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NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, October 9, 2026 - 9:30 a.m.

This meeting will be held in-person and virtually.

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

Watch the meeting on the Pinelands Commission YouTube channel via the following link:

<https://www.youtube.com/watch?v=pTdBBy-7d9KI>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 835 5510 2729

1. Call to Order

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

2. Adoption of Minutes

- September 11, 2026

3. Committee Chairs' and Executive Director's Reports

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

A. Permitting Matters

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

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

- Application No. 1987-0065.037 - Borough of Woodbine

Construction of a 475 linear foot paved aircraft taxiway at the Woodbine Municipal Airport
Woodbine Borough

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

- Application No. 2007-0300.003 - Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
Construction of 150 foot high local communications tower
Stafford Township

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

- Application No. 1994-0288.002 - NJDEP Forest Service
Forest management and Atlantic white cedar regeneration on 171 acres within Wharton State Forest
Waterford 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. 1982-2683.004 – Stafford Township
Construction of a 2,000 square foot building addition at the Nautilus Drive Fire Station
Stafford Township
- Application No. 1987-0065.039 – Borough of Woodbine
Demolition of two airplane hangars, 50 years old or older, and the construction of a 2,750 square foot terminal building and two airplane hangars at the Woodbine Municipal Airport
Borough of Woodbine

- Application No. 1987-1058.089 – South Jersey Transportation Authority
Construction of a 900 foot long taxiway and two taxiway fillets at the Atlantic City International Airport
Egg Harbor Township
- Application No. 2024-0139.001 – Galloway Township
Construction of a sanitary sewer pump station and the installation of sanitary sewer mains within the Ash, Chestnut, Beech, Roosevelt, McKinley, Damson, Hayes, Garfield, Ebony Tree, Genista and Fir Avenues rights-of-way
Galloway Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Barnegat Township Ordinance 2026-16
- Jackson Township Ordinance 2026-15
- Manchester Township Ordinance 26-34
- Plumsted Township Ordinances 2026-05, 2026-06 & 2026-10
- Washington Township Ordinance 2026-08

7. Presentation: Annual Update on Permanent Land Protection and the Pinelands Development Credit Program

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

Tues., October 20, 2026	Personnel & Budget Committee Meeting (9:30 a.m.)
Fri., October 30, 2026	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., November 13, 2026	Pinelands Commission Meeting (9:30 a.m.)

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

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

PINELANDS COMMISSION MEETING

MINUTES September 11, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=1fF1O4Z8mVk>

Commissioners Participating in the Meeting

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

Commissioners Absent

Theresa Lettman, Mark Lohbauer, Gaetano Matro, Jonathan Meade and Douglas Wallner.

Call to Order

Chair Matos called the meeting to order at 9:30 a.m. She requested a moment of silence in memory of the lives lost in the attacks on September 11, 2001.

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

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

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's August 14, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Asselta seconded the motion. Commissioner Buzby-Cope abstained from the vote.

The minutes from the August 14, 2026 Commission meeting were adopted by a vote of 8 to 0.

Committee Reports

Commissioner Avery provided a summary of the August 18, 2026 Personnel and Budget Committee meeting:

The Committee adopted the minutes from its June 30, 2026 meeting.

The staff provided routine financial and personnel updates. The Committee reviewed the FY2027 draft budgets and recommended their adoption by the full Commission in September. Staff provided an update on the Fenwick Manor Rehabilitation project and discussed other projects and initiatives planned for FY2027. The Committee met in closed session to discuss a proposal for payroll, time and attendance and human resource management services.

Chair Matos provided a summary of the August 28, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the July 31, 2026 meeting.

The Committee heard a staff presentation on the status of the Garden State Parkway Interchange 44 project, approved in 2013, and considered Atlantic County's request for a sixth and final extension to complete its obligations under the associated Secondary Impacts Agreement. The Committee discussed and voted in favor of bringing a resolution authorizing the final extension to the full Commission for consideration at their September 11, 2026 meeting.

Discussion of Cape May County Municipal Utilities Authority (CMCMUA) Proposed Memorandum of Agreement (MOA)

Commissioner Pikolycky left the meeting room stating that this project is related to the Borough of Woodbine, where he serves as Mayor.

ED Grogan said the MOA process consists of 13 steps (see attached presentation slides that detail each step of the process) and we are currently at step seven. She said CMCMUA representatives shared the details of its Shared Conveyance System Project with the P&I Committee in July. She said CMCMUA representatives are present to provide the details of the project for all Commissioners. If Commissioners agree with the project proposal, staff will begin drafting the actual agreement. She said an MOA is necessary because the project cannot meet certain standards of the Pinelands Comprehensive Management Plan (CMP), specifically, the proposed infrastructure through the Pinelands Forest Management Area and the Rural Development Area are not permitted.

