



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, September 12, 2025 - 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=zDfhjE7Y73k>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 818 3230 7215

1. Call to Order

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

2. Adoption of Minutes

- August 8, 2025 (open and closed session)

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 (2) Applications for Public Development:

- Application No. 1990-0868.036 - NJDEP Natural & Historic Resources
Demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building
Bass River Township
- Application No. 1992-0351.006 - Egg Harbor Township
Expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk
Egg Harbor Township

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

- Application No. 1983-4180.005 - Ocean County
Forestry and the creation of forest fuel/firebreaks on 2,200 acres
Lacey Township, Ocean Township

B. Planning Matters

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

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

A. Public Development Projects

- Application No. 1985-0087.008 – Egg Harbor Township Board of Education
Construction of a 46 space parking lot at the Alder Avenue Middle School
Egg Harbor Township
- Application No. 1987-0345.019 – Lenape Regional High School District
Construction of an artificial turf athletic field at the Shawnee High School
Medford Township
- Application No. 1989-0573.012 – Town of Hammonton
Recreational improvements to the Hammonton Lake Park
Town of Hammonton
- Application No. 2001-0084.005 – Galloway Township

Two lot subdivision and no additional development
Galloway Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Barnegat Township 2025 Municipal Stormwater Management Plan
- Manchester Township Ordinance 25-19
- Monroe Township Ordinance O:23-2025
- 2025 Housing Element and Fair Share Plans:

Barnegat Township
Franklin Township
Manchester Township
Medford Township
Ocean Township

Southampton Township
Stafford Township
Vineland City
Winslow Township

7. Other Resolutions

- To Adopt the Pinelands Commission's Fiscal Year 2026 Budgets for the Operating Fund, Fenwick Manor Preservation Fund, Katie Fund and Pinelands Conservation Fund

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., September 26, 2025
Fri., October 10, 2025

Policy & Implementation Committee Meeting (9:30 a.m.)
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:PublicProgramsOffice@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES August 8, 2025

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

Commissioners Participating in the Meeting

Nicholas Asselta, Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, William Pikolycky, Jessica Rittler Sanchez, 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 Michael Eleneski.

Commissioners Absent

Alan W. Avery Jr., John Holroyd, Theresa Lettman and Jonathan Meade.

Call to Order

Chair Matos called the meeting to order at 9:31 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. Ten Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's July 11, 2025 meeting. Commissioner Irick moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the July 11, 2025 Commission meeting were adopted by a vote of 10 to 0.

Committee Reports

Chair Matos provided a summary of the July 25, 2025 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the June 27, 2025 meeting.

The Committee heard two presentations from staff.

The first presentation focused on proposed projects and initiatives for Fiscal Year 26 through the lens of the Policy and Implementation Committee. It also discussed the Fiscal Year 25 accomplishments, including Comprehensive Management Plan (CMP) amendment implementation and other ongoing projects. Executive Director Grogan asked for Committee suggestions for additional project priorities.

The second presentation from staff provided an overview of the use of Ground Penetrating Radar (GPR) for archaeological surveys. Staff archaeologist Marc Paalvast reviewed projects conducted by the Commission using GPR survey methods, including the detection of potential unmarked burials at two historical church sites and in-progress work at Whitesbog Historic Village.

Committee Assignments

Chair Matos announced that Commissioner Buzby-Cope will be a member of the P&I Committee and Commissioner Lettman will serve as an alternate member on that Committee. She said Commissioner Signor will serve as a member on the Personnel and Budget (P&B) Committee.

Executive Director's Report

ED Grogan provided information on the following items:

- The Fiscal Year (FY) 2026 state budget is now available to view online. The Commission received an additional \$150,000 as part of the state appropriation. In addition, the Office of Management and Budget (OMB) has allocated \$95,000 for Commission salary increases that were negotiated as part of the Communications Workers of America (CWA) union contract. A special appropriation of \$69,000 was provided to the Commission based on the year-long delay of the Fenwick Manor Rehabilitation project stemming from the Request for Proposal process. Language was included in the state budget that notes additional funds are appropriated for necessary structural and safety repairs of Fenwick Manor.

- A sign was purchased and delivered to the Commission noting that Fenwick Manor is being preserved (see attached photo of the sign). The sign is a condition of the capital grant from the New Jersey Historic Trust and includes active partners' logos and required specific dimensions. Connelly & Hickey conducted two site inspections at Fenwick Manor during the month of July. Staff released a request for qualifications packet on the Commission's website that will allow contractors interested in pre-qualifying to bid on the construction phases. The New Jersey Historic Trust will assist in the determination of pre-qualified candidates. Construction on the project is expected to begin in early 2026.
- The P&B Committee will meet remotely on August 19th. Staff will present the FY 26 Commission draft budgets. The FY 26 budgets will be on the September 12th Commission meeting agenda.

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

- Staff had a discussion with the Hamilton Township attorney regarding vacant lots that the municipality owns in the Hamilton Business Park. The municipality is interested in selling the lots to increase ratables. Staff discussed potential approaches to address a threatened and endangered (T&E) animal species at the business park. A question posed during that discussion was how long a T&E species survey remains valid. The Commission's rules don't address how long a T&E species survey is valid. It was noted that this generally does not create issues. One exception was an application that remained inactive for 17 years. T&E species had previously been found on the parcel. In that instance, Commission staff required updated T&E survey work to be completed.

April Field, Chief Permitting Officer, provided an update on two applications:

- Staff completed its field work related to the verification of a wetlands delineation at an 800-acre site in Evesham Township, adjacent to the Black Run Preserve. On July 2nd, that property owner indicated that they are seeking permanent preservation of the land. Staff encouraged the applicant to continue with the application for the wetlands delineation, which will be necessary for the appraisal process. On July 24, 2025, staff issued a letter that indicated revisions would be necessary to the wetlands mapping.
- At the July Commission meeting, a member of the public called in during the public comment portion and asked about the status of an application for maintenance dredging at Walden Glen Pond. After the meeting, staff provided a copy of a letter dated July 27, 2023 to the member of the public that outlined a number of items that needed to be submitted. On July 23, 2025, the applicant submitted information, which is currently under review.

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

- Two presentations have been scheduled for the upcoming August P&I Committee meeting: one is related to heat islands and heat impacts on ecosystems and the other is on agrivoltaics.
- A public hearing for the rule proposal for the redesignation of the Black Run Watershed and the expiration of Certificates of Filing was held on July 15th. Approximately 300 comments have been received so far. The comment period closes on August 15th. Staff will draft responses to the comments, which will be shared and reviewed with the P&I Committee at its September meeting.
- The Land Use Programs office is working on standards for accessible trails and a variety of annual reports: Septic Pilot Program, Permanent Land Protection and the Pinelands Development Credit Bank.

Stacey Roth, Chief, Legal and Legislative Affairs, said that Clayton Sand Company appealed the Commission's Kirkwood-Cohansey Rules and Winslow Township is a Friend of the Court as it relates to this litigation. Briefing on this matter was completed in February of 2025. Winslow Township recently filed a motion to supplement the record with the Commission's most recent rule proposal. The Attorney General's office filed a motion in opposition. The Court issued an Order denying Winslow's motion and reminded them as a Friend of the Court that they do not have the authority to supplement the record. It's important to note that the litigation and the rule proposal have nothing to do with one another.

She added that we still have no decision from the Appellate Division. Based on the length of time between filing the briefs and now, it seems unlikely that oral argument will occur.

Brad Lanute, Chief Planner, provided an update on the following:

- The Commission has been receiving adopted Housing Elements and Fair Share Plans. Pinelands municipalities have been working to meet the July 1st deadline to adopt plans compliant with the fourth round of affordable housing obligations. At this time, the Commission has received 33 adopted plans: 15 have raised no substantial issue with respect to the CMP. Eight have been deemed incomplete pending the adoption of implementing ordinances. Three of those include proposed zoning changes in Regional Growth Area that will likely require the review of the full Commission later this year or early next year. Ten plans are pending staff review. Staff will provide a more comprehensive summary of the housing plans reviewed at the September P&I Committee meeting.
- The State Planning Commission is nearing completion of the Cross-Acceptance Process for the update to the State Plan. They have completed all the negotiation sessions with each of the New Jersey Counties. The Office of Planning Advocacy has released information on the issues discussed at these sessions. There were no issues of concern as it relates to our regulations or land within the Pinelands Area. The state plan will be revised based on feedback from those sessions. They continue to remain on track for adoption of a final plan by the end of the year.

Paul Leakan, Communications Officer, provided an update on the following:

- The Summer Short Course had 110 attendees and event evaluations are overwhelmingly positive.
- On August 21st the Pinelands Speaker Series returns with a program on the state's Connecting Habitats Across New Jersey program.
- The Commission has generated \$4,500 in net sales since launching its online store in August 2023. Staff is looking to sell other Pinelands themed merchandise this fiscal year.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for a parking lot at Shires Park in Egg Harbor Township.

Commissioner Pikolycky made a motion Approving With Conditions an Application for Public Development (Application Number 1984-1339.033) (See Resolution # PC4-25-22). Commissioner Irick seconded the motion.

Mr. Ernest Deman, Environmental Specialist, said this application is for a 64-space parking lot at an existing recreational park (see attached site plan). A one acre-wooded portion of the parcel will be disturbed. Recently, the U.S. Fish and Wildlife Service declared the Northern long-eared bat as an endangered species. The New Jersey Department of Environmental Protection (NJDEP) added it to its endangered species list; therefore, it is now automatically protected under the CMP as well. A Northern long-eared bat maternity roost area is located in the vicinity of the parcel. Therefore, a prohibition on tree clearing between April 1st through September 30th is being imposed.

Commissioner Asselta asked where the roost area is located.

Mr. Deman said that specific information cannot be disclosed. He noted that the park is surrounded by existing development as seen in the attached aerial, and the roost area is within a one-mile radius of the park.

Commissioner Rittler Sanchez asked if the stormwater rules require depressions between rows in parking lots to facilitate infiltration.

Mr. Deman said the CMP requires multiple smaller stormwater facilities to improve infiltration and water quality when feasible and suitable for the site. He said in this instance, where there is limited area available, there will only be one stormwater facility.

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

Chair Matos introduced a resolution for a Waiver of Strict Compliance.

Commissioner Buzby-Cope made a motion Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 1988-0589.001) (See Resolution # PC4-25-23). Commissioner Lohbauer seconded the motion.

Director Horner said the application proposes the development of a single family dwelling to be served by public sanitary sewer in Hamilton Township. The parcel is located in a Pinelands Regional Growth Area. The applicant is seeking a waiver from the 300-foot wetland buffer requirement. The development will maintain at least a 155-foot buffer to wetlands. He noted that when a waiver is granted, applicants are required to purchase and redeem a quarter Pinelands Development Credit (PDCs). He said through the redemption of PDCs, land elsewhere in the Pinelands is preserved.

