will decrease. The Commission received wastewater calculations and sent a letter to the applicants in mid-May and advised them that provided they reduce the number of days of operation of the restaurant from 298 days to 251, the proposed restaurant and outdoor seating patio could meet groundwater standards. The applicant advised Commission staff that they thought that the reduced days of operation will be feasible.

Commissioner Asselta asked if the restaurant is currently open. He noted that he has watched the former farm market change to the restaurant and has even eaten there.

Acting Director Field said the restaurant is not open. She said they are working out issues with the health department and Township.

Commissioner Asselta asked if the Township has been honest with the Commission as to how the matter originated.

Acting Director Field said there is a long history at the Township with this application. She noted some of the employees at the Township who were involved are no longer employees. The Township responded to our most recent letter by advising the Commission that the custard stand use was not considered to be abandoned and that the application would require municipal site plan approval.

Stacey Roth, Chief, Legal and Legislative Affairs, said the Artistic Materials trial originally scheduled to begin on June 2nd has been rescheduled for September. She said motions in limine have been filed on behalf of both parties, and are being heard today, in an attempt to limit testimony or evidence that may be presented at trial.

Paul Leakan, Communications Officer, said he will be representing the Pinelands Biosphere Region during the U.S. Biosphere Network's summit in Colorado later this month. During the summit, representatives from various U.S. Biospheres will share successes and challenges. Mr. Leakan said that he will give a talk on education and outreach.

Mr. Leakan also provided details about the Commission's upcoming Pinelands Speaker Series programs, which will start with a presentation on ticks on June 18th.

Lastly, Mr. Leakan noted that the Commission's bog garden is now 11 years old. He said the bog garden is an important part of the Commission's efforts to educate the public about the Pinelands, and he encouraged attendees to see the various plants that are currently in bloom in the garden.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution recommending approval of three public development applications: construction of a building addition to the Mullica Township Municipal Building; the replacement of a bridge and dam over Egg Harbor City Lake; and the installation of 960 linear feet of sanitary sewer force main within the Delilah Road right-of-way in Egg Harbor Township.

Commissioner Buzby-Cope made a motion Approving With Conditions Applications for Public Development (Application Numbers 1991-0320.006, 2019-0060.001 & 2020-0085.002) (See Resolution # PC4-26-13). Commissioner Pikolycky seconded the motion.

Ernest Deman of the Regulatory Programs office said Mullica Township is proposing the construction of a 3,300 square foot building addition to the existing municipal building. Currently, the police department occupies the basement of the municipal building. That basement has had mold issues. Once the addition is constructed the basement will only be used for storage. He said in September 2024, the Commission approved the construction of a standalone building

for the police department. It was later determined that the cost of that building was too expensive to complete.

Mr. Deman said the next application is from the Atlantic County Department of Regional Planning and Development for the replacement of the Route 563 bridge and dam at the Egg Harbor City Lake. The county has determined that the existing bridge and dam are in poor condition and need replacement. The bridge is currently a two-lane bridge and 50 foot wide. It will be replaced in kind. The dam is currently a timber dam underneath the roadway that will be replaced with a sheet pile dam in the lake. The lake will maintain the current water elevation.

The final application on this resolution proposes 960 linear feet of sanitary sewer main, 940 feet of which will be under pavement. The remaining 20 feet will be in the grass shoulder in Egg Harbor Township.

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

Resolution to Retire into Closed Session

DAG Stypinski read a resolution to go into closed session so the Commission could receive legal advice.

Commissioner Pikolycky made a motion to enter into closed session. Commissioner Lohbauer seconded the motion. All Commissioners were in favor of the motion. The Commission entered into closed session at 10:13 a.m.

Return to Open Session

The Commission returned to open session at 10:45 a.m. DAG Stypinski said that during closed session, legal advice was provided to the Commission related to Burlington County's roundabout application.

Chair Matos introduced a resolution recommending approval of Burlington County's application for the construction of a roundabout in Shamong Township.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 2001-0430.005) (See Resolution # PC4-26-14). Commissioner Buzby-Cope seconded the motion.

Mr. Deman said staff has reviewed an application for the construction of a traffic circle, also known as a roundabout, at the intersection of Stokes Road and Willow Grove Road in Shamong Township. An aerial (attached) was displayed. Currently this is a two-way intersection with stop signs on Willow Grove Road. The Commission staff reviewed the application for all applicable standards of the CMP. Specifically, the applicant proposes to construct three stormwater infiltration basins to meet stormwater management standards. A cultural resource survey was conducted. He said that survey determined that there were no significant cultural resources within the project area. Lastly, as depicted on the aerial photograph, the majority of the

development area will be located over existing paved areas and maintained grass. In addition, a stormwater basin will be located in the agricultural field at the southeast corner of the intersection.

ED Grogan asked if there are any wetlands in the project area.

Mr. Deman said there are no wetlands within 300 feet of the project area.

ED Grogan asked if there are any threatened and endangered species in the vicinity of the project.

Mr. Deman said there is no suitable habitat for any species.

Chair Matos said joining us today is Burlington County's Engineer Joseph Brickley.

ED Grogan requested that Mr. Brickley provide information on the traffic study and the analysis that was done and how that led to the County's determination that the roundabout is the best approach for the intersection.

Mr. Brickley said the project was funded through the Delaware Valley Regional Planning Commission (DVRPC). This project came about, after an analysis of the top 10 most hazardous intersections in Burlington County. He said the Stokes Road intersection ranks about seventh. He said from that evaluation, the Highway Safety Improvement Program (H-SIP) reviewed safety countermeasures for those intersections. He said the safety countermeasure that's being deployed is a modern roundabout. He said as part of that design process and conceptual review, traffic studies were performed. He said the traffic study was done in advance of the closure of Atco Raceway, but that is a separate matter. He said the underlying driving force of this project is that it's a low volume, high crash intersection. He said for the amount of cars that go through the intersection, there are too many crashes, mainly right angle crashes. He said in the County's response letter, data obtained from the Burlington County 911 Center was provided. They dispatch emergency services to that intersection. He said that information available from the state was also provided. He said based on the information received from the state, the closure of Atco Raceway has not impacted the intersection in a positive way. Accidents are still occurring. Should Atco Raceway ever be redeveloped, there would be an increase in traffic. This safety countermeasure, due to its ability to handle a large volume of cars, would still be completely applicable. He said questions regarding adding an additional signal or adding a blinking light, or adding a stop control, are all traffic control measures. They are not safety countermeasures. Based on evidence, drivers are not paying attention to stop signs. He said blinking lights were deployed to the intersection in 2019 or 2021 and they have not worked. Accident data from 2024 showed the highest amount of crashes.