Joseph Rizzuto said he serves as the Executive Director of CMCMUA, which is the lead agency for this project. He said CMCMUA owns and operates four regional wastewater treatment facilities, a landfill and a transfer station. He said the Borough of Woodbine and the New Jersey Department of Human Services, which owns and operates the Woodbine Developmental Center,

are both stakeholders in this process. He introduced Mark Montesano and Steven Morey, who are engineers for the project from Mott MacDonald, and Bruce Graham, engineer for the Borough of Woodbine.

Mr. Rizzuto said prior to undertaking a feasibility study, CMCMUA's primary goal was to eliminate hauling leachate that's generated at the landfill in favor of a more efficient and environmentally safe method. He said the primary goal for Woodbine is to develop a centralized wastewater collection system to eliminate the use of old and failing cesspools and septic systems. He noted that the Woodbine Developmental Center would like to discontinue use of its existing wastewater treatment facility and connect into the Borough of Woodbine's proposed centralized wastewater collection system. Through a federal grant and a MOU with the Commission, funding was provided to conduct a feasibility study to consider future wastewater treatment and disposal needs. That contract was awarded to Mott MacDonald. Currently, leachate from the landfill located in Upper Township is hauled by diesel powered tanker trucks approximately 15 miles on County and State roads to CMCMUA's Seven Mile Beach/Middle Wastewater Treatment Facility, which is located outside of the Pinelands Area in Cape May Court House, NJ. The tanker trucks travel an annual average of 68,448 miles through the following Pinelands Management Areas: Pinelands Town (1.76 miles), Forest Area (3.05 miles), Regional Growth Area (5.06 miles), Rural Development Area (2.86 miles) and 2.85 miles on roads outside of the Pinelands Area. It's expected that by 2044, the number of round-trips to haul leachate will increase. Depicted on a map in the presentation (slides attached), the blue line illustrates the truck route from the landfill to the Seven Mile facility. The red line represents the proposed shared conveyance line. The study formulated six alternatives, all proposing various scenarios for the construction of a force main to transport leachate from the landfill in Upper Township to the Seven Mile facility.

Mr. Rizzuto said Alternative No. 3 met the goals of all three stakeholders. He noted that the four-inch pipe was increased to six-inch pipe for pumping efficiencies.

He said the shared conveyance system consists of three parts:

- A new leachate pump station will be constructed at the landfill site in Upper Township.
- Force Main "A" consists of six-inch High-Density Polyethylene (HDPE) Pipe from the landfill to the Borough of Woodbine's sanitary sewer force main interconnection point through the Forest Area. It would strictly be for landfill leachate.
- The Shared Conveyance System consists of 10-inch HDPE pipe that will traverse 38,500 linear feet from the Borough of Woodbine to existing CMCMUA's 24-inch force main extending to Route 9 at Avalon Boulevard.

He noted that the HDPE pipe was chosen for its durability and longevity. He said the route is approximately nine miles, with approximately 4.16 miles in a Forest Area that is split between Upper Township and Dennis Township. About 2.37 miles would be located in the Regional Growth Area and 1.72 miles would be in a Rural Development Area. He noted that two of the potential alternatives were determined to be infeasible, due to easement policy restrictions along the Garden State Parkway and difficulties associated with the concrete roadbed along Route 9.

Steve Morey from Mott MacDonald said the entire project will be in the paved areas of the road. The majority of the route traverses through environmentally sensitive, forested areas that are mostly wetlands. He said that by keeping all the infrastructure within the paved roadway, any impacts to threatened and endangered species along the route will be avoided. He noted that the conveyance will tie into CMCMUA's existing force main at Avalon Boulevard. The design and capacity of the sewer laterals are limited to the stakeholders involved in the agreement. The project area is not in a sewer service area and it is not expected that the Wastewater Management Plan will be changed in any way to allow sewer in these areas. He said special covenants will be required for this project through the CAFRA permit process. Direct or indirect connections to the force main will not be permitted (see slide 20).

Mr. Rizzuto reiterated that the conveyance project will eliminate 86.9 metric tons of CO₂ associated with trucking leachate from the landfill by diesel-powered tanker trucks to the seven mile facility. The project will also eliminate future cesspools and septic systems in the Borough of Woodbine with the development of a centralized wastewater collection system. Lastly, he noted two more items:

- Total water transport distance from the edge of the Pinelands National Reserve to CMCMUA Wastewater Treatment Facility is under 1.5 miles.
- The project cost is estimated at almost \$20 million.

Bruce Graham, engineer for the Borough of Woodbine, provided details about Woodbine's potable water supply and funding for the project. He said the Borough will be a customer of the CMCMUA and the developmental center will be a customer of Woodbine. The Borough will collect the sewage from the Developmental Center and convey it to the shared conveyance pipe, where it will continue on to treatment plant in the Middle Township. He said that during the P&I Committee meeting, questions were raised about the Borough's water capacity. He said the Borough's water supply is sourced from two wells, both of which are located in the Kirkwood-Cohansey aquifer system. The Borough's water allocation permit allows for the diversion of 25 million gallons of water per month. The Borough has approximately 500 accounts, most of which are residential users. He said water use is higher in summer. The Borough has a large ice plant in town that pumps a fair amount of water.