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

Ms. Roth said this application has been submitted by the Borough of Woodbine and Commissioner Pikolycky serves as the Borough's Mayor, which requires that he recuse himself from voting on the application.

Commissioner Pikolycky left the room.

Chair Matos introduced a resolution for a three-lot subdivision in Woodbine Borough.

Commissioner Asselta made a motion Approving With Conditions an Application for Public Development (Application Number 1986-1408.014) (See Resolution # PC4-25-24). Commissioner Mauriello seconded the motion.

Mr. Deman said this is a three-lot resubdivision of a 4.28-acre parcel in Woodbine Borough. Woodbine's potable water treatment plant is located on the parcel. See attached aerial.

There is existing contamination on the site associated with a previous use. NJDEP's Licensed Site Remediation Professional required the placement of a stone permeable cap over the contaminated area. He said during the review of this application, staff found that a private company has been storing and parking vehicles on the stone area associated with the groundwater contamination. At this time, all but three vehicles have been removed. The public development report requires that the remaining vehicles must be removed by September 1, 2025.

Mr. Deman said currently the water treatment plant is served by an onsite septic system and does not meet the groundwater quality (septic dilution) standards due to the size of the lot. The applicant is proposing to deed restrict additional acreage on the adjacent vacant parcel in order to meet groundwater quality until sewer is available or an alternate design septic system is installed.

Commissioner Mauriello said he believes there is a provision in the Site Remediation Reform Act that prohibits or discourages the subdivision of contaminated properties.

Director Horner said staff would follow up with the NJDEP.

The resolution was adopted by a vote of 9 to 0. Commissioner Pikolycky recused from the vote.

Commissioner Pikolycky returned to the meeting.

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

Director Horner said the following two public development projects are up for comment:

- NJDEP is proposing the demolition and reconstruction of a restroom at Bass River State Forest.
- Egg Harbor Township is proposing grass athletic fields and the installation of sidewalks.

Commissioner Lohbauer asked if the bathroom will be reconstructed in the existing footprint.

Director Horner said the restrooms will be reconstructed very close to the existing footprint.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said a lengthy memo was included in the Commission packet that detailed the 10 Housing Elements and Fair Share Plans reviewed by staff and a few other ordinances related to affordable housing and cannabis.

General Public Comment

John Volpa of Evesham Township, NJ, said he supports the Commission's rule proposal to redesignate the Black Run Watershed and limit development. He said he believes that the 800 acres will be preserved and suggested that the new property owner should be Evesham Township, so the headwaters can become part of the existing Black Run Preserve. He said he recommends an additional Memorandum of Agreement between the Commission and Evesham Township for a future trail system in the headwaters portion. See attached comments.

Closed Session

DAG Stypinski read a resolution to retire into closed session. Commissioner Pikolycky made a motion to enter into closed session. The motion was seconded by Commissioner Buzby-Cope and all voted in favor. The Commission met in closed session beginning at 10:20 a.m.

Return to Open Session

Ms. Roth said during closed session Commissioners were briefed on a longstanding litigation matter that is moving towards mediation.

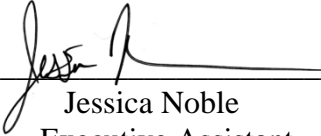
Ms. Roth said the Commission is seeking an oral motion that would authorize its staff members and DAG to engage in mediation and to present positions consistent with the parameters outlined during the closed session.

Commissioner Pikolycky made the motion. The motion was seconded by Commissioner Buzby-Cope. The motion passed by a vote of 9-0. While present via Zoom, Commissioner Lohbauer was muted and therefore his vote has not been included.

Adjournment

Commissioner Buzby-Cope moved to adjourn the meeting. Commissioner Rittler Sanchez seconded the motion. The Commission agreed to adjourn at 11:09 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: August 14, 2025

Fenwick Manor

This Historic Site is being

P R E S E R V E D

with a Matching Grant through the

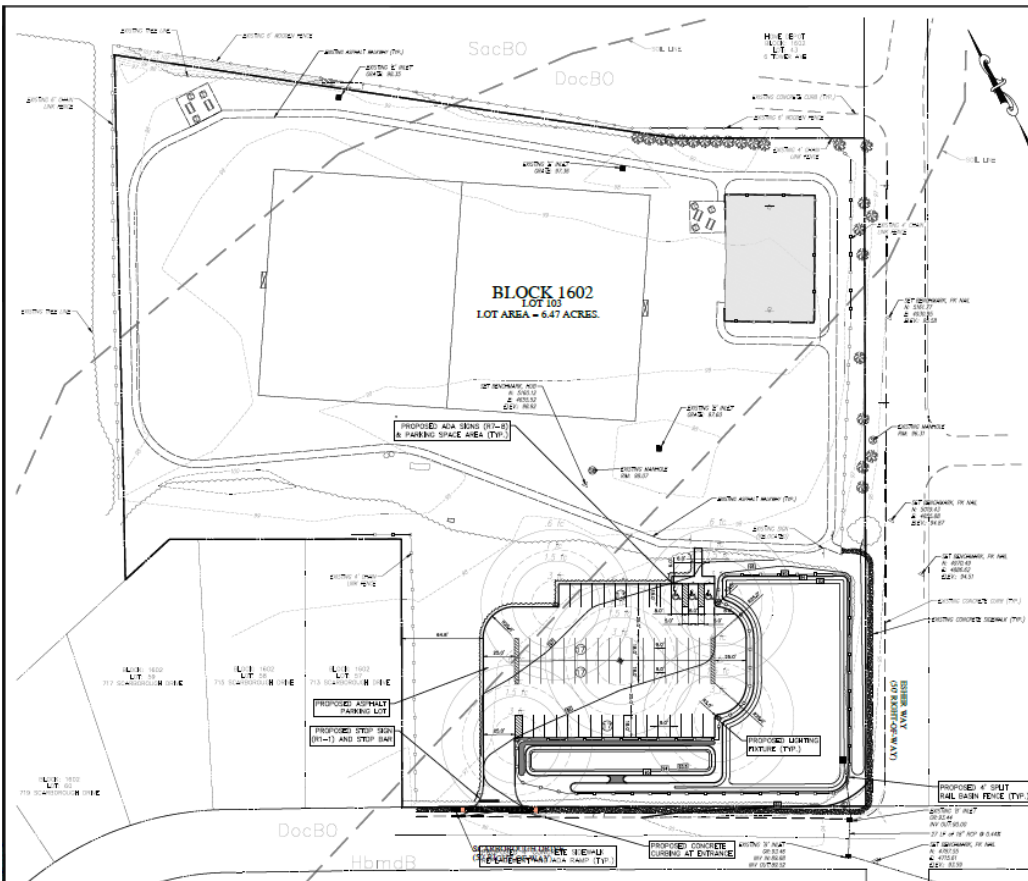
Preserve New Jersey Historic Preservation Fund



NEW JERSEY
HISTORIC
TRUST

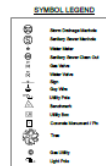


Department of Community Affairs
State of New Jersey



NOTES:

- ON-SITE TREE CLEARING/REMOVAL IS PROHIBITED BETWEEN APRIL 1ST AND SEPTEMBER 30TH OF EACH YEAR. PROPOSED DEVELOPMENT IS LOCATED WITHIN PINELANDS DESIGNATED AREAS FOR THE NORTHERN LONG EARED BAT, AN ENDANGERED ANIMAL SPECIES.



Mott Watkins ASSOCIATES, LLC
CONSULTING ENGINEERS & PLANNERS
3120 Pine Road, Suite 800
Egg Harbor Township, New Jersey 08224
Phone: (609) 594-1501
Fax: (609) 594-1521
State Board of Professional Engineers & Land Surveyors
Certificate of Professional Registration No. 0A 36528



Robert A. Watkins P.E., P.L., C.E., L.S.
Professional Engineer
New Jersey License No. 45995

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Township of Egg Harbor
Atlantic County
Shires Park Parking Lot
SITE & GRADING PLAN
BLOCK 1602, LOT 103



Date	Revision - Description
8/1/2025	PRELIMINARY REVIEW (4/29/25)
Designed	STAFF
Checked	STAFF
3/14/2025	
Job No.	1510.3
Sheet	3
	10







RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 22

TITLE: Approving With Conditions an Application for Public Development (Application Number 1984-1339.033)

Commissioner Pikolycky moves and Commissioner Irick 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:

1984-1339.033
Applicant: Egg Harbor Township
Municipality: Egg Harbor Township
Management Area: Pinelands Regional Growth Area
Date of Report: July 15, 2025
Proposed Development: Construction of a 64 space paved parking lot at Shires Park.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 1984-1339.033 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				Lettman			X		Rittler Sanchez	X			
Avery			X		Lohbauer	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Holroyd			X		Meade			X		Matos	X			
Irick	X				Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 8, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

July 15, 2025

Thomas D'Intino (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 1984-1339.033
Block 1602, Lot 103
Egg Harbor Township

Dear Mr. D'Intino:

The Commission staff has completed its review of this application for the construction of a 64 space paved parking lot at Shires Park. 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 August 8, 2025 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)
Robert Watkins (via email)



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PUBLIC DEVELOPMENT APPLICATION REPORT

July 15, 2025

Thomas D'Intino (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 1984-1339.033
Block 1602, Lot 103
Egg Harbor Township

This application proposes the construction of a 64 space paved parking lot accessory to Shires Park, a community recreational park, on the above referenced 6.47 acre parcel in Egg Harbor Township.

REGULATIONS

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

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

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

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

The proposed development will be located within a wooded area. The proposed development will disturb approximately 1.19 acres of wooded lands. The proposed clearing and 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 grass species which meet that recommendation.

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

The parcel is located in proximity to a known Northern long-eared bat maternity roost area. A maternity roost area is where female Northern long-eared bats gather to give birth and raise their young. The CMP designates Northern long-eared bat as an endangered animal species. The CMP requires that all development be designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any threatened or endangered animal species.

The Commission staff consulted with the United States Fish and Wildlife Service and the New Jersey Department of Environmental Protection to determine the measures necessary to protect critical habitat for Northern long-eared bat. In order to be consistent with the CMP's threatened and endangered animal species protection regulation, tree clearing within one mile of a Northern long-eared bat maternity roost area is prohibited between April 1st and September 30th of any year. A condition to that effect is included in this report.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management regulations. To meet the stormwater management regulations, the application proposes to construct a stormwater infiltration basin.