Mr. Brickley said the process for the roundabout has taken longer than usual because of the COVID-19 pandemic as well as the need for a cultural resource survey, but the standard of care has been applied throughout. He said Burlington County currently has six functioning roundabouts. He said this will be a single lane roundabout and drivers will be able to see from side to side. It will have mountable curbs and farm equipment will be able to negotiate the

roundabout. This is a federal project which has been reviewed by the Department of Transportation, and a permit has been issued.

Commissioner Irick requested to see a detail of the roundabout.

Mr. Deman displayed the plan submitted by the County (See attached). He said it is without context because it does not show the existing development.

Commissioner Irick said it is his understanding that there will be three large infiltration basins, three-quarters of a mile of paving and an undisclosed amount of taking of private property. He asked whether the county had determined how much private property would be taken?

Mr. Brickley said not very much land will be taken. He said the property that will be most impacted is the agricultural area and the county has been in contact with that property owner. That property owner was just in front of the County Planning Board recently. Their application was approved.

Commissioner Irick asked if the speed limit leading into the intersection were reduced, does the county believe the number of right-angle crashes would decrease?

Mr. Brickley said no, that's not a consideration for reduction of right-angle crashes.

Commissioner Irick asked what efforts the County has made to reduce the speed on Stokes Road.

Mr. Brickley said speed determination is either statutory or based on a speed survey and that is why this safety countermeasure is so applicable here. He said modern roundabouts make it difficult to misjudge speed and distance. The geometry of a roundabout is why they're so effective. In a normal two-lane, two-way, four-way stop intersection, there are 32 points of conflict. In a modern roundabout, there's only eight. He said should a crash happen, it would occur at a low speed. The County will install signage leading up to the roundabout, cautioning drivers to reduce their speed.

Commissioner Buzby-Cope said in exhibit B that was included in the packet there is an image of a light at the center of the intersection.

Mr. Brickley said that is the roundabout located on Route 528 and Old York Road in Chesterfield Township. He said there was a school bus accident at that intersection many years ago where a child died. There had been plans to install the roundabout all along at that location and the tragedy sped up the process. The roundabout in Chesterfield is very similar to the proposed roundabout in Shamong.

With no further questions, Chair Matos requested a roll call vote.

The resolution was adopted by a vote of 11 to 0. Commissioner Irick said he remained disappointed that more efforts weren't made to decrease the speed on Stokes Road.

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

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Director Berg said during past month, the Land Use Programs office reviewed 12 ordinances and three housing element and fair share plans. All of them had no substantial issues with respect to the standards of the CMP. Nine of the 12 ordinances were related to affordable housing requirements. The only notable ordinance is the Hammonton Landfill Redevelopment Plan. That Redevelopment Plan consists of four lots totaling about 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 Pinelands Forest Area. The purpose of the redevelopment plan is to facilitate closure of the former municipal landfill and the development of a solar energy facility. In November 2025, staff informed the town that the original redevelopment plan that had been adopted by ordinance 012-2025 was not consistent with the standards of the CMP. Staff then provided extensive model language to resolve those inconsistencies. The Town incorporated all of the staff's draft language in the amended Redevelopment Plan and that's why it was included in the no substantial issue memo.

Other Resolutions

Chair Matos introduced a resolution, considered by the Commission annually, that will allow the staff to make purchases until the Commission adopts a new budget.

Commissioner Avery made a motion 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 (See Resolution # PC4-26-15). Commissioner Lohbauer seconded the motion.

ED Grogan said every June this resolution is adopted by the Commission to allow staff to continue normal business. It is expected that the FY2027 budgets will be adopted by the full Commission in September.

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

Chair Matos said that the Annual Update on Memoranda of Agreement would be postponed to the July Commission meeting.

General Public Comment

Fred Akers from the Great Egg Harbor Watershed Association said that on May 20th legislators in Congress introduced a study bill for the potential designation of the Mullica River as a Wild and Scenic River (see attached handout). He said the other side of the handout includes a quote by Terry Moore (the Commission's first Executive Director) when the study bill for the Great Egg Harbor River was heard by the committee in 1986. He said the Great Egg Harbor River was

designated as a Wild and Scenic River in 1992. Today, there are 18 rivers in 10 states modeled after New Jersey that have wild and scenic rivers that are on federal lands but managed by local people. He said it could take two years for Congress to pass the Bill and the President to sign it. He said eventually the designation would need local participation and he shared some experiences that his Association has been involved in, that included trying to bring the River Herring back and passing local ordinances to control plastic saw dust.

Michelle Forman, Pemberton Township resident, said she would be getting in touch with the Pine Barrens Tribune about how the county representatives treated the residents who attended today's meeting but were not permitted to provide public comment on the roundabout application. She thanked Commissioner Irick for pressing the county about how much land will be taken from property owners for the roundabout. She raised concern about the trees that have been removed in association with the demolition of the old Acme plaza in Browns Mills and was curious if Pinelands Development Credits were involved. She said she was very upset that the trees have been cut down.

Secretary's Note: Public Comment for Burlington County's Roundabout application closed on May 8, 2026 at 5:00 p.m.

Mark Pesotski, Monroe Township resident, provided comment on the following three matters related to the Hexa Builders site. He said the Township's 2019 Rehabilitation designation of the Hexa parcel is invalid, which makes the subsequent Redevelopment designation invalid. He said there was no alternative site analysis completed as required by the CMP. Finally, he said that his June 1, 2026 Open Public Records Act (OPRA) request to the Commission was mishandled. See attached written comments.

Heidi Yeh, Pinelands Alliance, said the Alliance supports the Great Egg Harbor Watershed Association in the designation of the Mullica River as a Wild and Scenic River. She thanked the Pinelands Commission for their support. She said the Mullica River is a very special place that deserves recognition. She said it will unlock federal funds and facilitate cooperation between local municipalities. She said tree removal is one of the most common complaints that the Alliance receives from residents. She encouraged the Pinelands Commission to return to the recommendation that the Alliance gave to the now defunct Climate Committee on adoption of a no net loss of trees policy. She suggested a tree inventory of the Pinelands to assess the large reservoirs of carbon that are currently in forests.

Janine Geiss, Monroe Township suggested that staff not use acronyms. She had questions about updates provided during the meeting related to data centers and said she would email her questions in writing or re-listen to the YouTube video.