Mr. Graham said the Borough's project cost is estimated at approximately \$7 million. Currently, the Borough has been awarded a United States Department of Agriculture Rural Development grant and loan totaling \$5.2 million. He said although there is a shortfall in funds, the Borough is pursuing other options including funding from the NJ I-Bank Clean Water Program.

Mr. Graham reviewed the tentative construction schedule for the Borough's wastewater collection system. He said the final design is expected to be complete in June of 2027 and out for bidding in September of 2027. The expected completion date is May of 2029. However, the Borough will most likely be ahead of the MUA's construction schedule. He said the Borough will have a mandatory sewer connection ordinance. He said the project will be done in phases and it's expected that the first phase will begin at the eastern end of town. It will include the Woodbine Municipal airport, the Woodbine Developmental Center, some residential properties and a few commercial properties. It's anticipated that 100,000 gallons of sewage per day will be associated with Phase 1.

ED Grogan reiterated that the force main and conveyance line through the Pinelands Forest Area and the Rural Development Area are not permitted under the CMP, prompting the need for an MOA. As part of the MOA, appropriate offsetting measures would need to be identified. She said Woodbine's wastewater collection system is permitted under the rules because it will be located in a Pinelands Town management area.

Commissioner Asselta said the Department of Human Services (DHS) has been taking measures to depopulate some of its Developmental Centers. He said he was concerned about the future use of the Developmental Center as it relates to the wastewater collection systems and as a customer for Woodbine.

Mr. Graham said that numbers have been down at the Developmental Center, but DHS said there will always be a use at the center.

Commissioner Rittler Sanchez asked if both the Development Center and the Borough of Woodbine have wastewater treatment systems.

Mr. Graham said the Developmental Center has an operational wastewater treatment system. He said approximately 15 years ago a municipal wastewater treatment system was installed with the airport property but never activated.

Commissioner Rittler Sanchez asked if both plants were licensed to discharge to the ground water.

Mr. Graham said yes.

Commissioner Rittler Sanchez said she supports Woodbine's plan to provide sewer service, but she raised a concern about using the water once and shipping it out to the ocean. She said it will change the mass balance and, over time, have a negative effect on surrounding wetlands. She asked if there is a mechanism to reduce the loss of fresh water from the Kirkwood-Cohansey aquifer, such as pre-treatment which could potentially result in a reduction in sewer flow.

Mr. Graham noted that in the Woodbine area, the Kirkwood-Cohansey is a confined aquifer. He said that therefore, wastewater from the existing septic systems and cesspools is not reaching the aquifer. He said that the existing wastewater treatment plant at the airport, which has never operated, called for a drip irrigation system. Again, that water would not reach the aquifer.

Commissioner Asselta said he fully supports this project. He said Woodbine needs and deserves this infrastructure as the ninth most economically challenged community in New Jersey. He said the Mayor works thoroughly to find grant opportunities to support the Borough. He said the provision of sewer service is important and necessary for future growth associated with the existing airport.

Commissioner Mauriello said he appreciates that Mr. Morey noted the threat of secondary impacts in his presentation and that restrictions will be in place to prevent any development

pressure stemming from the conveyance line. He said his biggest concern is that no future development will be able to tie into the conveyance line.

Commissioner Irick said he understands that the leachate has a high concentration of ammonia and he was curious if doubled-walled pipe would be used to prevent corrosion.

Mark Montesano from Mott MacDonald said HDPE pipe was chosen because of its thickness and because it is considered a 100-year pipe. He said he would research if the pipe is produced double-walled. He added that HDPE is a fusible material.

Commissioner Irick asked if boxing or sheet piling would be used when installing the pipe through wetlands.

Mr. Montesano said the pipe will be installed at the shallowest point possible and dewatering and sheet pilings would be utilized in areas where there are wetlands.

Commissioner Irick asked if effluent from the Woodbine Developmental Center would be pre-treated due to prescription residuals.

Mr. Rizzuto said the effluent from the Developmental Center will be collected by the Borough of Woodbine and there has been no discussion or consideration of pre-treatment. He said CMCMUA deals with sludge residuals everyday by monitoring according to NJDEP rules.

Lastly, Commissioner Irick said he had concerns about leaks and asked which agency would be responsible for such oversight. He also asked if measures were in place for leak protections.

Mr. Rizzuto said during the construction phase, a construction management firm will be hired to ensure that everything runs properly. Professional staff will also be onsite during construction.

He said state regulations require the licensed operator of the facility to traverse their force main routes. He said CMCMUA supervisors take that responsibility very seriously and traverse all of our force main routes by vehicle. He said some supervisors do it every day but at least once or twice a week.

He added that there will be pressure gauges at the connection points. Therefore, should there be a significant drop in pressure, then that would suggest a potential leak. He said there are isolation valves approximately every 1,000 feet.