Cultural Resource Regulations (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 on the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on May 1, 2025. Newspaper public notice was completed on May 6, 2025. The application was designated as complete on the Commission's website on June 5, 2025. The Commission's public comment period closed on July 11, 2025. 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 ten sheets, prepared by Mott Watkins Associates, LLC and dated as follows:

 Sheets 1, 5, 6, 9 & 10 - March 14, 2025
 Sheets 2-4, 7 & 8 - March 14, 2025; revised to May 1, 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" regulations 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 tree clearing shall occur on the parcel between April 1st and September 30th of any year.

CONCLUSION

As the proposed development conforms to the regulations 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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Application Specific Information: AppInfo@pinelands.nj.gov

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 August 4, 2025 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. PC4-25- 23

TITLE: Approving With Conditions an Application for a Waiver of Strict Compliance (Application Number 1988-0589.001)

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

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

1988-0589.001
Applicant: Mary Barry
Municipality: Hamilton Township
Management Area: Pinelands Regional Growth Area
Date of Report: July 15, 2025
Proposed Development: Single family dwelling.

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

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 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 1988-0589.001 for a Waiver of Strict Compliance is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 groups of columns: (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*). Rows include Asselta, Avery, Buzby-Cope, Holroyd, Irick, Lettman, Lohbauer, Mauriello, Meade, Pikolycky, Rittler Sanchez, Signor, Wallner, Matos.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: August 8, 2025

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
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PHILIP D. MURPHY
Governor
TAHESHA L. WAY
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 AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE

July 15, 2025

Mary Barry (via email)
PO Box 725
Mays Landing NJ 08330

Re: Application # 1988-0589.001
Block 795, Lots 1 & 2
Hamilton Township

Dear Ms. Barry:

The Commission staff has completed its review of the above referenced application. Based upon the facts and conclusions contained in this Report, on behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 2025 meeting.

This application is for the development of one single family dwelling serviced by public sanitary sewer on the above referenced 1.21 acre (52,707 square foot) parcel. The parcel is located in a Pinelands Regional Growth Area and in Hamilton Township's R-22 zoning district. In this zoning district, Hamilton Township's land use ordinance, certified by the Commission, permits a residential density of two dwellings per acre and requires a minimum lot size of 20,000 square feet for a single family dwelling when serviced by public sanitary sewer.

The appropriate resource capability maps and other information available to the Commission staff have been reviewed.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-6.14) requires that the development proposed in this application maintain a 300 foot buffer to wetlands unless the applicant demonstrates that a lesser buffer to wetlands will not result in a significant adverse impact on wetlands. There are wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)1 & 2) located within 300 feet of this parcel. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development will not cause a significant adverse impact on wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetlands. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the application requires a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that to qualify for a Waiver to develop a single family dwelling in a Pinelands Regional Growth Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on wetlands. The buffer to wetlands for the proposed single family dwelling will range in width from approximately 155 feet to approximately 214 feet. No development, including clearing and land disturbance, will be located on wetlands.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Hamilton Township's certified land use ordinance. The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on wetlands be minimized.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Public notice to all property owners within 200 feet of the parcel was completed on September 5, 2024. Newspaper public notice was completed on September 10, 2024. The application was designated as complete on the Commission's website on June 23, 2025. The Commission's public comment period closed on July 11, 2025.

No public comments were submitted to the Commission regarding this application.

CONCLUSION

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, it must be demonstrated that the conditions of either N.J.A.C. 7:50- 4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an application to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Regional Growth Area which will be serviced by a centralized wastewater treatment system (public sanitary sewer). This application is for a Waiver from the buffer to wetlands standard contained in N.J.A.C. 7:50-6. The application proposes to develop a single family dwelling serviced by public sanitary sewer on a 1.21 acre (52,707 square foot) parcel located in a Pinelands Regional Growth Area. As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)1iv.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous

lands. Since the parcel includes all such contiguous land as required by this condition, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Hamilton Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's R-22 zoning district, Hamilton Township's certified land use ordinance establishes a residential density of two dwellings per acre and a minimum lot size of 20,000 square feet to develop a single family dwelling serviced by public sanitary sewer. This application proposes to develop a single family dwelling serviced by public sanitary sewer on a 1.21 acre (52,707 square foot) parcel. No municipal lot area or density variance is required to develop the proposed single family dwelling. As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C. 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the application meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the application meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), it has been demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed single family dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c), and with the conditions recommended below, the proposed single family dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. This Waiver provides relief from the buffer to wetlands standard of N.J.A.C. 7:50-6. The Waiver requires the acquisition and redemption of 0.25 PDCs. As the application is obtaining a

Waiver from the minimum buffer to wetlands standard (N.J.A.C. 7:50-6.14), a condition is included in this Report to require the applicant to acquire and redeem the requisite 0.25 PDCs.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Schaeffer, Nassar & Scheidegg Consulting Engineers, dated April 8, 2025 and last revised June 9, 2025.
2. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
3. To maintain the required variable width buffer to wetlands that ranges from approximately 155 feet to approximately 214 feet, all development, including clearing and land disturbance, shall be located within the limits of the proposed development envelope delineated on the plot plan referenced in condition 1. above.
4. The driveway shall be constructed of crushed stone or other permeable material.
5. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, the Commission must receive a letter from the Pinelands Development Credit (PDC) Bank indicating that the requisite 0.25 PDCs have been acquired and submitted to the PDC Bank for redemption.
6. Drywells, pervious pavement, small scale infiltration basin(s) or comparable alternative measures designed in accordance with the New Jersey Department of Environmental Protection, Best Management Practice Manual shall be installed to retain and infiltrate stormwater runoff generated from the total roof area of the single family dwelling by a 10-year, 24-hour storm.
7. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, a recorded copy of a deed consolidating the two lots subject of this Waiver application, Block 795, Lots 1 and 2, into one lot must be submitted to the Pinelands Commission.
8. This Waiver shall expire August 8, 2030 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after August 8, 2030 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
9. Prior to issuance of a Pinelands Commission Certificate of Filing, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a July 15, 2025 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application No. 1988-0589.001. The deed shall also specify that the conditions are enforceable by the Pinelands Commission, Hamilton Township, the Atlantic County Division of Public Health and any other party of interest.

With the above conditions, the application qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.14.

Since the application meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

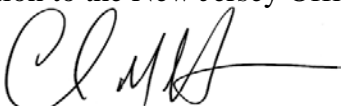
APPEAL

The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation 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 August 4, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. 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.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: _____


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

- c: Secretary, Hamilton Township Planning Board (via email)
Hamilton Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Guy Tunney (via email)



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 24

TITLE: Approving With Conditions an Application for Public Development (Application Number 1986-1408.014)

Commissioner Asselta moves and Commissioner Mauriello 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:

1986-1408.014
Applicant: Woodbine Borough
Municipality: Borough of Woodbine
Management Area: Pinelands Town
Date of Report: July 17, 2025
Proposed Development: Three lot re-subdivision and no further development .

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 1986-1408.014 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 16 columns (AYE, NAY, NP, A/R* repeated 4 times) and 6 rows of member votes.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: August 8, 2025

Signatures of Susan R. Grogan (Executive Director) and Laura E. Matos (Chair).



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

July 17, 2025

William Pikolcyky, Mayor
Woodbine Borough (via email)
501 Washington Ave.
Woodbine NJ 08270

Re: Application # 1986-1408.014
Block 65, Lots 1 - 3
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of this application for a three lot re-subdivision and no further development of the above referenced 4.32 acre parcel in the Borough of Woodbine. 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 August 8, 2025 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, Borough of Woodbine Planning Board (via email)
Borough of Woodbine Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
Cape May County Health Department (via email)
Bruce Graham (via email)



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PHILIP D. MURPHY
Governor
TAHESHA L. WAY
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

July 17, 2025

William Pikolczyk, Mayor
Woodbine Borough (via email)
501 Washington Ave.
Woodbine NJ 08270

Application No.: 1986-1408.014
Block 65, Lots 1-3
Borough of Woodbine

This application proposes a three lot re-subdivision and no further development of the above referenced 4.32 acre parcel in the Borough of Woodbine. The Borough of Woodbine's potable water treatment facility is located on existing Block 65, Lots 2 and 3.

The parcel is located within the Borough of Woodbine's DL/IM zoning district which permits principal uses on lots containing at least 1.0 acre. The applicant has indicated that the proposed re-subdivision is to create three lots which conform to the minimum lot size requirements of the Commission certified (approved) Borough of Woodbine land use ordinance. This application proposes a 1.8 acre lot containing the existing potable water treatment plant, a vacant 1.18 acre lot and a vacant 1.34 acre lot.

There is a stone permeable cap located on existing Block 65, Lot 1. The stone permeable cap was installed to remediate existing soil and groundwater contamination on the lot. The soil and groundwater contamination resulted from a former manufacturing use on the lot. The New Jersey Department of Environmental Protection (NJDEP), Licensed Site Remediation Professional determined that installation of a stone permeable cap over the contaminated area(s) on the lot was the appropriate remedial treatment because the existing contaminants within the groundwater were unlikely to be mobilized by infiltration and impact groundwater. The stone permeable cap also provided a direct contact barrier from the impacted soils. The installation of the stone permeable cap to remediate soil and groundwater contamination on the parcel did not require completion of an application with the Commission in accordance with the terms of the 1994 Memorandum of Agreement between the Pinelands Commission and the NJDEP.

During the staff's review of this application, it appeared that a commercial business was utilizing the existing stone permeable cap, associated with existing onsite soil and groundwater contamination, as a parking area for vehicles. The applicant indicated that the concerned use of the existing permeable stone cap as a parking area has ceased and that three remaining commercial vehicles which are currently located on the parcel will be removed by September 1, 2025.

REGULATIONS

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

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

The parcel is located within the Pinelands Town of Woodbine. The proposed re-subdivision is permitted in a Pinelands Town Management Area.

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

The existing potable water treatment facility is serviced by an existing on-site septic system. The existing on-site septic system does not reduce the level of nitrogen in the wastewater.

The Borough of Woodbine land use ordinance and the CMP provide that proposed development serviced by an on-site septic system must be located on a parcel of sufficient size to meet the 2 ppm nitrogen groundwater quality (septic dilution) regulation. The existing potable water treatment facility requires 2.31 acres to meet the groundwater quality (septic dilution) regulation. This application proposes to locate the existing potable water treatment facility on a 1.8 acre lot.

To maintain consistency with the groundwater quality (septic dilution) regulation, the applicant proposes to deed restrict 0.512 vacant contiguous acres of the proposed 1.18 acre lot. The deed restriction will prohibit the development of the 0.512 acres until the existing potable water treatment plant is either serviced by an alternate design septic system or connected to public sanitary sewer. The proposed development is consistent with the CMP water quality regulation.