Resolution to Retire into Closed Session- Part 2

DAG Stypinski read a resolution to enter into closed session to discuss a litigation matter.

Commissioner Pikolycky made a motion to enter into closed session. Commissioner Buzby-Cope seconded the motion. All were in favor.

The Commission entered into closed session at 11:45 a.m.

Return to Open Session

The Commission returned to open session at 11:53 a.m.

Commissioner Matro recused himself from the discussion and left the dais.

DAG Stypinski said that during the closed session, Commissioners were briefed on a litigation matter that is being pursued by the State Agriculture Development Committee (SADC) against Pleasantdale Farms, LLC in Hammonton.

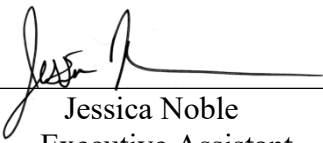
Chair Matos requested an oral motion for the Commission to support and join SADC in its litigation against Pleasantdale Farms. Commissioner Pikolycky made a motion to join the litigation. The motion was seconded by Commissioner Lohbauer. The oral motion passed by a vote of 10 to 0.

Commissioner Matro returned to the meeting.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. The Commission agreed to adjourn at 11:56 a.m.

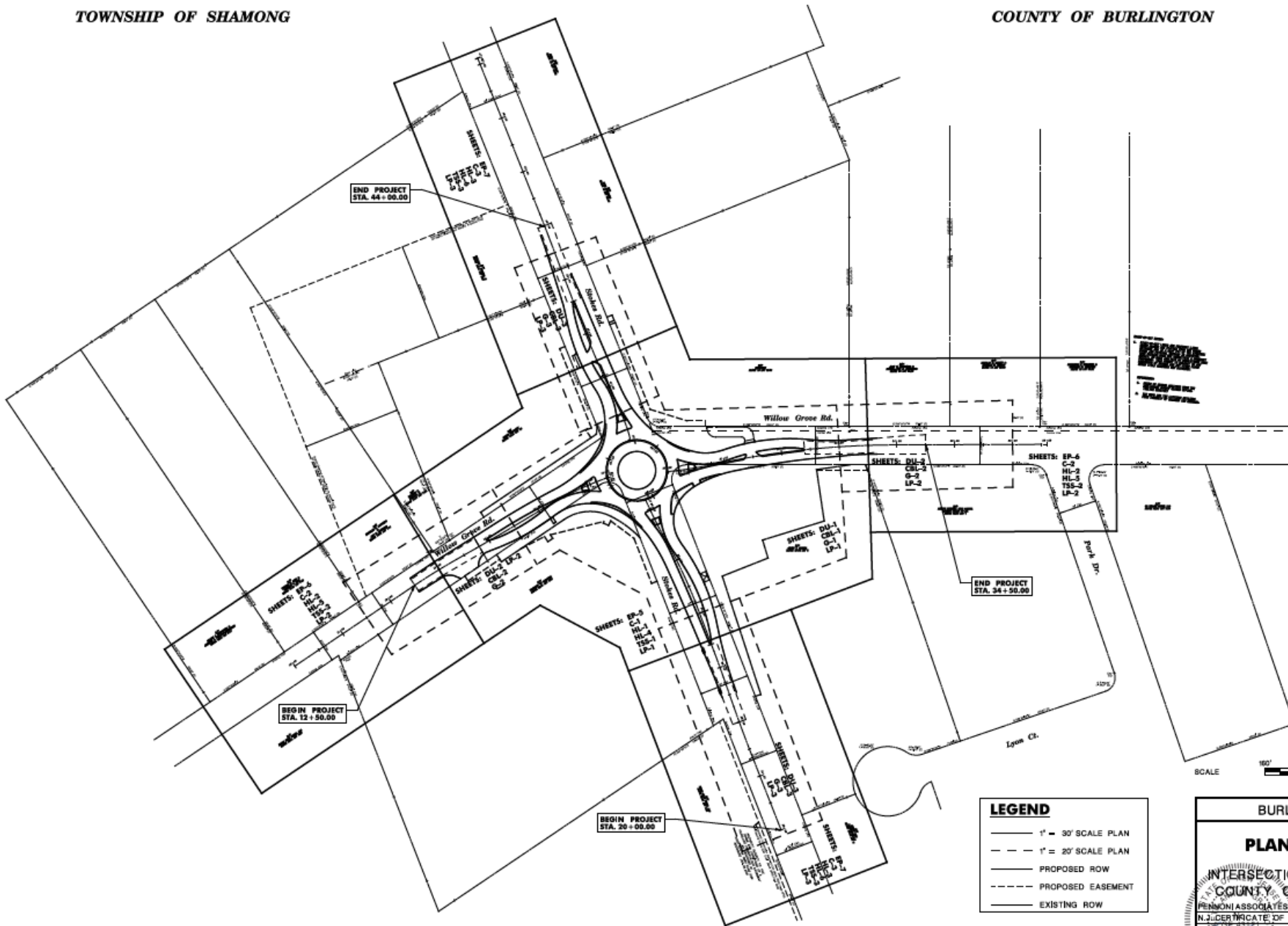
Certified as true and correct:



Jessica Noble
Executive Assistant

Date: June 18, 2026





LEGEND

- 1" = 30' SCALE PLAN
- - - 1" = 20' SCALE PLAN
- PROPOSED ROW
- - - PROPOSED EASEMENT
- EXISTING ROW

BURLINGTON COUNTY

PLAN SHEET INDEX

INTERSECTION OF CR 541 & CR 648
COUNTY CONTRACT NO. 20-62-200

PENNONI ASSOCIATES INC.
N.J. CERTIFICATE OF AUTHORIZATION NO. GA28033900
DATE 03/22/20

BETHEANN M. GRASSG
N.J.P.E. Lic. No. 24620432100

PERMIT SUBMISSION

PR1-1
PR1-1

Conaway, Van Drew, Kim, Booker Introduce Bicameral Legislation to Conserve New Jersey's Mullica River

May 20, 2026

[Press Release](#)

Washington, D.C.— Today, Congressman Herb Conaway Jr., MD led Rep. Jeff Van Drew and Senators Andy Kim and Cory Booker in introducing the Mullica River Watershed Wild and Scenic River Study Act of 2026. This bipartisan bill would designate the Mullica River in New Jersey for study for potential designation as a wild and scenic river, allowing for increased conservation efforts.