Commissioner Avery said he appreciated the follow-up from the stakeholders. He asked if Woodbine Developmental Center is considered tertiary or secondary. He said if it's considered secondary, it would be beneficial to get the facility sewered.

Commissioner Avery asked for confirmation that when the pipe is installed in the Forest Area and the Rural Development Area that there will be no additional connections.

Mr. Rizzuto confirmed that there would be no additional connections.

Commissioner Avery said it's important for Woodbine to be sewerred for improved groundwater quality and preservation of the Kirkwood-Cohansey aquifer system.

The Commission agreed that staff should proceed with drafting an MOA for the Shared Conveyance System Project.

Commissioner Pikolycky returned to the meeting.

Executive Director's Report

ED Grogan provided information on the following matters:

- Scraping, sanding and priming has been occurring to the exterior of Fenwick Manor in preparation for the painting. It's expected that the exterior paint will be completed by the end of September. Foundation work continues on the interior.
- In late August, staff met with the NJ Department of Treasury to ensure they understand the Commission's salary needs and other funding in preparation for the FY 2028 State Budget.
- A contract was signed with a new outside accounting firm, which will help staff prepare for the FY 23 Audit. The State Auditor has not reached out to Commission related to starting the FY23 Audit.
- Staff issued a notice of award to PrimePoint, LLC for payroll, time and attendance and human resources services. A contract will be drafted and signed in the coming months.
- The Science Office has been very busy, as six gravid timber rattlesnakes gave birth in the barn. Eggs from corn and pine snakes were hatched in the lab. After weighing, measuring, and fitting the baby snakes with a tiny microchip for identification purposes, they will be returned to where they were found.

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

- The New Jersey Sustainability Institute will be delivering a presentation on recent vulnerability studies they have conducted for Pinelands municipalities at the September 25 P&I Committee meeting.
- After the Commission adopted an amendment to set criteria and funding structure for the Pinelands Infrastructure Trust Fund (PITF) on August 14th, staff released a request for proposals for new projects. There is approximately \$13 million for new projects, and that does not include two projects that will move forward from the prior funding round. Altogether there's approximately \$18 million in the PITF. The submission deadline for project proposals is January 11, 2027.

- Last fall, the P&I Committee awarded funding from the Pinelands Conservation Fund to the New Jersey Conservation Foundation for acquisition of land in the Black Run Headwaters. It's anticipated that the final agreement will be executed before the authorized deadline, which is the end of this calendar year.
- Work continues on the following three projects: National Park Service five-year workplan, rulemaking on amendments identified by staff and Commissioners, and old data is being imported from the old application system into the new one.

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

- Staff issued letter to Hexa Builders indicating that the Preliminary Site Plan approval for its original 2024 warehouse proposal in Monroe Township raised issues with CMP standards and could not take effect. Staff is awaiting a response to a request for information in relation to Hexa Builders' amended application that proposed the development of a data center.
- Staff is waiting for information from Sweet Amalia Farm Market and Kitchen in Franklin Township related to two existing stormwater basins.
- Staff is working with the applicant proposing a large Amazon warehouse at the former Atlantic City Race Course site in Hamilton Township. Prior to their final site plan approval and preliminary site plan approval taking effect, the applicant must demonstrate consistency with the stormwater management standards. Significant cultural resources have been identified on the site and appropriate recordation of those resources must occur. A letter will be sent to the applicant detailing what is necessary to maintain consistency with the CMP.
- Staff recently met with a consultant who represents the Frog Rock Golf Course in Hammonton. The owners want to rebuild the clubhouse, which was destroyed by fire last October. Development has occurred on the golf course without application to the Commission over the years and staff is working with the consultant to resolve existing violations.

Director Field said she recently met individually with the 12 members of the Regulatory Programs staff to discuss the future vision of the office and succession planning. She said 75% of the office has been at the Commission for over 25 years. She said she would be meeting with ED Grogan to share ideas about enhancements and possible changes to office functionality.

Stacey Roth, Chief, Legal and Legislative Affairs, provided information on two litigation matters:

- Hexa builders challenged that staff's determination that an amended Certificate of Filing was necessary for a revised application by filing an appeal at the Appellate Division. The Appellant submitted its letter arguing why the staff determinations were final decisions

on July 14, 2026. The Commission's letter explaining why the staff decisions did not constitute final agency actions was filed on July 22, 2026. The Court issued two decisions on August 31, 2026, the first denying Hexa's motion to file an interlocutory appeal and the second denying Hexa's motion to file a reply brief in response to the Commission's July 22, 2026 letter.

- The Artistic Materials trial is scheduled to begin on September 22nd. It is scheduled to run three days a week for possibly four weeks or until the trial is complete.