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 June 4, 2025. The Commission’s public comment period closed on July 11, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. The proposed re-subdivision shall adhere to the plan, consisting of one sheet, prepared by Van Note-Harvey and dated May 6, 2025. This application is for the proposed three lot re-subdivision only.
2. Any other proposed development of the above referenced parcel requires completion of an application with the Commission and shall be governed by the Borough of Woodbine's certified land use ordinance and the CMP.
3. Within 60 days of any Commission approval of this application, a copy of a recorded deed restriction for 0.512 acres of the proposed 1.18 acre vacant lot must be submitted to the Commission. The deed must contain a restriction which prohibits any development on the 0.512 acre portion of the proposed 1.18 acre vacant lot until the existing potable water

treatment plant on the proposed 1.8 acre lot is either serviced by an alternate design septic system that reduces the level of nitrogen in the wastewater on the 1.8 acre lot to 2 ppm or connected to public sanitary sewer.

4. All commercial vehicles shall be removed from the parcel by September 1, 2025.

CONCLUSION

As the proposed re-subdivision 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 re-subdivision subject to the above conditions.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

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

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 August 4, 2025 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.

Pinelands Commission Meeting
John Volpa's Comments August 8, 2025

John Volpa, Founder of the Black Run Preserve, speaking as a private citizen of Evesham Township. I'm advocating for the passage the PC's proposed Amendment to the CMP as it will limit major development in the Black Run Headwaters area, but it will not ensure that perhaps 30 to 40 multi-million dollar houses will not be built on its upland areas. Even that smaller number of houses will be devastating to the Pine Barrens nature that now exists.

Hopefully, the owner will work with the local nonprofits and Evesham Township to agree upon a fair market value for the whole 800 acres, then give the parties involved ample time to raise the funds needed to ensure the whole property is protected. This is what Ms. Samost says she would like, the whole 800 acres to be conserved. As I recently said to Evesham Mayor Veasy and Town Council, I believe Ms. Samost.

Of course, identifying the next owner of the Headwaters property is key to its survival. That's why I'm advocating for Evesham Township to become the owner, as it's only natural for the BRP's Headwaters to become part of the existing BRP. Many people are hoping this will be the case, but they are assuming that this land will be accessible for an extended trail network supporting sustainable outdoor recreation and education. But I can see the Evesham Township leadership being hesitant, not knowing what trails & infrastructure the PC will allow in the future.

Since September 2023, both Evesham and the PC have been working out an MOA for the BRP. simply begin planning for the next stage so Evesham knows what will be allowed upfront. If a price for the 800 acres can be agreed upon, then planning for the next stage will help Evesham know what will be allowed upfront. I believe that the Pinelands Commission can help Evesham Township see the value of ownership if it is willing to begin working with the Township to create a future Headwaters MOA as soon as the price is set.

I suggest a MOA that would allow boardwalks in the Headwaters section just like the one recently installed in Wharton State Forest near Batsto. This would allow for the creation of a trail loop, simply by extending existing BRP trails on what is known as the Hamilton-Georgetown Tract on the BRP's west side. This is also a location where a proposed pedestrian bridge to connect both sides of that Tract was discussed in a preapplication meeting (Application #1989-0719.027) with the Pinelands Commission staff in 2017. The FBRP raised funds for the Peace Bridge (See info below*) and Evesham Township passed a Resolution to install it. (Also see the CMP excerpt below**)

Therefore, I respectfully request that if efforts are made to purchase the Headwaters that frank and open discussion between Evesham and the PC to develop a new MOA for the area include the Peace Bridge and an accessible loop trail.

Respectfully,



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1990-0868.036 & 1992-0351.006)

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:

1990-0868.036

Applicant:
Municipality:
Management Area:
Date of Report:
Proposed Development:

NJDEP Natural & Historic Resources
Bass River Township
Pinelands Preservation Area District
August 20, 2025
Demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building; and

1992-0351.006

Applicant:
Municipality:
Management Area:
Date of Report:
Proposed Development:

Egg Harbor Township
Egg Harbor Township
Pinelands Regional Growth Area
August 20, 2025
Expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for 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 1990-0868.036 & 1992-0351.006 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 20, 2025

Edward Mulvan (via email)
NJDEP Natural & Historic Resources
275 Freehold-Englishtown Road
Englishtown NJ 07726

Re: Application # 1990-0868.036
Block 85, Lot 1
Bass River Township

Dear Mr. Mulvan:

The Commission staff has completed its review of this application for the demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom 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 September 12, 2025 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, Bass River Township Planning Board (via email)
Bass River Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Frank Little (via email)



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

August 20, 2025

Edward Mulvan (via email)
NJDEP Natural & Historic Resources
275 Freehold-Englishtown Road
Englishtown NJ 07726

Application No.: 1990-0868.036
Block 85, Lot 1
Bass River Township

This application proposes the demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building located on the above referenced 800 acre parcel in Bass River Township.

The existing restroom building was constructed in 1972. The restroom building services the North Shore Campground located within Bass River State Forest. The Bass River State Forest is comprised of approximately 18,000 acres. The applicant has indicated that the existing restroom building requires replacement. The proposed restroom building will be located in the same approximate location as the existing restroom building proposed for demolition.

The application also proposes a five foot wide concrete walkway around the perimeter of the proposed restroom building and one handicapped accessible parking stall.

The applicant proposes the replacement of an existing onsite septic waste water disposal system. The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.1(a)10 provides that the replacement of any existing onsite waste water disposal system does not require an application to the Commission.

STANDARDS

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

Land Use (N.J.A.C. 7:50-5.22)

The proposed development is located in the Pinelands Preservation Area District. The proposed development is an accessory use to an existing campground. Campgrounds are a permitted land use in the Pinelands Preservation Area District.

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

There are wetlands located on the parcel. The proposed development is located approximately 90 feet from wetlands. The proposed development is located no closer to wetlands than the existing restroom building proposed for demolition. There is an existing paved road 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 an existing developed area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development. The proposed development is consistent with the CMP vegetation management standard.

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, a cultural resource survey was not required for the proposed development.

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 July 8, 2025. The Commission’s public comment period closed on August 8, 2025. 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 eight sheets, prepared by Owen Little & Associates Inc. and dated as follows:

 Sheet 1 - January 30, 2025; revised to May 28, 2025
 Sheets 2, 4 & 8 - April 8, 2025; revised to May 28, 2025
 Sheet 3 - April 8, 2025; revised to May 2, 2025
 Sheets 5-7 - May 28, 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.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 September 8, 2025 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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PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 20, 2025

Donna Markulic, Administrator (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 1992-0351.006
Block 3201, Lots 34 - 36
Egg Harbor Township

Dear Ms. Markulic:

The Commission staff has completed its review of this application for the expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk. 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 September 12, 2025 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)
Adam Warburton (via email)



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

August 20, 2025

Donna Markulic, Administrator (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 1992-0351.006
Block 3201, Lots 34 - 36
Egg Harbor Township

This application proposes expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk located on the above referenced 91.73 acre parcel in Egg Harbor Township. There is an existing Township recreational facility located on the parcel.

The proposed development will allow for the expansion of the existing athletic fields at the recreational facility. Eight existing soccer fields and one existing baseball field will be reconfigured and expanded to ten grass soccer fields.

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(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed expansion of the existing recreational facility is permitted in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. All development, including clearing and land disturbance, will be located at least 300 feet from wetlands.

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

Approximately 0.6 acres of wooded area will be cleared to accommodate the expansion of the existing athletic fields. The proposed clearing and 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 the disturbed areas beyond the limits of the proposed grass athletic fields, the application proposes to utilize a seed mixture which meets that recommendation.

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

The existing recreational facility is serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct five stormwater infiltration systems.

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

The Commission staff reviewed the application for evidence of significant cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on May 16, 2025. Newspaper public notice was completed on March 8, 2025. The application was designated as complete on the Commission's website on July 25, 2025. The Commission's public comment period closed on August 8, 2025. 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 25 sheets, prepared by Colliers Engineering and Design, all sheets dated January 9, 2025 and revised to May 16, 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. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

CONCLUSION

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



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 September 8, 2025 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. PC4-25-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1983-4180.005)

Commissioner _____ moves and Commissioner _____ seconds the motion that:

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

1983-4180.005
Applicant: Ocean County
Municipality: Lacey Township
Ocean Township
Management Area: Pinelands Forest Area
Pinelands Preservation Area District
Date of Report: July 18, 2025
Proposed Development: Forestry and the creation of forest fuel/firebreaks on 2,200 acres.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 forestry and the creation of forest fuel/firebreaks; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public forestry and creation of forest fuel/firebreaks 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 1983-4180.005 for public forestry and the creation of forest fuel/firebreaks is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

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

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Re: Application # 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Blocks and Lots

Dear Mr. Lohmeyer:

The Commission staff has completed its review of this application for forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel located in Lacey and Ocean Townships. 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 August 8, 2025 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
Attachment A: Blocks and Lots

c: Secretary, Lacey Township Planning Board (via email)

Lacey Township Construction Code Official (via email)
Lacey Township Environmental Commission (via email)
Secretary, Ocean Township Planning Board (via email)
Ocean Township Construction Code Official (via email)
Ocean Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Vinh Lang (via email)
Anthony Stivale (via email)
Susan C. Parris (via email)
Richard Rogers (via email)
Mary Fahner & Anne Schmidt (via email)
Mike P. (via email)
Dawn Trembly (via email)
Bill Moore (via email)
Holly Marks McQuade (via email)
John Hamilton (via email)
Timothy Kier (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Application No.: 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Block and Lots

This application proposes forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel in Lacey and Ocean Townships. Approximately 10,180 acres of the parcel are located in Lacey Township and approximately 2,498 acres of the parcel are located in Ocean Township.

Forestry

The application proposes forest stand improvement on 953.48 acres of Pine-dominated, Pine-oak and Oak-pine dominated forest types on the parcel. The proposed forest stand improvement will consist of forest thinning. There are currently approximately 4,114 trees per acre in the area proposed for forest thinning. The applicant represents that the acreage subject of the proposed thinning contains an abnormally high density of tree and shrub layer and is classified as overstocked. The applicant further represents that this overstocking creates a very high forest fire fuel load and encourages the persistence of ladder fuels, which in turn lead to a very high risk of wildfire. After the proposed thinning, there will be approximately 2,704 trees per acre in the area proposed for forest thinning. Depending upon market demand, the cut trees and slash may be left onsite to decompose.