The Mullica River—stretching over 55 miles through Camden, Atlantic, Ocean, and Burlington Counties—is widely considered one of the most pristine river systems in the region. Home to incredible biodiversity, it serves as a critical habitat for various wildlife, including bald eagles.

“The Mullica River has a very special place in my heart, because it’s where my father and I would spend our weekends fishing growing up,” said **Congressman Conaway**. “Being able to protect this important natural resource in our state is extremely important to me. Its conservation would not only save the wildlife that call it home, but it would also ensure that future generations can continue to enjoy clean water, healthy ecosystems, and outdoor recreation.”

“The Mullica River is one of the most beautiful and important natural resources in our region, supporting wildlife, outdoor recreation, tourism, and local communities,” said **Congressman Van Drew**. “This river is a treasure, and we have a responsibility to make sure it is protected for future generations. This bill begins the process of studying the river for potential Wild and Scenic designation so we can ensure it remains healthy and protected for years to come. I am proud to be part of this effort to help preserve the Garden State’s natural beauty.”

“The Mullica River was right down the road from me growing up in South Jersey – playing a part in so many New Jerseyans’ memories who go to enjoy the water and the scenery,” said **Senator Kim**. “It’s our responsibility to do all we can to protect the natural resources that give our state so much. I’m grateful to this bipartisan group for coming together to do just that.”

“The Mullica River is one of New Jersey’s most valuable natural resources, providing clean drinking water, supporting fisheries and wildlife habitat, and sustaining some of the most important ecosystems in the Mid-Atlantic,” said **Senator Booker**. “This legislation is critical to strengthening protections for the Mullica River and preserving the environmental and economic benefits it provides to communities across our state.”

Congress originally created the National Wild and Scenic Rivers System in 1968 to preserve our nation’s most valuable free-flowing rivers. This bill would not immediately designate the river; instead, it would direct the National Park Service to formally study the watershed, a process that involves research, public engagement, and scientific evaluation before any future designation decisions are made.

[The prepared statement of Mr. Moore in support of the Great Egg Harbor River Study follows:]

Statement of Terrence D. Moore Executive Director of the New Jersey Pinelands Commission before the Senate Committee on Public and Lands, Reserved Water and Resource Conservation, June 20, 1986.

“Senator Wallop and members of the Committee, my name is Terrence D. Moore and I am the Executive Director of the New Jersey Pineland Commission. I am pleased to be here today to speak in support of the legislation before you which provides for the study of the Great Egg Harbor River for inclusion in the National Wild and Scenic River System.

Major portions of the Great Egg Harbor River traverse the Pinelands of New Jersey, an area which enjoys designation as this country's first National Reserve, and as an International Biosphere Reserve. The protection of the river is of continuing concern to the people of New Jersey, and to the Commission which administers land use in the Pinelands National Reserve. Portions of the river lie outside of the legislatively defined boundaries of the Pinelands including its headwaters which rise in Berlin Township in Camden County. Degradation of these waters could in the future, have significant consequences on those portions of the river which flow through the National Reserve.

The New Jersey Pinelands Comprehensive Management Plan designates the Great Egg Harbor River as a wild and scenic river with scenic corridors of special significance to the Pinelands and sets forth standards to protect these qualities. The river's environmental, cultural, and recreational attributes are well-known in the region, and throughout the State. The proposed study is a welcome addition to our knowledge and will result in a series of recommendations and measures to better protect this major resource. I am pleased, today, to transmit to this Committee, a resolution of the Pinelands Commission supporting the legislation before you.

The Pinelands National Reserve was envisioned by Congress as an experiment in the protection of areas of national significance through a partnership of the federal government and a state, its local jurisdictions, and its people. That partnership will be very visible to you today. You will find that this legislation to study the Great Egg Harbor River is being supported by the Department of the Interior, the State of New Jersey and the Pinelands Commission, the counties and municipalities through which the river flows, and people who desire its protection. The Pinelands Commission looks forward to participating in this joint effort, and to the future inclusion of the Great Egg Harbor River in the National Wild and Scenic River System.”

Request for Administrative Review and Compliance Verification

Submitted to:

New Jersey Pinelands Commission

Submitted by:

Mark Pesotski

Concerned Resident, Monroe Township

June 12, 2026

Purpose of Submission

This packet is respectfully submitted to request that the Pinelands Commission review several **procedural, statutory, and regulatory issues** related to the Hexa property in Monroe Township, including:

1. **The legality of the 2019 Rehabilitation Designation**
 - The Hexa parcel does **not** meet any statutory criteria under **N.J.S.A. 40A:12A-14**
 - The parcel has **never been built on**
 - The parcel has **no water service** and **no sewer service**
 - The Township used an **impermissible parcel-grouping method**
 - The designation conflicts with the New Jersey Supreme Court's ruling in **Gallenthin Realty v. Paulsboro (2007)**
 - The redevelopment designation exists **solely because of this invalid rehabilitation designation**
2. **The Commission's handling of my June 1, 2026 OPRA request**
 - The request was specific and lawful
 - The response did not comply with OPRA requirements
 - The statutory deadline has passed
 - A **constructive denial** has occurred
3. **CMP Compliance – Alternative Site Analysis**
 - For a **1.62-million-square-foot data center**, the CMP requires demonstration that **no feasible alternative location exists outside the Pinelands**
 - No such analysis has been produced
 - If no analysis exists, the application is **incomplete** under the CMP
 - A **certification of non-existence** is required if the records do not exist

Requested Action by the Commission

I respectfully request that the Commission:

- **Review the legality** of the 2019 rehabilitation designation
- **Determine whether the redevelopment designation remains valid**
- **Produce the OPRA-responsive records** or provide a **certification of non-existence**
- **Confirm CMP compliance** regarding alternative site analysis requirements

Summary

This submission is intended to assist the Commission in ensuring:

- Compliance with the **Local Redevelopment and Housing Law**
- Compliance with **Gallenthin**
- Compliance with **OPRA**
- Compliance with the **Comprehensive Management Plan**

The issues raised herein directly affect the procedural integrity of the Hexa application and the Commission's statutory responsibilities.

Hexa Property – Key Issues Requiring Pinelands Commission Review

Submitted by: *Mark Pesotski*

Date: *June 12, 2026*

1. 2019 Rehabilitation Designation – Statutory Defects

Monroe Township adopted a rehabilitation designation for the Hexa property in 2019.

Although a study was conducted, the findings do not satisfy the statutory criteria under N.J.S.A. 40A:12A-14.