Brad Lanute, Chief Planner, provided the following updates:

- Staff continue to receive municipal ordinances prohibiting data centers in the Pinelands Area. To date, the Commission has approved nine such ordinances, with two additional ordinances pending Commission review. Staff are aware of another eight ordinances that are currently in the process of adoption at the municipal level.
- Jackson Township was granted an extension of the Commission's review of its Fourth Round Affordable Housing Plan through November 15, 2026. The plan includes multiple sites in the Pinelands Area and has previously been discussed with the P&I Committee. The Township continues to address issues identified by Commission staff while also responding to legal challenges to its housing plan.
- The Pinelands Development Credit (PDC) Bank's FY26 Annual Report was issued on August 17, 2026. The report was posted on the Bank's webpage and distributed to the Governor, the Legislature, PDC Bank Board members, Commissioners, appraisers and County Agriculture representatives. Staff will make a presentation on the report at the Commission's October 9, 2026 meeting.
- Staff continued to coordinate with the Office of Planning Advocacy (OPA) regarding Pinelands municipalities seeking Plan Endorsement and proposed State Policy Map changes. In August, staff met with OPA and Dennis Township regarding five proposed centers in the Pinelands National Reserve outside the Pinelands Area. Staff discussed potential options for addressing those inconsistencies and will continue to coordinate with OPA and the Township.

Paul Leakan, the Commission's Communications Officer, said the Commission hosted the last of five Pinelands Speaker Series presentations on September 3, 2026. He said the Commission educated a total of approximately 200 people during the presentations. He thanked Joel Mott, the Commission's Principal Public Programs Specialist, for his work organizing the presentations. He also thanked Commission Scientists Tyler Christensen, Patrick Burritt, and Christine Healy, for their excellent presentations.

Mr. Leakan also noted that Commission staff held the first meeting of the working group that is discussing and will develop lists of native plant seed mixes for use in the Pinelands. The group met on August 25, 2026 and will hold its next meeting in coming weeks.

Lastly, Mr. Leakan said staff met with the New Jersey Office of Information Technology (OIT) on September 4, 2026, to discuss plans to redesign the Commission's website. OIT will help Commission staff to complete the website redesign project this fiscal year free of charge. Staff has been asked to review the existing website and provide recommendations for changes and enhancements.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for a paved bike path in Maurice River Township.

Commissioner Pikolycky made a motion Approving With Conditions an Application for Public Development (Application Number 2004-0412.002) (See Resolution # PC4-26-21). Commissioner Asselta seconded the motion.

Environmental Specialist Ernest Deman said Maurice River Township is proposing to install an eight-foot-wide by 10,000 foot long paved bike path on the western edge of Hunters Mills Road (see attached Aerial). The section of road is shown in green and is currently gravel. As part of this application, asphalt curbing will be installed to prevent encounters with vehicle traffic. The Township plans to remove a five foot section of roadway for the length of the bike path (approximately 50,000 square foot of impervious surface). Due to funding constraints, the applicant can only complete this portion of bike path, however an extension of the bike path may be proposed in the future.

Commissioner Rittler Sanchez said she is confused by the bike path because there is no parking and the path doesn't seem to connect to anything.

Mr. Deman said no parking is proposed in the current application and lack of funding precluded the Township from completing the entire project at this time.

Commissioner Pikolycky said the entire area is a major thoroughfare for cyclists.

The resolution was adopted by a vote of 9 to 0.

Chair Matos introduced a resolution for the installation of a water main in Woodbine Borough.

Commissioner Pikolycky said he would be recusing from the vote because he serves as the Mayor of Woodbine. He left the meeting room.

Commissioner Buzby-Cope made a motion Approving With Conditions an Application for Public Development (Application Number 2026-0081.001) (See Resolution # PC4-26-22). Commissioner Irick seconded the motion.

Mr. Deman said the Brough of Woodbine is proposing to install 4,050 linear feet of a potable water main in the Sumner Avenue and Heilprin Avenue rights-of-way. He said that, as noted earlier, Woodbine has two potable wells that are located in the Kirkwood-Cohansey aquifer. The

water main will not result in an increase in water allocation (see attached aerial of water main route in green).

The resolution was adopted by a vote of 8 to 0.

Commissioner Pikolycky returned to the meeting.

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

Chair Matos said there are three applications listed for public comment:

- Construction of a 475-foot-long taxiway at the Woodbine Municipal Airport
- Forest management and cedar restoration on 171 acres within Wharton State Forest
- Construction of a 150-foot-high communication tower in Stafford Township

She said if anyone has comments on the Woodbine application, they will be heard at the end so Commissioner Pikolycky can stay in the room, and – if necessary – he will leave the room if there are any comments.

Director Field said she would like to make a brief comment on NJDEP's forestry application in Wharton State Forest that is up for public comment today. The Commission has received at least 40 written public comments on this application. She said earlier this week, a letter was submitted by the Pinelands Alliance and New Jersey Conservation Foundation, requesting that the Commission hold a public hearing on the application. The Commission's rules are set up in such a way that we do not conduct public hearing on applications for public development. The application was posted on our web page in May of 2026. The applicant also posted public notice and provided notice to property owners within 200 feet of the parcel in July of 2026 and again in August of 2026. Newspaper notice was advertised in May of 2026, July of 2026 and August of 2026. Notice was also posted on NJDEP's website. The Commission also posted that the project was up for public comment on today's agenda. That posting appeared on our web page earlier in September.