The application proposes additional forestry on a total of 227.11 acres to encourage the regeneration of Atlantic white cedar (AWC) in older cedar stands. The purpose of this forestry is to facilitate the return of AWC to low land hardwood swamps which were formerly cedar swamps. This additional forestry is comprised of single tree selection harvest (98.16 acres), seed tree harvest with reserves (98.29 acres) and clearcut harvest with reserves (30.66 acres). These forestry techniques are intended to retain individual and clumps of mature trees, improve the health and vigor of the remaining trees, provide a seed source for natural regeneration, reduce brush and canopy cover and, in the single tree selection harvest, maintain an uneven-aged stand structure.

This application further proposes planting of thirty-five (35) acres of uplands on the parcel with a mixture of Pitch pine (*Pinus rigida*) seedlings and native warm season grasses (Broomsedge, switchgrass, little bluestem). The area proposed to be planted is sparsely vegetated. A single pass site preparation to a minimum depth is proposed as necessary to remediate areas within the 35 acres that have been subject to off road vehicle compaction. The area will be monitored for seedling survival success. If necessary, replanting will occur until a minimum of +/- 300 trees per acre are established.

This application proposes to enhance wildlife habitat within two areas on the parcel, containing 132.41 acres and 1.56 acres, respectively. The proposed wildlife habitat enhancements are the creation of wildlife brush piles (up to 12 feet in diameter and 3 feet in height) and opening of understory. The wildlife habitat enhancements are intended to provide prey and shelter favored by threatened and endangered (T&E) animal species and reduce brush and canopy cover.

Approximately 1.5 acres of the proposed wildlife habitat enhancement is located within wetlands. The wetlands consist of Atlantic white-cedar, red maple, high bush blueberry and sweet pepperbush. The proposed reduction in brush and canopy cover is intended to promote habitat for early successional T&E plant and animal species.

No herbicide will be utilized for the proposed forestry.

The proposed forestry is consistent with the forestry regulations contained in the Pinelands Comprehensive Management Plan (CMP).

Creation of Forest Fuel/Firebreaks

Approximately 850 acres will be subject of treatment to create primary and secondary “shaded” forest fuel/firebreaks. The forest fuel/firebreaks will be located adjacent to existing sand/gravel roads (Bryant Road, Old Road, Jones Road and two unnamed roads originating at Lacey Road) located on the parcel.

The primary forest fuel/firebreak are proposed adjacent to the existing sand/gravel roads. The secondary forest fuel/firebreaks will start at the edge of the primary forest fuel/firebreak. A “shaded” forest fuel/firebreak does not remove all vegetation, rather it reduces the density of trees and shrubs that act as “ladder fuels” relative to areas outside of the forest fuel/firebreaks.

The proposed forest fuel/firebreaks will range in width between 100 and 300 feet. Variability in width and vegetation removal within the fuel/firebreak is intended to meet multiple objectives including recreational aesthetics, limiting off road vehicle access, increasing habitat suitability, averting human-wildlife conflict and enhancing/maintaining wildland fire considerations.

The forest fuel/firebreaks will result in general hazard fuel reduction, emergency response access and increasing safety and efficiency of operations, including wildland fire response, prescribed burn operations and safety zones.

There are currently approximately 33,840 trees per acre in the areas that will be subject of the proposed forest fuel/firebreaks. After creation of the proposed forest fuel/firebreaks, there will be approximately 20,303 trees per acre.

No herbiciding is proposed to create or maintain the forest fuel/firebreaks.

The proposed forest fuel/firebreaks are consistent with the regulations contained in the CMP.

Prescribed Burning

Prescribed burning is proposed on 2,754.72 acres of the parcel. Prescribed burning does not require application to the Commission.

Proposed Forest Road Maintenance Activities

The applicant proposes road maintenance of existing sand/gravel forest roads (Jones Road, Bryant Road, Old Road and two unnamed sand/gravel roads originating at the parcel boundary with Lacey Road) located within the boundaries of the parcel.

All proposed road maintenance activities will occur solely within the limits of the existing sand/gravel roads, depicted on the submitted forest stand map.

Proposed road maintenance activities include the grading of the existing sand/gravel roadways. Routine and customary road maintenance activities do not require application to the Commission.

Prior to undertaking any road maintenance activities, the applicant must obtain the permission from the owner of any road right-of-way not owned by Ocean County.

REGULATIONS

The Commission staff has reviewed the proposed forestry and the creation of forest fuel/firebreaks for consistency with all regulations of the CMP. The following reviews the CMP regulations that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.22(a)3 and 5.23(a)5)

The parcel is located partially in the Pinelands Preservation Area District (approximately 6,362.15 acres) and partially in a Pinelands Forest Area (approximately 6,315.81 acres). Forestry and the creation of forest fuel/firebreaks are permitted throughout the Pinelands Area.

Wetlands Standards (N.J.A.C. 7:50-6.9 and 6.14)

There are wetlands located within the area proposed for forestry and the creation of forest fuel/firebreaks. The CMP permits forestry and the creation of forest fuel/firebreaks in wetlands and the required buffer to wetlands.

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

There are known sightings of T&E animal and wetland associated plant species on and in the vicinity of the proposed forestry and forest fuel/firebreaks.

The Commission staff reviewed the proposed forestry and the creation of forest fuel/firebreaks to determine whether they are designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and irreversible adverse impacts on the

survival of any local populations of T&E plant species.

To avoid potential irreversible adverse impacts on any T&E avian species that may be present, the applicant proposes to conduct visual surveys prior to any forestry or the creation of forest fuel/firebreaks. The visual surveys will identify and mark any trees containing potential T&E avian species cavities or nests. Any identified and marked trees will not be removed.

To avoid any irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, the applicant proposes that any forestry or creation of forest fuel/firebreaks that is undertaken with heavy equipment, shall only occur between April 15 to November 15, the period when the concerned snake species are active. The applicant further proposes that from November 15 to April 15, the period of time when the concerned snake species are hibernating, only low intensity methods such as thinning on foot, with handheld chainsaws or handsaws, will be utilized for forestry and the creation of forest fuel/firebreaks.

The application identified potential Pine Barrens treefrog breeding habitat on the parcel. To avoid potential irreversible adverse impacts on habitat critical to the survival of any local populations of Pine Barrens treefrog, the applicant proposes that a 100 foot buffer shall be maintained between the proposed forestry and the forest fuel/firebreaks to potential Pine Barrens treefrog breeding habitat.

There are known sightings of wetland associated T&E plant species on the parcel. To avoid potential irreversible adverse impacts on the survival of any local populations of wetland associated T&E plant species, the applicant proposes to maintain a 100 foot buffer to any known T&E plant species. A condition is included in this Report requiring that, prior to undertaking the proposed forestry or creation of the forest fuel/firebreaks, the applicant shall conduct visual surveys to identify any additional wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreak.

With the conditions included in this Report, the proposed forestry and the creation of forest fuel/firebreaks are designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and irreversible adverse impacts on the survival of any local populations of T&E plant species.

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

No new or temporary access roads are proposed as part of this application. The proposed forestry and forest fuel/firebreaks will result in minimal soil disturbance. As a result, a cultural resource survey was not required for the proposed forestry or forest fuel/firebreaks.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on March 12, 2025. Newspaper public notice was completed on May 27, 2025. The application was designated as complete on the Commission's website on June 13, 2025. The Commission's public comment period closed on July 11, 2025. The Commission received 11 written requests to clarify the purpose of the application, provide a copy the application file or a copy of this Public Development Application Report. No public comments were received regarding the proposed forestry or the creation of forest fuel/firebreaks. The 11 commenters are copied on this Public Development Application Report containing the Executive Director's findings and recommendation.

CONDITIONS

1. Prior to any forestry or forest fuel/fire breaks, the applicant shall obtain any other necessary permits and approvals.
2. The proposed forestry and forest fuel/fire break activities shall adhere to the Forest Stewardship Plan for Forked River Mountains Wilderness Area, prepared by Pine Creek Forestry, LLC dated April 1, 2025.
3. No forestry or vegetation clearing for the forest fuel/firebreaks shall occur on any privately owned lands without the written consent of the property owner.
4. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, all forestry and forest fuel/firebreak activities shall occur between April 15 and November 15, the time period when the concerned snakes are active. Only low intensity forestry or forest fuel/firebreak activities, such as thinning on foot, with a handheld chainsaw or handsaw, shall occur between November 15 to April 15, the time period when the concerned snakes are hibernating.
5. To avoid potential irreversible adverse impacts on any T&E avian species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests shall occur. Any marked trees shall not be removed.
6. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E Pine Barrens treefrog, a 100 foot buffer to potential treefrog breeding habitat shall be maintained.
7. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of wetlands associated T&E plant species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreaks shall occur. A 100 foot buffer shall be maintained to any identified wetlands associated T&E plant species.
8. No forestry shall occur after August 8, 2035 unless a new application has been completed with and approved by the Commission.

CONCLUSION

As the proposed forestry and the forest fuel/firebreaks conform to the regulations set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed forestry and the forest fuel/firebreaks subject to the above conditions.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

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

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 August 5, 2025 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.

Attachment A

F-2322 Forked River Mountains Block and Lots

Township	Municipality	Block	Lot	Tax Acres
Lacey Township	1513	2500	7.01	403.00
Lacey Township	1513	3400	13	30.87
Lacey Township	1513	3400	7	17.76
Lacey Township	1513	3500	1	5855.00
Lacey Township	1513	3500	2.05	530.00
Lacey Township	1513	3500	2.06	1213.00
Lacey Township	1513	3500	2.09	1364.06
Lacey Township	1513	3500	2.11	100.03
Lacey Township	1513	3500	2.13	56.03
Lacey Township	1513	3500	6	43.79
Lacey Township	1513	4010	2	566.43
Ocean Township	1521	1	1	1.69
Ocean Township	1521	11	1.01	42.45
Ocean Township	1521	11	1.02	43.00
Ocean Township	1521	11	1.03	17.85
Ocean Township	1521	11	10	0.55
Ocean Township	1521	11	12	23.78
Ocean Township	1521	11	13	0.70
Ocean Township	1521	11	14	10.01
Ocean Township	1521	11	7	30.28
Ocean Township	1521	11	8	155.89
Ocean Township	1521	11	9	36.81
Ocean Township	1521	13	3	53.14
Ocean Township	1521	13	4	24.41
Ocean Township	1521	13	5	18.35
Ocean Township	1521	13	6	6.31
Ocean Township	1521	14	1.01	3.89
Ocean Township	1521	14	1.02	0.29
Ocean Township	1521	14	2	122.90
Ocean Township	1521	14	3	3.53
Ocean Township	1521	14	4	5.14
Ocean Township	1521	2	1	245.15
Ocean Township	1521	3	1	3.42
Ocean Township	1521	4	1	6.02
Ocean Township	1521	5	1	128.92
Ocean Township	1521	6	1	1141.85
Ocean Township	1521	6	19	72.43
Ocean Township	1521	6	2.01	229.85
Ocean Township	1521	6	2.02	3.15
Ocean Township	1521	7	7	17.29
Ocean Township	1521	7	8	48.94
			Total:	12677.96



PHILIP D. MURPHY
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Executive Director

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

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
Planning Specialist

Date: September 2, 2025

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed one stormwater management plan, two ordinances, and nine housing element and fair share plans that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Barnegat Township 2025 Municipal Stormwater Management Plan – incorporates updated information on the latest New Jersey Department of Environmental Protection (NJDEP) and Pinelands CMP stormwater management regulations and summarizes the various stormwater-related ordinances adopted since the prior plan. The 2025 Plan continues to include a mitigation plan; however, as with the 2008 Plan, the Township has not identified specific areas in need of stormwater mitigation. As required by the CMP, Section 55-330.10 of the Township Code sets forth the procedures and standards for granting variances from stormwater management measures in the Pinelands Area portion of the Township, including provisions for proposed mitigation projects not identified in the municipal stormwater management plan.