A. Parcel Does Not Meet Rehabilitation Criteria

The Hexa parcel:

- Has never been built on
- Contains no structures
- Contains no deteriorated buildings
- Contains no substandard infrastructure
- Has no water service
- Has no sewer service

Rehabilitation applies only to existing buildings or existing infrastructure that is deteriorated or substandard.

No such conditions exist on this parcel.

B. Improper Parcel-Grouping Method

The Township:

- Drew a large boundary around many parcels
- Identified issues on some parcels
- Declared all parcels inside the boundary “in need of rehabilitation”

This method is not permitted under New Jersey law.

C. Gallenthin Realty v. Paulsboro (2007)

The New Jersey Supreme Court requires:

- **Parcel-specific evidence**
- **Parcel-specific statutory findings**
- **No designations based on “underutilization” or generalized conditions**

The Hexa parcel received no parcel-specific findings and meets none of the statutory criteria.

D. Result

- **The 2019 rehabilitation designation is legally defective**
- **It has never been corrected or overturned**
- **The redevelopment designation exists solely because of this invalid rehabilitation designation**

2. Outstanding OPRA Request – June 1, 2026

I requested:

- **Any alternative site analysis submitted by Hexa Builders**
- **Any correspondence regarding alternative locations**
- **Any internal review of alternative sites**
- **A certification of non-existence if no such records exist**

A. CMP Requirement

For a 1.62-million-square-foot data center, the CMP requires proof that:

No feasible alternative location exists outside the Pinelands.

If no alternative site analysis exists, the application is incomplete.

B. Response Received

The Commission responded that the request “lacked specificity” and directed me to review files in person.

This response is not compliant with OPRA, which requires:

- **Production of records,**
- **A lawful denial with citation, or**
- **A certification of non-existence**

The statutory deadline has passed → constructive denial.

3. Requested Action by the Commission

I respectfully request that the Commission:

- 1. Review the legality of the 2019 rehabilitation designation**
- 2. Determine whether the redevelopment designation remains valid**
- 3. Produce the OPRA-responsive records**
- 4. Provide a certification of non-existence if no alternative site analysis exists**
- 5. Confirm CMP compliance regarding alternative site requirements**

4. Summary

- The Hexa parcel does not meet any LRHL rehabilitation criteria**
- It has no buildings, no deterioration, no water, no sewer**
- The Township used an impermissible parcel-grouping method**
- *Gallenthin* prohibits this approach**
- The redevelopment designation is invalid if the rehabilitation designation is invalid**
- The OPRA response is non-compliant**
- The CMP requires an alternative site analysis, which has not been produced**

REQUEST FOR REVIEW OF PROCEDURAL DEFECTS RELATED TO THE HEXA PROPERTY

Submitted to the New Jersey Pinelands Commission

By: *Mark Pesotski*

Date: *June 12, 2026*

1. 2019 Rehabilitation Designation – Statutory Non-Compliance

Monroe Township adopted a “rehabilitation” designation for the Hexa property in 2019.

Although a study was conducted, the findings **do not satisfy the statutory criteria** required under **N.J.S.A. 40A:12A-14**.

A. Statutory Requirements Not Met

The Hexa parcel:

- Has **never been built on**
- Contains **no structures**
- Contains **no deteriorated buildings**
- Contains **no substandard infrastructure**
- Has **no water service** to this day
- Has **no sewer service** to this day

Rehabilitation under the LRHL applies only to **existing buildings or existing infrastructure** that is deteriorated or substandard.

No such conditions exist on this parcel.

B. Improper “Circle Method”

The Township:

- Drew a **large boundary** around numerous parcels
- Identified issues on **some** parcels
- Declared **all** parcels inside the boundary “in need of rehabilitation”

This method is **not permitted** under New Jersey law.

C. Gallenthin Realty v. Paulsboro (2007)

The New Jersey Supreme Court held that:

- Municipalities must provide **parcel-specific evidence**
- They cannot designate land based on **underutilization**
- They cannot rely on **generalized conditions** affecting nearby parcels

The Hexa parcel received **no parcel-specific statutory findings** and meets **none** of the required criteria.

D. Result

- The 2019 rehabilitation designation is **legally defective**
- It has **never been corrected or overturned**
- The redevelopment designation exists **solely because of this invalid rehabilitation designation**
- Therefore, the “Hexa Redevelopment Area” rests on a foundation that **does not legally exist**

2. Outstanding OPRA Request – June 1, 2026

On June 1, 2026, I submitted an OPRA request seeking:

- Any **alternative site analysis** submitted by Hexa Builders
- Any **correspondence between Hexa and Commission staff regarding alternative locations**
- Any **internal Commission review of alternative sites**
- A **certification of non-existence** if no such records exist

A. CMP Requirement

For a **1.62-million-square-foot data center**, the CMP requires the applicant to demonstrate that:

No feasible alternative location exists outside the Pinelands.

If no alternative site analysis exists, the application is **incomplete** under the CMP.

B. Response Received

The Commission responded that:

- My request “lacked specificity,” and
- I should come in person to review files

This response is **not compliant with OPRA**, which requires:

- Production of records,
- A lawful denial with citation, or
- A certification of non-existence

The statutory deadline expired on **June 10**, resulting in a **constructive denial**.

3. Requested Action by the Pinelands Commission

I respectfully request that the Commission:

A. Review the legality of the 2019 rehabilitation designation

Given the lack of statutory criteria, absence of infrastructure, and the Supreme Court’s ruling in *Gallenthin*, the designation warrants review.

B. Produce the OPRA-responsive records

Including any alternative site analysis, correspondence, or internal review.

C. Provide a certification of non-existence

If no alternative site analysis or related records exist.

D. Confirm whether the redevelopment designation remains valid

Given that it is based entirely on an underlying rehabilitation designation that does not meet statutory requirements.