She said today is an opportunity to provide oral public comment. The Commission will take everyone's comments into consideration. The comments will be included in the Executive Director's report, which will be presented to the Commission at the next Commission meeting (October 9, 2026) when a vote on the application will occur.

Deborah McLoughlin with Advanced Forestry Solutions, LLC said she strongly supports NJDEP's Atlantic White Cedar Restoration projects. Her written comments are attached.

Colin McLoughlin with Advanced Forestry Solutions, LLC said he has been doing cedar restoration on private land for many years. He said NJDEP's forestry plan aligns with Dr. George Zimmermann's cedar restoration recommendations.

Joshua Carmen recommended that everyone see three different cedar swamps: a healthy mature swamp, one that has been destroyed and one that has been restored. He said cedar restoration works and hopes the Commission supports NJDEP's forestry application.

Horace Somes of Washington Township, NJ, said he is a professional forester and supports cedar restoration projects, although it's a century too late. He said in 1905, the Forest Park Preservation Commission identified cedar as an issue because back then it was being burned over. Back then, beaver and deer were not an issue. He said cedar forests are part of the Pinelands' cultural history, and he is pleased to see this initiative.

Violet Vogel of Washington Township, NJ, said she supports the proposed restoration of New Jersey's White Cedar Forest. She read a portion of former Governor Brendan T. Byrne's Executive Order 71. She said it would be a disservice to the people of New Jersey to neglect the Atlantic white cedar population.

Justin Wright said he supports NJDEP's cedar restoration projects. He said it's a necessity because the population of Atlantic white cedars is dwindling. He said cedar forests are dying due to lack of human intervention, invasive species, rising sea level and beaver damage. He said the Commission's mission includes enhancing natural resources and that's what NJDEP's project proposes.

Bernard Isaacson of Florence Township, NJ, said he hopes the Commission will support NJDEP's Cedar Restoration application. His written comments are attached.

Colin McLaughlin said he is a woodsmen and urged the Commission to approve NJDEP's cedar restoration project.

William DeGroff of Woodland Township, NJ, said he supports NJDEP's cedar restoration project and said it's important for the Commission to approve.

Frank Vogel of Washington Township, NJ, said a lot of smart people have worked on NJDEP's Cedar Restoration plan and the proposal is supported by many Pinelands residents. He asked Commissioners not to let the voices of the people who are paid to have their voices heard interfere with the process. He said the citizens of the pines are asking you to support NJDEP's proposal.

Laura Natelli of Oakland, NJ, said she is familiar with the site where the NJDEP is proposing to forestry activities. She said the parcel contains a good amount of cedar trees that are at least 20 years old. She questioned whether the vendor contracted to complete the forestry activities has a monetary reason for cutting. She raised concerns about the effect the herbicide will have on endangered species and the aquifer. She said she supports cedar reforestation but wants to ensure the protection of the existing ecosystem.

Paul Schairer said that for over a 100 years his family has worked in the woods cutting cedar, lumber and logs. He said he operates one of the last full-time sawmills in South Jersey. The Commission's mission statement talks about preserving the cultural resources of the Pinelands,

which are disappearing. He said he believes NJDEP's plan and what Bob Williams has shown for the last 30 years on private land is that we can successfully harvest cedar so it can grow back for the next generation. He said there has been a lack of management of cedar on state lands. He supports the efforts that have gone into NJDEP's forestry plan.

Emile DeVito of the New Jersey Conservation Foundation (NJCF) said he was starting his 38th year with NJCF. He said we are going to lose our cedars on the coast. They are being destroyed by the rising sea because of climate change. He said cedar projects need to be in the interior of the state. Beavers are killing a lot of cedars because we have too many roads through wetlands with culverts. He said we don't need so many roads in our state forest. He said he supports cedar restoration projects but safeguards must be in place. He said if the deer are a problem, a fence needs to be installed. He said there are a lot of breeding ponds in Waterford and we need to ensure herbicides can't hurt the Pine Barrens treefrogs. He said this is a good plan, but we need to make sure that measures are in place for it to be successful.

Spike Wells said he is a fourth-generation sawyer who cuts cedar. He said he has been all over the woods and there are plenty of woods that are falling down, burning up and disappearing due to floods. He said the forest must be cut in order for it to grow back, and NJDEP's plan is the best to achieve it.

Heidi Yeh of the Pinelands Alliance said we requested a dedicated public hearing on NJDEP's application given the public interest. She said Pinelands Alliance is supportive of the overall goal of restoring Atlantic white cedar populations. However, she said there are no guarantees that the existing cedar will be preserved, there is no deer management outlined in the plan, and there should be less use of herbicides. She said the Alliance wants the plan to be a success, but it also wants to see a discussion of alternatives.