Manchester Township Ordinance 25-19 – amends Chapter 245, Land Use and Development, of the Township Code by adding a definition for the term “Shed, Accessory.”

Monroe Township Ordinance O:23-2025 – amends Chapter 175, Land Development, of the Monroe Township Code. It revises Section 175-135, Signs, to prohibit electronic message center (EMC) signs for home occupations and home professional uses, and increases the maximum sign area for EMC signs from 25 square feet to 50 square feet.

2025 Housing Element and Fair Share Plans – addresses fourth-round affordable housing obligations. The plans includes updated data and analysis on current and projected demographics, housing stock, and employment characteristics, as well as information on the proposed mechanisms to address affordable housing obligations.

Barnegat Township – indicates a present need of 38 units and a fourth-round prospective need of 71 units. This obligation is addressed through a combination of existing, under construction, and approved affordable housing sites. It is also partially met through an existing accessory apartments ordinance (Ordinance 2018-16), which was previously reviewed by the Commission and found to raise no substantial issue. Additionally, the Plan includes a proposed affordable housing site located outside of the State-designated Pinelands Area but within a Regional Growth Area of the Pinelands National Reserve (PNR). In 2013, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Franklin Township – indicates a present need of 48 units and a fourth-round prospective need of 243 units. Given the Township’s lack of adequate water and sewer capacity and infrastructure, its prior-, third-, and fourth-round prospective need, totaling (936 units) is being deferred through a durational adjustment. The cumulative prospective need of 936 units is proposed to be satisfied through an existing inclusionary overlay zoning district, located outside the Pinelands Area, as well as through a proposed zoning change also outside of the Pinelands Area. There are no affordable housing sites proposed within the Pinelands Area portion of the Township.

Manchester Township – indicates a present need of 154 units and a fourth-round prospective need of 412 units. This obligation is addressed through a combination of existing, approved, and proposed affordable housing sites. Within the Pinelands Area portion of the Township, two projects are proposed in the Regional Growth Area within the Pinelands Business-1 (PB-1) Zone. Hope Chapel Town Square, located on Block 66, Lots 1, 2, and 4, proposes a total of 104 units, including 21 affordable units. Parkwood Square, located on Block 65, Lots 11, 12, and 13, proposes a total of 164 units, including 28 affordable units. The plan also includes three additional proposed projects within the Regional Growth Area portion of the Pinelands National Reserve: Heritage Minerals, 2701 Route 37, and 2065 Route 37 Redevelopment. In 2019, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Medford Township – indicates a rehabilitation need of 69 units and a fourth-round prospective need of 171 units. This obligation is met through three proposed affordable housing sites that are located outside the Pinelands Area. There are no proposed affordable housing sites located within the Pinelands Area portion of the Township.

Ocean Township – indicates a present need of 56 units and a fourth-round prospective need of 69 units. The Plan incorporates a vacant land adjustment that resulted in a realistic development potential (RDP) of 43 units with an unmet need of 26 units. The RDP will be addressed through a proposed 50-unit 100% affordable housing project located outside the State-designated Pinelands Area but within a Regional Growth Area of the Pinelands National Reserve (PNR). In 2007, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township. The remaining unmet need is addressed through surplus credits and other mechanisms not involving new construction.

Southampton Township – indicates a present need of 33 units and a fourth-round prospective need of 44 units. This obligation is addressed through existing affordable housing sites and one location for potential redevelopment, all of which are located outside of the Pinelands Area. No affordable housing sites are proposed within the Pinelands Area portion of the Township.

Stafford Township – indicates a present need of 38 units and a fourth-round prospective need of 175 units. This obligation is addressed through a combination of existing, approved, and proposed affordable housing sites. The Plan also incorporates a vacant land adjustment, resulting in a fourth-round realistic development potential (RDP) of 17 units. Accordingly, the Township has a combined third- and fourth-round unmet need of 274 units. Within the Pinelands Area, the only proposed site is the Southern Ocean County Hospital (SOCH) Health Village, which proposes a total of 313 units, of which 74 would be made affordable. This site is located in the Highway Medical Commercial (HMC) Zone within a Regional Growth Area. Outside the Pinelands Area, the plan proposes a site at 301 East Bay Avenue, located in a Regional Growth Area within the Pinelands National Reserve (PNR). The Plan also addresses a portion of the unmet need through an inclusionary zoning overlay in the PNR Regional Growth Area, which the Commission previously reviewed and found to raise no issues. In 2009, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Vineland City – indicates a present need of 276 units and a fourth-round prospective need of zero units. Though the City does not have an affordable housing obligation, there are multiple proposed projects that will include affordable housing, all of which are located outside of the Pinelands Area. No affordable housing sites are proposed within the Pinelands Area portion of the City.

Winslow Township – indicates a present need of 102 units and a fourth-round prospective need of 278 units. This obligation is addressed through a combination of existing, under-construction, and approved affordable housing sites. Within the Pinelands Area portion of the Township, one proposed affordable housing site is located in the Randevco Redevelopment Area, within a Regional Growth Area. The existing redevelopment plan allows for up to 600 units, including an anticipated 60 affordable units. The Randevco Redevelopment Plan was certified by the Commission on June 11, 2021.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: To Adopt the Pinelands Commission’s Fiscal Year 2026 Budgets for the Operating Fund, Fenwick Manor Preservation Fund, Katie Fund and Pinelands Conservation Fund

Commissioner _____ moves and Commissioner _____
seconds the motion that:

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

WHEREAS, the State of New Jersey has appropriated \$3,899,000 to support the Commission's operations during Fiscal Year 2026; and

WHEREAS, the Department of the Treasury has informed the Commission that \$687,000 (28%) of budgeted health benefits and pension costs will be covered through the State’s interdepartmental accounts in Fiscal Year 2026; and

WHEREAS, the Commission has also been informed of the Treasury Department’s commitment to providing additional funding in the amount of \$95,000 to support the Commission’s salary program, as specified in the Collective Negotiations Agreements with the Communication Workers of America, Local 1040, for FY23-FY27, ratified March 3, 2025; and

WHEREAS, the Commission anticipates that additional funding sources of \$1,364,000 will be available to further support the Commission's operations, including grants from the National Park Service and the New Jersey Department of Environmental Protection, interest income and development application fee and escrow revenue; and

WHEREAS, the Fenwick Manor Preservation Fund Budget includes the FY23 special state appropriation of \$500,000, the \$575,000 capital grant awarded by the New Jersey Historic Trust in October 2023, an additional appropriation of \$69,000 in the state’s FY26 budget and all remaining funding in the Commission’s Fenwick Manor Painting Reserve; and

WHEREAS, the Katie Fund Budget for Fiscal Year 2026 anticipates expenditures of \$4,550, which will be drawn from the Fund Balance and used for maintenance of the rain garden on the Commission’s property, the installation of a native grass/seed mix demonstration garden and merchandise, supplies and postage to support the Commission’s online store; and

WHEREAS, a financial plan for the Pinelands Conservation Fund (PCF), which includes four programs (Land Acquisition, Conservation Planning and Research, Community Planning and Design and Education and Outreach), was approved by the Commission in April 2005 and last revised in August 2014; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Land Acquisition program totals \$3,026,300, including anticipated allocation and expenditure of \$3,000,000 for specific land acquisition and preservation projects in the Pinelands Area; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Conservation Planning and Research program totals \$539,627 and

WHEREAS, the Fiscal Year 2026 budget for the PCF Community Planning and Design program totals \$198,640; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Education and Outreach program totals \$37,770; and

WHEREAS, the total Fiscal Year 2026 budget for the Pinelands Conservation Fund is \$3,802,337; and

WHEREAS, the Operating Budget for Fiscal Year 2026 totals \$7,377,086; and

WHEREAS, the Fiscal Year 2026 Operating Budget reflects the continuation of the Energy Conservation Reserve established in Fiscal Year 2023 at the request of the Pinelands Climate Committee, with funds to be used for projects and capital expenditures that foster the Commission’s mission toward improved energy conservation, sustainability and mitigation of greenhouse gas emissions to the greatest extent feasible, consistent with Pinelands Commission Resolutions PC4-20-37 and PC4-22-15; and

WHEREAS, in order to accomplish these and other important initiatives and to continue to carry out the Commission’s regulatory responsibilities, the Fiscal Year 2026 Operating Budget anticipates the need for a \$940,086 draw from the Commission’s unreserved, undesignated fund balance; and

WHEREAS, the remaining unreserved, undesignated fund balance amount is sufficient to cover unforeseen or emergency expenditures in the near future; and

WHEREAS, the Commission's Personnel & Budget Committee has reviewed the FY 2026 budgets for the Operating Fund, Fenwick Manor Preservation Fund, Katie Fund and Pinelands Conservation Fund and has recommended their adoption by the Commission; 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 the Pinelands Commission hereby adopts the attached Fiscal Year 2026 Budgets for the Operating Fund totaling \$7,377,086, the Fenwick Manor Preservation Fund totaling \$1,264,000, the Pinelands Conservation Fund totaling \$3,802,337 and the Katie Fund Budget totaling \$4,550.