4. Summary

- The Hexa parcel **does not meet any LRHL rehabilitation criteria**
- It has **no buildings, no deterioration, no water, no sewer**
- The Township used an **impermissible parcel-grouping method**
- *Gallenthin* prohibits this approach
- The redevelopment designation is **invalid** if the rehabilitation designation is invalid
- The OPRA response is **non-compliant**
- The CMP requires an **alternative site analysis**, which has not been produced



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 12

TITLE: Honoring the late Theodore (Ted) Gordon for his service as a member of the New Jersey Pinelands Commission from January 15, 1999 to October 10, 2002 and for his efforts to raise awareness and appreciation of the Pinelands

**Commissioner Avery moves and Commissioner Lohbauer
seconds the motion that:**

WHEREAS, Ted Gordon served as a gubernatorial appointee on the Pinelands Commission from January 15, 1999 to October 10, 2002; and

WHEREAS, Commissioner Gordon chaired the Commission's Forestry Advisory Committee and was an active member of the agency's Public and Governmental Programs Committee; and

WHEREAS, Commissioner Gordon brought a wealth of knowledge and experience to the Commission, particularly in the fields of Pine Barrens botany, agriculture, and history; and

WHEREAS, Commissioner Gordon earned his bachelor's degree from Rutgers University and attended graduate courses at Princeton and Stanford. A veteran of the U.S. Army National Guard, Commissioner Gordon lived in Southampton Township, Burlington County, for 60 years. He served as the former Chairman of the Burlington County Pinelands Conservation Easement Advisory Committee, as a member of the Burlington County Farmland Preservation Advisory Committee, as a member of the New Jersey Natural Areas Council, as the Chairman of the Southampton Township Planning Board, as a member of the Southampton Historical Society, and as the President of the Philadelphia Botanical Club from 1988 to 2000; and

WHEREAS, Commissioner Gordon's passion for the Pinelands formed at an early age, after moving to the region from his birthplace, Germany, with his parents. He spent decades exploring, researching, and photographing the million-acre region; and

WHEREAS, Commissioner Gordon was a highly successful wrestling coach who taught for 25 years before his retirement, and he was widely regarded by many as a top authority on the flora and history of the Pine Barrens; and

WHEREAS, Commissioner Gordon was the director of Pine Barrens Inventories, a Burlington County consulting firm where he conducted surveys and research of rare plant species, monitored habitats, and designed management plans for the conservation and enhancement of rare plant species in the Pinelands; and

WHEREAS, Commissioner Gordon educated thousands of people about Pine Barrens plants, cranberry farming, historic sites, fire ecology, and the region's lost and forgotten towns while leading hikes, canoe trips and bus and Jeep tours, and while teaching courses at the Philadelphia Academy of Natural Sciences, for the New Jersey Audubon Society, Atlantic Cape Community College, Woodford Cedar Run Wildlife Refuge, the Pinelands Alliance, and during 17 Pinelands Short Course events. He was inducted into the Pinelands Alliance's Hall of Fame in 2012; and

WHEREAS, the members of the Commission want to formally honor Commissioner Gordon for his service as a Commissioner and for his extraordinary work to raise awareness and appreciation of the Pinelands for decades.

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission hereby honor Commissioner Gordon for his service as a Commissioner and his exceptional efforts to heighten awareness of the Pinelands, while also extending their condolences to his family, friends, and colleagues.

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: June 12, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-13

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

Commissioner Buzby-Cope 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:

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	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: June 12, 2026



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)



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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

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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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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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

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)



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

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.



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

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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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

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



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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 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- 14

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

Commissioner Avery moves and Commissioner Buzby-Cope 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	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: June 12, 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

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



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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

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

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- 15

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 Avery moves and Commissioner Lohbauer 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: June 12, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001)

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:

1997-0257.024

Applicant: **NJ Turnpike Authority**
Municipality: Barnegat Township
Management Area: Pinelands Garden State Parkway Overlay District
Date of Report: June 17, 2026
Proposed Development: Demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard;

2016-0045.001

Applicant: **New Jersey Department of Transportation**
Municipality: Washington Township
Management Area: Pinelands Preservation Area District
Date of Report: June 17, 2026
Proposed Development: Replacement of Washington Turnpike Bridge over West Branch of Wading River; and

2026-0076.001

Applicant: **Evesham Municipal Utilities Authority**
Municipality: Evesham Township
Management Area: Pinelands Regional Growth Area
Date of Report: June 17, 2026
Proposed Development: Improvements to an existing pump station.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning 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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001 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



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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

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Re: Application # 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

Dear Mr. Serpico:

The Commission staff has completed its review of your application for the demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard. 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 July 10, 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,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Barnegat Township Planning Board (via email)
Barnegat Township Construction Code Official (via email)
Barnegat Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Andrew Mulcahy, PE (via email)



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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

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Application No.: 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

This application proposes the demolition of a 1,600 square foot sign shop building, 50 years old or older, and the construction of a 2,700 square foot sign shop building and an 8,120 square foot storage building at an existing Garden State Parkway Maintenance Yard in Barnegat Township.

The applicant also proposes to demolish an existing 6,265 square foot storage building. The storage building is less than 50 years old. The demolition of a structure less than 50 years old does not require the completion of an application with the Commission.

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. 7:50-5.35)

The proposed development is located in the CMP designated Parkway Overlay District and underlain by a Pinelands Regional Growth Area. The proposed development constitutes accessory facilities associated with the operation of the Garden State Parkway. The proposed development is a permitted land use in the Parkway Overlay District.

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

The proposed development will be located within existing developed and paved areas. The proposed disturbance is limited to that which is necessary to accommodate the proposed development.

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

The proposed development will be serviced by existing public sanitary sewer.

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

The proposed development will be located over existing impervious surfaces. 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.

The existing sign shop building that is proposed to be demolished was identified as a contributing structure to the Garden State Parkway Historic District (GSPHD) in a previously completed cultural resources survey. The GSPHD was determined eligible for inclusion on the National and State Registers of Historic Places by the New Jersey Historic Preservation Office. Since the GSPHD has not been listed on either the State or National Registers, it is not automatically considered a Pinelands Designated resource. Upon Commission review and in accordance with N.J.A.C. 7:50-6.157(b), the sign shop building is considered a site with sufficient remains which requires documentation prior to its demolition. The information contained in the previously completed cultural resource survey and the additional documentation submitted during this application satisfy the documentation requirements for the sign shop building.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Online news publication notice was completed on May 1, 2026. The application was designated as complete on the Commission's website on May 11, 2026. The Commission's public comment period closed on June 12, 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 six sheets (Sheets 7, 8, 23, 26, 48 & 51), prepared by GFT Infrastructure, Inc., all sheets dated November 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. 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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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 6, 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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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

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Re: Application # 2016-0045.001
Washington Turnpike Bridge
Washington Township

Dear Mr. Bird:

The Commission staff has completed its review of your application for the replacement of the Washington Turnpike Bridge over West Branch of Wading River. 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 July 10, 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,

April Field

Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Shane P. Murphy (via email)



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MIKIE SHERRILL
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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

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Application No.: 2016-0045.001
Washington Turnpike Bridge
Washington Township

This application proposes the replacement of the Washington Turnpike Bridge (Godfrey's Bridge) over West Branch of Wading River in Washington Township.