Jennifer Krumins, science director of the Pinelands Alliance, said the Alliance supports cedar restoration. However, the group strongly requests reconsideration of any application of herbicide. She said there is literature demonstrating the toxic effects of herbicides on amphibians. She said this area is known amphibian habitat, specifically for Pine Barrens treefrogs.

Jason Howell of the Pinelands Alliance said the Alliance fully supports cedar restoration projects. He said NJDEP's forestry plan in Waterford calls for too much herbicides, which will be dumped into one of the cleanest rivers on the east coast: the Mullica River. He said the plan goes against the standards of the CMP. He said the plan does not call for measures against the very large local deer population in that section of Wharton State Forest. He said the plan calls for heavy equipment to clearcut the area rather than utilizing a corduroy road to manually cut trees.

Ed Sherwood said Bob Williams has been managing a property and it has been reforested with cedar trees, which have fared very well. He said he supports NJDEP's plan.

Ray Berman expressed his full support for NJDEP's forestry application. He said Atlantic white cedar is a globally threatened ecosystem and almost completely extinct on state land. He said the cedar stands are a fraction of what they were. The local Pinelands people who harvest cedar are equally important culturally to the Pinelands as the cedar forests.

Maragaret Stevens urged Commissioners to scrutinize how NJDEP's plan will be implemented. She said everyone agrees that cedar restoration projects are good and necessary, however the plan proposes clear cutting, a great amount of herbicides and no details on deer management.

Jason Howell of the Pinelands Alliance requested the Commission provide an additional public comment period on this application. He promised a public relations disaster if that additional time was not afforded for public comment.

Wayne Wilson of West Deptford, NJ, said his family owns property in Washington Township that is being managed by Bob Williams, specifically for Atlantic white cedars. He said when managed properly, Atlantic white cedars thrive. He urged the Commission to approve NJDEP's forestry plan.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed 16 Ordinances and one Housing Element and Fair Share Plan that did not raise any substantial issues. He said the ordinances are related to: affordable housing, two ordinances related the ban of data center bans, cannabis regulations and a couple of redevelopment plans related to the capping and closure of landfills and the development of solar systems.

Other Resolutions

Chair Matos introduced a resolution that would provide a final extension of time to Atlantic County to complete its obligations associated with the Secondary Impacts Agreement.

Commissioner Rittler Sanchez made a motion To Authorize a Final Extension for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway (See Resolution # PC4-26-23). Commissioner Buzby-Cope seconded the motion.

Ms. Roth said that in May of 2013, the Commission approved a full interchange for Exit 44 on the Garden State Parkway near Stockton University. The application for the improvement to interchange 44 was reviewed using the Parkway Overlay District standards in the CMP. The Overlay District was created to have one set of rules to address development within the Garden State Parkway Right-Of-Way because the parkway traverses through various Pinelands Management Areas from north to south. As part of the application, Atlantic County agreed to obviate secondary impacts in a 1.5-mile radius from the interchange. The area surrounding the interchange is a Forest Area and Rural Development Area. The County elected to acquire the properties, rather than merely record easements. So far, the County has acquired 353.75 acres of the 356 required acres, all in Tier 1. The County has been very diligent in acquiring the lands and deed restricting them and as of August of this year they only had 2.25 more acres to acquire. Since the project occurred 13 years ago, staff felt it was fair to allow a final six-month extension. She said if the County is unable to complete acquisition of the 2.25 acres within the six month

period, staff is recommending that the County pay fair market value to the Pinelands Conservation Fund for any acreage that remains. (See attached presentation slides.)

Commissioner Irick questioned whether six months was an adequate period of time for the County to acquire the remaining acreage.

ED Grogan said we have authorized many extensions over the years and the County has done a wonderful job acquiring the acreage. but it has been 13 years and we need to close out this project.

The resolution was adopted by a vote of 9 to 0.

Chair Matos introduced a resolution to adopt the Fiscal Year 2027 budgets.

Commissioner Pikolycky made a motion To Adopt the Pinelands Commission's Fiscal Year 2027 Budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund (See Resolution # PC4-26-24). Commissioner Buzby-Cope seconded the motion.

ED Grogan said the FY 2027 Budget consists of four separate budgets. The state appropriation for FY 2027 was increased to accommodate salary increases stemming from the contract with the Communication Workers of America. She said the increase was to also recognize that the Commission has to pay OIT and other state agencies for services that we don't receive funding for through the state budget. She said the majority of the Operating Fund (expenditures) is used for salaries and fringe benefits.

She briefly reviewed "chargebacks," which are fees from other state agencies.

She said \$3 million from the Pinelands Conservation Fund will be provided to NJCF very soon for the Black Run headwaters project.

She said the Fenwick Manor Preservation budget includes specific funds for interior painting and some new furniture once the actual project is complete.

Staff also plans to develop ideas for use of some of the Katie Fund this fiscal year (see attached budget slides).