Record of Commission Votes

[illegible]

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

**PINELANDS COMMISSION
OPERATING BUDGET REVENUES
GENERAL FUND
FISCAL YEAR 2026**

Revenue Source	FY2026 Anticipated	Notes
State Appropriation	\$3,899,000	1
State Supplemental Funding (Salaries)	\$95,000	2
State Supplemental Funding (Fringe Benefits)	\$687,000	3
Interest Income	\$125,000	4
NPS - Long Term Environmental Monitoring	\$149,000	5
NPS - Long Term Economic Monitoring	\$149,000	5
NJDEP Box Turtle	\$90,000	6
Wetlands Permitting	\$1,000	7
Development Application Fees and Escrows	\$850,000	8
TOTAL REVENUE	\$6,045,000	
Energy Conservation Reserve	\$363,000	9
Regulatory Programs Shelving Reserve	\$20,000	10
Administrative Assessment (PCF)	\$9,000	11
Undesignated Fund Balance Anticipated	\$940,086	12
TOTAL OTHER INCREASES	\$1,332,086	
TOTAL REVENUE AND OTHER INCREASES	\$7,377,086	

PINELANDS COMMISSION
OPERATING BUDGET EXPENDITURES
GENERAL FUND
FISCAL YEAR 2026

Expenditure Account	FY2026 Anticipated	Notes
PERSONNEL		
Salaries & Wages	\$4,069,287	13
Fringe Benefits	\$2,448,185	14, 15
TOTAL PERSONNEL	\$6,517,472	
SUPPLIES		
Printing & Office Supplies	\$33,725	16
Vehicular Supplies	\$9,600	17
Household Supplies	\$11,500	18
Fuel & Utilities	\$49,500	19
Other Supplies	\$39,352	20
TOTAL SUPPLIES	\$143,677	
SERVICES		
Travel	\$14,750	21
Telephone	\$46,600	22
Postage	\$2,850	23
Insurance	\$80,275	24, 25
Information Processing	\$160,774	26
Household Services	\$5,700	27
Professional Services	\$271,500	28
Other Services	\$23,625	29
TOTAL SERVICES	\$606,074	
MAINTENANCE & RENT		
Maintenance - Buildings & Grounds	\$41,500	30
Maintenance - Equipment	\$26,000	31
Maintenance - Vehicular	\$8,800	32
Rent - Other	\$6,763	33
TOTAL MAINTENANCE & RENT	\$83,063	
IMPROVEMENTS & ACQUISITIONS		
Acquisitions - Equipment	\$9,800	34
Acquisitions - Information Processing Equipment	\$17,000	35
TOTAL IMPROVEMENTS & ACQUISITIONS	\$26,800	
TOTAL EXPENDITURES	7,377,086	36,37,38

**PINELANDS COMMISSION
OPERATING BUDGET
FISCAL YEAR 2026 NOTES
August 19, 2025**

1. The adopted state budget includes a FY 2026 State Appropriation to the Commission in the amount of \$3,899,000.
2. The Commission has been informed of the State Treasury Department's commitment to providing additional funding in the amount of \$95,000 to support the Commission's salary program, as specified in the Collective Negotiations Agreements with the Communication Workers of America, Local 1040, for FY23-FY27.
3. State Supplemental Funding (Fringe Benefits) totaling \$687,000 helps to offset the Commission's health and pension costs. In FY 2004, the Department of the Treasury agreed to help the Commission finance its escalating health benefits premiums through an Interdepartmental Account. Beginning in FY 2009, the amount of assistance was calculated using projected health and pension costs not funded through other sources. Using this calculation, the Commission requested \$838,218 in FY 2012, \$837,927 in FY 2013, \$844,809 in FY 2014 and \$840,455 in FY 2015 but was only approved to receive \$687,000. No increase in funding occurred between FY 2016-FY 2025. The FY 2026 budget once again anticipates receipt of only \$687,000 from the state.
4. Interest Income is earned from the Commission's checking account and the cash management fund designated for general use. Interest income for the Pinelands Conservation Fund is reflected in the budgets for those programs. Interest rates have fluctuated in recent years, greatly affecting interest income. The Federal Reserve is expected to cut interest rates beginning in September 2025.
5. The Commission is entering its 30th year of the Environmental and Economic Long Term Monitoring programs, funded in part by a \$298,000 from the National Park Service.
6. The Commission is awaiting grant funding from NJDEP for the continuation of the Box Turtle study that began in FY 2022.
7. The anticipated revenue from the NJDEP Wetlands Permitting program that the Commission helps to administer reflects estimated permit fees to be received and is authorized through language in the Appropriations Act.
8. Development application fees and escrow payments of \$850,000 are anticipated to be received during FY 2026. This important component of the Commission's Operating Budget fluctuates tremendously from month to month and will be closely monitored throughout the fiscal year.
9. FY 2026 will be the third year of the Commission's Energy Conservation Reserve. This reserve is for projects and capital expenditures that foster the Commission's mission toward energy conservation and sustainability. Potential projects include installation of an electric vehicle

charging station and necessary electrical upgrades, development of a long-term plan for replacement of the Commission's existing HVAC systems, purchase of new or replacement energy efficient supplies (e.g., LED light bulbs) and other initiatives recommended in the Local Government Energy Audit reports or by the Commission's Policy & Implementation Committee. Grants available to state agencies for such projects will also be pursued.

10. The FY 2024 budget reflected establishment of the Regulatory Programs Shelving Reserve. The current automated shelving system has reached its life expectancy of twenty years. An additional \$20,000 is being added to the reserve in FY 2026 so that the Commission will be prepared when the shelving needs to be replaced.

11. In April 2005, the Commission adopted a financial plan for the Pinelands Conservation Fund, which was amended in 2014. Included in the original plan was an annual administrative assessment of \$60,000 (see Pinelands Conservation Fund budget note #3). FY 2026 will see the continued reduction of the administrative assessment to \$9,000.

12. The projected amount needed from the Undesignated Fund Balance to balance the FY 2026 budget deficit is \$940,086.

13. The Commission's authorized staffing level is 66 full-time equivalent positions (FTEs). Since FY 2007, unfilled vacancies have steadily increased to a total of 22 unfilled FTEs, or more than 33% of the authorized staffing level. The FY 2026 salaries and wages budgets (Operating and Pinelands Conservation Fund) finance only 44 of the 66 authorized full time equivalent positions.

14. The fringe benefits budget includes expenditures for the employer's share of Social Security (\$240,000), Medicare (\$60,000), disability insurance (\$500), flexible savings accounts (\$1,500) and miscellaneous administrative charges (\$750). The employer liability of pension related funds is estimated at \$725,000. The Commission's escalating health benefit premiums for active and retired employees are estimated at \$1,675,000 with a \$275,000 reduction for coinsurance payments from staff members. Also included is \$15,000 for dental insurance premiums and \$500 for participation in the Employee Advisory Service.

15. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the employer share of Social Security and Medicare at an amount not to exceed the budgeted funding of \$300,000.

16. The printing and office supplies budget includes expenditures for printing; office, computer, mailing, copying, and meeting supplies; office and computer equipment with an item cost of less than \$1,000; reference materials; scientific report printing/publication; and staff and Commissioner service awards. Grant-related expenses account for \$2,000 of this budget.

17. The majority of the vehicular supplies budget covers gasoline for Commission vehicles. Other costs budgeted in this account include replacement tires, supplies used for routine vehicular maintenance and other miscellaneous supplies such as keys, mats, scrapers and first aid kits.

18. The household supplies budget provides for the purchase of materials to perform minor buildings and grounds maintenance, cleaning supplies, household paper products, basic kitchen supplies, household equipment costing less than \$2,000 and other operating supplies.
19. The fuel and utilities budget covers expenditures for heating fuel, electricity, water and sewer.
20. The other supplies budget covers expenditures for supplies and equipment (less than \$1,000) supporting map-making, scientific research, fieldwork, and photographic needs. Grant related expenditures are a significant portion (over 97.5%) of this account, totaling \$38,402 for FY 2026.
21. The travel budget covers reimbursements to Commissioners and staff for business mileage on their personal vehicles, tolls and parking, and meal allowances.
22. The telephone budget includes basic service, toll charges, the service cost of a data circuit, conference calls, and cellular phone service.
23. The postage budget finances general postage fees, parcel delivery charges and post office box rental charges. Over the last several years, this account has decreased as more correspondence is sent electronically, including letters, reports, and public outreach materials. However, in FY26, increased funds for postage are included in the budget in recognition of the need to notify applicants and property owners of the upcoming expiration dates for Certificates of Filing and Waivers of Strict Compliance in the Commission's proposed CMP amendments. Due to the age of these applications, email contact information is unavailable, thereby requiring mailing of hard copies of hundreds of letters.
24. The insurance budget covers estimated premiums for automobiles, general liability, fire, theft, workers compensation, volunteers, and the umbrella liability policy.
25. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the State's insurance broker an amount not to exceed the budgeted funding of \$80,275 to cover the Commission's insurance premiums.
26. The FY 2026 budget for information processing includes \$101,550 for software maintenance agreements and data purchases, \$8,500 for payroll processing, \$1,723 for database administration services and \$1,000 for online legal services. The Commission will be seeking a new payroll processing service in FY26. Also new for FY 2026 is the NJOIT chargeback for Zscaler (remote access) and storage services anticipated to be \$48,000 per year.
27. The household services budget covers trash removal, alarm (security and fire) monitoring, and exterminating services.
28. The professional services account covers expenditures for legal fees, technical and consulting services, and other miscellaneous services. Anticipated costs include \$75,000 for legal fees associated with DAG services; \$3,000 for legal fees associated with mediation in a litigation

matter; and \$2,500 for publication of the Commission's rulemaking documents by the Office of Administrative Law and \$50,000 for a stormwater consultant. Grant-related technical services totaling \$12,000 are budgeted for such services as printing of the annual Pinelands calendar. The budget also anticipates expenditure of funds for professional services associated with review of proposed new well applications and cell tower plan amendments, both of which will be funded via escrow payments from applicants. Finally, \$25,000 has been budgeted for the services of a new outside accountant. It should be noted that the FY26 budget does not include funding for the Commission's outside labor counsel as sufficient encumbered funding from FY25 remains available for the limited amount of work anticipated this fiscal year.

29. Expenditures in the other services budget include annual subscriptions (\$3,000), required memberships and professional licenses (\$4,475); meeting expenses (\$1,700); legal advertising (\$4,650), research-related fees (\$1,100), training (\$8,000), and banking fees (\$700).

30. The maintenance buildings and grounds budget for FY 2026 includes an estimated cost for implementation of Energy Efficiency measures and installation of an Electric Vehicle Charging Station (the cost of which may be partially offset by grant funding). The remaining amount is available for minor maintenance services (plumbing, electrical, HVAC, etc.).

31. The maintenance - equipment budget provides for the inspection, maintenance and repair of certain building systems and other equipment.

32. The maintenance vehicular budget finances routine maintenance, vehicular fees, and repairs, including any needed body work not performed by the Commission's Maintenance Technician.