The existing one lane timber bridge is 175 feet long and 12 feet wide. The applicant has indicated that the existing bridge is deteriorating and that the bridge replacement is necessary to provide for safe travel conditions. This application proposes to remove and replace the existing bridge with a concrete bridge. The concrete bridge will be 175 feet long and 16.8 feet wide. The additional width will provide for a 12 foot single lane road and shoulders.

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. 7:50-5.22)

The proposed development is located within the Pinelands Preservation Area District. The replacement of a bridge is permitted in the Pinelands Preservation Area District.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed bridge replacement will be located in wetlands and the required buffer to wetlands. The CMP permits bridges (linear improvements) in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met.

The proposed bridge replacement will disturb approximately 5,489 square feet (0.13 acres) of wetlands. The applicant has demonstrated that there is no feasible alternative to the proposed development that

does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve traffic safety. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

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

The proposed bridge replacement will be located over existing paved and gravel areas, and within existing forested land. The proposed bridge replacement will disturb approximately 18,795 square feet (0.43 acres) of forested land. All soil disturbance and clearing will be 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.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known records of several threatened and endangered plant and animal species in the general vicinity of the proposed development. The applicant performed threatened and endangered species surveys for all of the concerned plant and animal species. The surveys determined that no populations of threatened or endangered plant species were located in the project area. The survey also determined that no threatened or endangered animal species were found in the project area and that the project area did not constitute habitat critical to the survival of any local population of threatened or endangered animal species. The applicant has demonstrated that the proposed development is consistent with the threatened and endangered species protection standards of the CMP.

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

The proposed development will result in an increase in impervious surfaces of 1,001 square feet. The applicant proposes to remove 1,424 square feet of impervious pavement within the Godfrey's Bridge Road right-of-way. The proposed development will result in a decrease of impervious surfaces of 423 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)

A cultural resource survey was completed for the proposed development. The survey determined that no significant cultural resources exist within the project area and that the current bridge is not eligible for inclusion on the National Register of Historic Places.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on January 16, 2026. The application was designated as complete on the Commission's website on June 2,

2026. The Commission's public comment period closed on June 12, 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 six sheets, prepared by McCormick Taylor and dated as follows:

Sheets 1-4 & 6 - January 16, 2026
Sheet 5 - January 13, 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. 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.



State of New Jersey

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MIKIE SHERRILL
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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

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 6, 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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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Re: Application # 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

Dear Mr. Cappetti:

The Commission staff has completed its review of your application for improvements to an existing pump station. 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 July 10, 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,

April Field

Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Evesham Township Planning Board (via email)
Evesham Township Construction Code Official (via email)
Evesham Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)



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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

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Application No.: 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

This application proposes improvements to an existing public sanitary sewer pump station located on the above referenced 0.13 acre parcel in Evesham Township.

The applicant proposes to remove existing development from the parcel including electrical panels and an emergency generator. The proposed improvements include the construction of a new wet well, a backup pump, a 160 square foot electrical building and an approximately 1,200 square foot paved driveway.

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 (public service infrastructure) is a permitted use in a Pinelands Regional Growth Area.

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

There are wetlands located within 300 feet of the parcel. The proposed development is located approximately 230 feet from wetlands. The proposed development is located no closer to wetlands than the existing pump station. There are existing paved roads and dwellings located between the proposed development and the concerned wetlands.

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

The proposed development will be located within existing developed and grassed 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 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 May 11, 2026. The Commission’s public comment period closed on June 12, 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 Richard A. Alaimo Associates and dated as follows:

Sheet 1 - January 2026
Sheet 2 - March 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.



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

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

**Commissioner _____ moves and Commissioner _____
seconds the motion that:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that

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

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

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

June 26, 2026

Manchester Township
1 Colonial Drive
Manchester Township, NJ 08759

Findings of Fact

I. Background

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

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

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

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

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

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

II. Master Plans and Land Use Ordinances

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

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

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

1. Natural Resource Inventory

Not applicable.

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

Amended Fourth Round Housing Element and Fair Share Plan

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

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

Affordable Housing Sites within the Pinelands Area

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

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

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

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

Affordable Housing Sites within the Pinelands National Reserve

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

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

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

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

Ordinance 26-23

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

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

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

Ordinance 26-24

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

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

Ordinance 26-31

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

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

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

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

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

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

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

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

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

Not applicable.

4. Requirement for Municipal Review and Action on All Development

Not applicable.

5. Review and Action on Forestry Applications

Not applicable.

6. Review of Local Permits

Not applicable.

7. Requirement for Capital Improvement Program

Not applicable.