33. The FY 2026 budget includes \$400 for the postage meter and \$2,863 for the lease of one black and white copier. Leasing of a Large Format Scanner for \$2,500 per year is also included to facilitate continued scanning and saving of site plans and zoning maps. Finally, \$1,000 is included for repair and maintenance of an older copier that is out of lease.

34. The acquisitions - equipment budget contains \$7,800 for scientific equipment supporting grant-related projects and \$2,000 for unanticipated telephone system expenses.

35. The acquisitions - information processing equipment budget includes the replacement of outdated computers and laptops.

36. The total estimated Operating Budget expenditures for FY 2026 equal \$7,377,086. During the fiscal year, certain unforeseen and/or emergency expenditures may become necessary. The Personnel and Budget Committee has discussed this issue and recommends that the Executive Director be authorized to exceed the budget of an expenditure category (personnel, supplies, services, maintenance/rent, improvements/acquisitions) by no more than 10% provided that funds are available in other expenditure categories to ensure that the total Operating Budget is not exceeded and provided further that the combined salary budgets for the Operating Fund and the Pinelands Conservation Fund do not exceed \$4,509,706.

37. Several expenditure account budgets include funding for various services and benefits that are reimbursed to the State of New Jersey and are over the Executive Director's authorized contracting limit of \$304,000 (OMB 26-02-DPP). These consist of employee health benefits and the employer liability assessed by the Division of Pensions.

38. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the State of New Jersey for the aforementioned items in an amount not to exceed the budgeted funding.

**PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2026 BUDGET**

Revenue Source	FY2026 Anticipated	Notes
Interest Income - Land Acquisition	\$100,000	1
Interest Income - Conservation Planning & Research	\$45,000	1
Interest Income - Community Planning & Design	\$30,000	1
Interest Income - Education & Outreach	\$4,500	1
Total Revenue	\$179,500	
Reserves for Pinelands Conservation Activities	\$3,622,837	
Total Revenue/Other Sources Anticipated	\$3,802,337	

Expenditure Account	FY2026 Anticipated	Notes
<u>Land Acquisition</u>		
Salaries & Wages	\$15,000	
Fringe Benefits	\$10,650	
Land Acquisition	\$3,000,000	2
Printing & Office Supplies	\$650	
Total Land Acquisition Expenditures	\$3,026,300	4

<u>Conservation Planning and Research</u>		
Salaries & Wages	\$295,419	
Fringe Benefits	\$209,748	
Printing & Office Supplies	\$3,500	
Other Supplies	\$23,300	
Travel	\$4,000	
Information Processing	\$610	
Other Services	\$50	
Administrative Assessment	\$3,000	3
Total Conservation Planning/Research Expenditures	\$539,627	5

<u>Community Planning and Design</u>		
Salaries & Wages	\$114,000	
Fringe Benefits	\$81,540	
Postage	\$100	
Administrative Assessment	\$3,000	3
Total Community Planning/Design Expenditures	\$198,640	6

<u>Education and Outreach</u>		
Salaries & Wages	\$16,000	
Fringe Benefits	\$12,320	
Travel	\$200	
Other Supplies	\$5,750	
Other Services	\$500	
Administrative Assessment	\$3,000	3
Total Education and Outreach	\$37,770	7

Total Expenditures	\$3,802,337	
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**PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2026 BUDGET NOTES**

August 19, 2025

1. The funds provided from Atlantic City Electric (formerly Conectiv) and other related revenue sources are kept in four separate cash accounts, one for each program of the Fund. The FY 2026 estimated interest income totals are anticipated to reach \$179,500 and are comprised of interest income from the four cash accounts. All interest income stays within the specific program and is available to help fund the associated projects.
2. This revenue results from the SJTA MOA Amendment executed in April of 2019, under which SJTA was required to contribute a total of \$3,000,000 to the Commission for land acquisition in the Pinelands Area. All of the required funding was provided in accordance with that MOA Amendment and deposited in the Land Acquisition account of the PCF.
3. The financial plan that designated the three original programs within the Fund (Land Acquisition, Conservation Planning & Research and Community Planning & Design) was approved by the Commission in April 2005 and included a \$20,000 annual assessment from each program to cover administrative expenses as described in Operating Budget note #12. The Commission amended the PCF policies in 2014 to include a fourth program, Education & Outreach, from which a \$20,000 annual administrative assessment was also to be drawn. The annual assessment from the Land Acquisition program was eliminated in FY 2019. Assessments from the other three programs were reduced to \$3,000 in FY 2024. The FY 2026 budget continues that reduced administrative assessment.
4. The Land Acquisition program budget for FY 2026 totals \$3,026,300. Personnel costs (salaries/wages and fringe benefits) are estimated at \$25,650 in support of the Commission's permanent land protection initiatives, which include completion of a new round of land acquisition, PCF deed restriction monitoring and the fourth annual permanent land protection summit. The budget reflects allocation of all available land acquisition funds (\$3,000,000) to specific acquisition projects. An additional \$650 is included to cover meeting supplies.
5. The Conservation Planning and Research program budget for FY 2026 totals \$539,627. Personnel costs (salaries/wages and fringe benefits) are estimated at \$505,167 to support the following initiatives and special projects: continued implementation of the alternate septic system pilot program; continued implementation of the Kirkwood-Cohansey aquifer water management CMP amendments; work on a data sharing agreement with NJDEP related to rare plants and consideration of an expanded protected plant list; and data maintenance and reporting related to permanent land protection. In addition, the Science Office will be continuing to conduct its corn snake, king snake and box turtle research projects, which are also partially funded by the National Park Service as part of the Commission's Long Term Environmental Monitoring Program. An additional \$31,460 is budgeted for related expenses, including printing of scientific journal articles, scientific supplies, permits, software maintenance and travel (mileage). Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.

6. The Community Planning and Design program budget for FY 2026 totals \$198,640. Personnel costs (salaries/wages and fringe benefits) are estimated at \$195,540 to support the following initiatives and special projects: CMP amendments related development of accessible trails; administration of the Pinelands Development Credit Bank; PDC supply and demand; administration of the Pinelands Infrastructure Trust Fund; technical assistance related to implementation of the state's new affordable housing legislation; and completion of the new Local Conformance and Zoning System. Also reflected in the budget are funds to support a variety of climate change initiatives and efforts, including participation on the state's Interagency Council on Climate Resilience, coordination with NJBPU on a dual-use solar program in the Pinelands Area, research on artificial turf, implementation of any adopted NJDEP REAL rules (particularly with respect to stormwater management), and research to support future CMP amendments. A total of \$100 is budgeted for office supplies and postage for the PDC Bank. Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.
7. The Education and Outreach program budget for FY 2026 totals \$37,770. Personnel costs (salaries/wages and fringe benefits) are estimated at \$28,320 to support the two annual Pinelands Short Courses and the World Water Monitoring Challenge. A total of \$5,750 is included for photographic equipment and supplies related to the Visitors Center, the World Water Monitoring Challenge, maintenance of the bog and native species gardens on the Commission's property and additional plant/tree markers. Miscellaneous expenses supporting the program total \$700 and include honoraria for participants in the Pinelands Speakers Series and mileage. Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.

PINELANDS COMMISSION
Fenwick Manor Preservation Budget
FISCAL YEAR 2026 BUDGET

Revenue	FY 2026 Anticipated	Notes
NJHT Capital Grant	\$575,000	1
Fund Balance - Commission Match	\$575,000	1
Fund Balance from Fenwick Painting Reserve	\$45,000	1
FY26 State Appropriation	\$69,000	2
Total	<u>\$1,264,000</u>	

Expenditure Account	FY 2026 Anticipated	Notes
Partial Exterior Restoration	\$436,013	3
Structural Reinforcement/Maintenance	\$315,805	3
Partial Interior Restoration	\$297,583	3
Non Construction Costs	\$102,100	4
Other	\$112,500	5
Total Expenditures	<u>\$1,264,000</u>	

**PINELANDS COMMISSION
FENWICK MANOR PRESERVATION BUDGET
FISCAL YEAR 2026 BUDGET NOTES
August 19, 2025**

1. Revenue includes a \$575,000 Preserve New Jersey Capital Improvement Grant for Fenwick Manor, awarded to the Commission by the New Jersey Historic Trust in late 2023. The Fund Balance includes the Commission's match of \$575,000, primarily provided through a \$500,000 special state appropriation to the Commission in the State of New Jersey FY 2023 Budget (Pages 79-80 of P.L. 2022, Chapter 49). All remaining funds in the Fenwick Manor Painting Reserve (\$45,000) are also included. The Commission executed a contract with Connolly & Hickey Historical Architects in May 2025 for the Historic Fenwick Manor Rehabilitation project.
2. The State of New Jersey FY 2026 Budget appropriates \$69,000 to the Commission for Fenwick Manor Capital Improvements. In addition, the FY 2026 State Budget states that "there are appropriated to the commission such additional amounts as are required to complete necessary structural and safety repairs to the Fenwick Manor administration building, subject to the approval of the Director of the Division of Budget and Accounting".
3. Costs associated with Exterior Restoration, Structural Reinforcement/Maintenance and Interior Restoration are based on the estimates provided in the Fenwick Manor Preservation Plan prepared in FY23 by the Commission's consultant, Connolly & Hickey.
4. Non-construction related costs are based on the Commission's May 2025 contract with Connolly & Hickey and include engineering services, design development, and contract administration.
5. Other expenditures are not detailed in the budget but are expected to be necessary due to increased construction costs and unanticipated issues identified after the rehabilitation work commences.

**PINELANDS COMMISSION
KATIE FUND
FISCAL YEAR 2026 BUDGET**

Revenue	FY 2026 Anticipated	Notes
Katie Fund Available Balance 7/1/2025	\$30,410	
Revenue Needed for FY26 Projects	\$4,550	1

Expenditure Account	FY 2026 Anticipated	Notes
Rain Garden Supplies	\$100	2
Grounds Supplies Plants, Mulch and Pavers	\$750	3
Pinelands Online Store Merchandise and Supplies	\$3,500	4
On-Line Store Postage	\$200	5
Total Expenditures	\$4,550	

Notes:

- 1 This is the anticipated amount needed to support Katie Fund projects and activities planned for FY26. The Katie Fund was established in memory Kathleen M. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. It funds the planting of native Pinelands species and projects that raise awareness of native Pinelands plants.
- 2 Supplies and replacement native plants that may be needed for the Rain Garden.
- 3 Supplies include native seeds, grasses and plants, mulch and stone and/or pavers leading to a new Native Grass/Seed Mix demonstration garden between the RJS building and Springfield Road.
- 4 For purchase of merchandise needed to replenish the Commission's online store and mailing/display supplies.
- 5 For postage associated with filling orders from the Commission's online store.