8. Accommodation of Pinelands Development Credits

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

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

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

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

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

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

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

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

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

13. Procedure to Resolve Intermunicipal Conflicts

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

Public Hearing

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

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

Conclusion

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

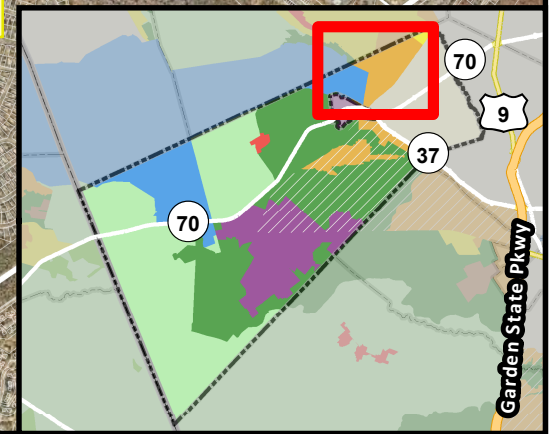
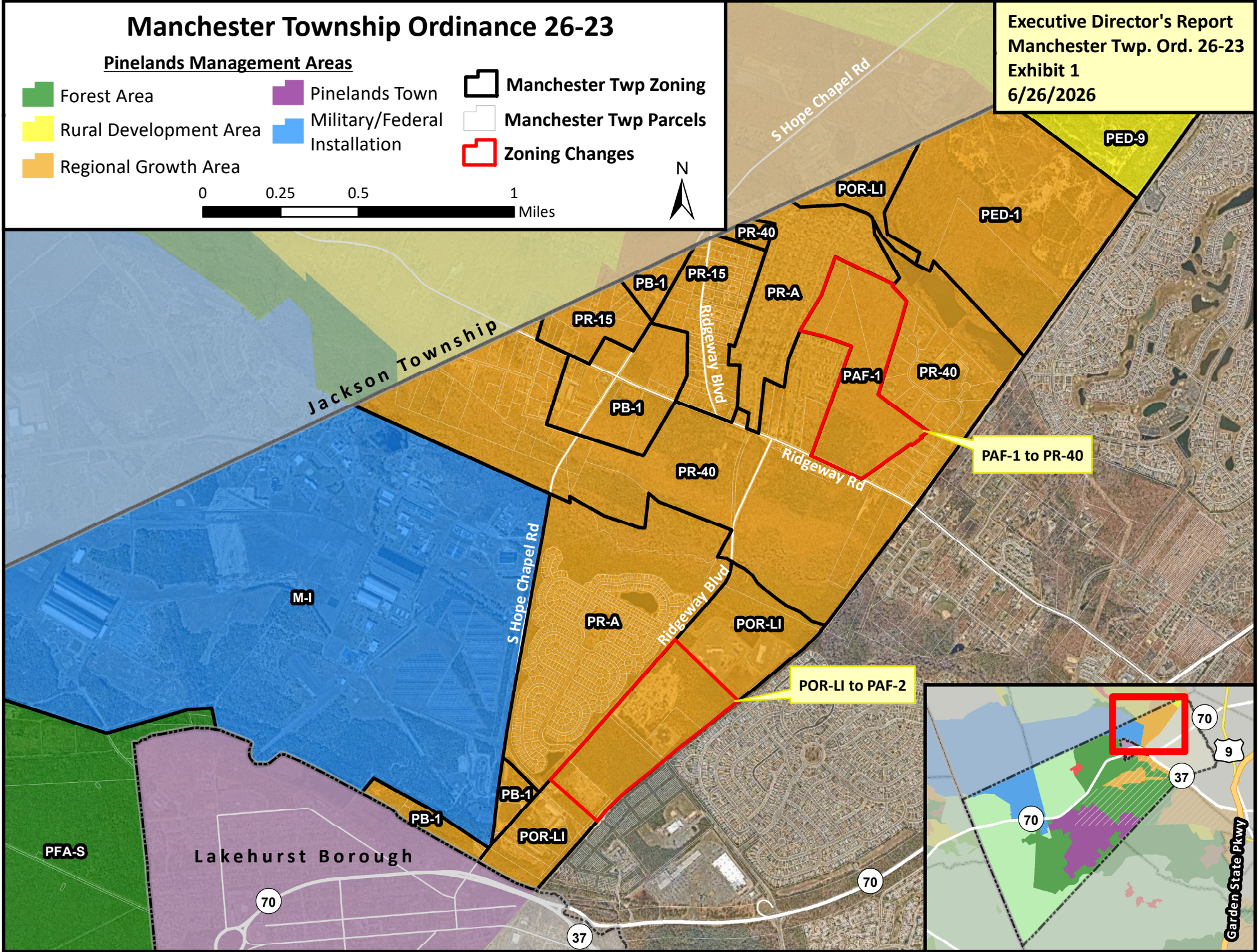
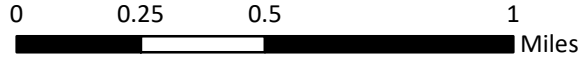
SRG/DBL/CMT
Attachments

Manchester Township Ordinance 26-23

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

Pinelands Management Areas

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





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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

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: June 29, 2026

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed nine ordinances that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Berlin Borough Ordinance 2026-04 – repeals and replaces Chapter 200, Article XVII, Affordable Housing Regulations, of the Code of Berlin Borough. The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, 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 an affordable housing set-aside of 20 percent. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Medford Lakes Borough Ordinance 727 – amends Chapter 145, Land Development, of the Code of Medford Lakes Borough by amending Section 145-62, Swimming Pools, to update site plan, inspection, escrow, and registration requirements for private swimming pools.

Medford Lakes Borough Ordinance 729 – amends Chapter 145, Land Development, of the Code of Medford Lakes Borough by amending the permitted uses in the Lakes Commercial (LC) District. Specifically, the ordinance eliminates as a permitted use dwelling quarters for owners or operators located within the same building as the commercial use and adds as a permitted use residential dwelling units located exclusively on the second floor of a structure containing a permitted ground-floor commercial use. Such dwelling units must contain at least 850 square feet of living space, excluding common areas. The LC District is located within a Regional Growth Area.

Mullica Township Ordinance 3-2026 – amends Chapter 144, Land Development, of the Code of Mullica Township by repealing and replacing Article XA, Affordable Housing. The ordinance

establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, 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 an affordable housing set-aside of 20 percent. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Waterford Township Ordinance 2026-6 – repeals and replaces Chapter 79, Affordable Housing, of the Code of Waterford Township to establish updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Winslow Township Ordinance O-2026-004 – amends Chapter 296, Zoning Within Pinelands Area, of the Code of Winslow Township. The ordinance amends the definition of the term “Institutional Use” to remove medical and health service facilities, rehabilitation therapy centers, and public health facilities. The ordinance establishes definitions for the terms “Residential Treatment Facilities,” “Behavioral Health Facility,” and “Harm Reduction Center.” In addition, the ordinance conditionally permits residential treatment facilities, including behavioral health facilities and harm reduction centers, in the Major Commercial (PC-2) District. The PC-2 District is located within a Pinelands Regional Growth Area.

Winslow Township Ordinance O-2026-006 – repeals and replaces Chapter 295A, Affordable Housing, of the Code of Winslow Township. The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It updates standards governing the collection, maintenance, and expenditure of affordable housing development fees. The ordinance also requires affordable housing set-asides within the Randevco, Brightmoor, Lennar/Berlin Cross Keys, and Williamstown Road Redevelopment areas. The Randevco Redevelopment Area is located within a Pinelands Regional Growth Area, while the remaining three redevelopment areas are located outside the Pinelands Area.

Winslow Township Ordinance O-2026-007 – repeals and replaces Chapter 128, Development Fees, of the Code of Winslow Township. The ordinance establishes updated standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Winslow Township Ordinance O-2026-017 – amends Chapter 296, Zoning Within Pinelands Area, of the Code of Winslow Township. The ordinance establishes a definition for the term “Data Center” and expressly prohibits data centers within the Pinelands Area portion of the Township. The ordinance also prohibits Class 1, 2, 3, and 4 licensed micro-cannabis businesses, as defined by the Cannabis Regulatory Commission, within the Pinelands Area portion of the Township.