Lastly, ED Grogan reviewed ongoing and upcoming projects for FY27, including CMP amendments, MOAs, Pinelands Development Credit Bank legislative changes, WiFi access for Commission buildings and redesign of the Commission's website. She said new projects are listed in blue (see attached FY27 project presentations slides).

The resolution was adopted by a vote of 9 to 0.

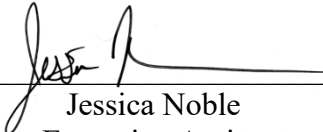
General Public Comment

No one from the public spoke.

Adjournment

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. The Commission agreed to adjourn at 12:25 p.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: September 22, 2026



Discussion of MOA Process and CMCMUA Proposal

September 11, 2026



MOA Process and Status of CMCMUA Proposal

Step 1. Commission staff meets with a public agency to discuss a proposed development plan. If all CMP standards cannot be met, staff may identify appropriate options for the agency's consideration, including an MOA. **Complete**

Step 2. The Executive Director and Commission Chair meet with the public agency to discuss the proposed development project and the process and potential for an MOA. **Complete**

MOA Process and Status of CMCMUA Proposal

Step 3. The public agency submits a written proposal to the Executive Director, including a conceptual site plan, public purpose, project partners and financing and potential offsetting measures. **Complete**

Step 4. The Executive Director advises the public agency of the need for any additional information.
Complete

MOA Process and Status of CMCMUA Proposal

Step 5. The public agency briefs the P&I Committee on its proposal. **Complete**

Step 6. The P&I Committee makes a recommendation as to whether the Commission should consider entering into the proposed MOA
Complete

MOA Process and Status of CMCMUA Proposal

Step 7.

- The Executive Director briefs the full Commission at its next meeting on the public agency's proposal and the P&I Committee's recommendation.
- The Commission determines whether to authorize the staff to move forward with the process and work with the public agency on a draft MOA. If yes, the Commission provides a schedule for development and consideration of the MOA.

MOA Process and Status of CMCMUA Proposal

Step 8. The Executive Director assigns appropriate staff member(s) to work with the public agency and determines the need for any escrow payments, outside expertise and additional information. Staff prepares a draft MOA and shares/discusses it with the public agency.

Step 9. Staff consults with and briefs the P&I Committee on the draft MOA.

MOA Process and Status of CMCMUA Proposal

Step 10. Staff conducts a public hearing on the MOA and prepares a report and recommendation.

Step 11. Staff reviews the MOA, report and recommendation with the P&I Committee.

Step 12. The P&I Committee makes a recommendation to the full Commission.

Step 13. The Commission considers the resolution at its next meeting.

Shared Conveyance System Project

Pinelands Commission Presentation

Date

Friday, September 11, 2026

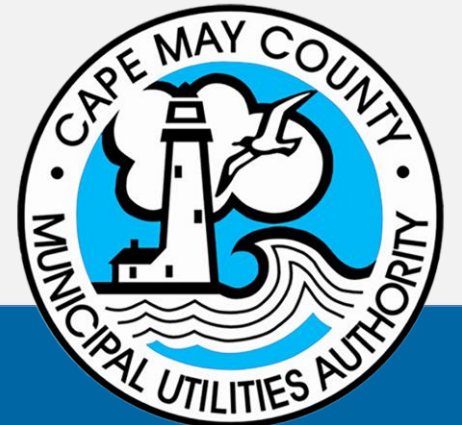
Presenters

Joseph Rizzuto, Executive
Director CMCMUA

Mark Montesano, Senior Project
Engineer, Mott MacDonald

Steven Morey, Senior Project
Manager, Mott MacDonald

Bruce Graham, Engineer
Borough of Woodbine





Vision

CMCMUA will be a leader...

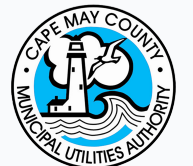
...in the pursuit and implementation of innovative, environmentally sustainable, and reliable wastewater and solid waste management systems.



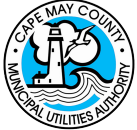
Mission

To efficiently implement...

...progressive and fiscally prudent solutions to safeguard the public health and protect Cape May County's unique natural environment in partnership with an engaged community and staff.



Shared Conveyance System Stakeholders



CMCMUA

- Owns and operates 4 Regional Wastewater Treatment Facilities and 24 pump stations, managing 31M GPD capacity.
- Implements Cape May County's Solid Waste Management Plan, operating a Landfill, Transfer Station, and extensive recycling programs.
- The 457-acre Landfill site spans Upper Township and Borough of Woodbine, with 376 acres in a Pinelands Town Management Area and 81 acres within a Pinelands Forest Area.



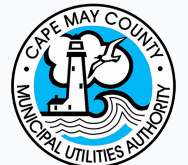
Borough of Woodbine

- Lies almost entirely within the Pinelands Management Area, including 250 acres in the National Reserve and Coastal Area Facilities Review Act (CAFRA).
- 4,156 acres designated as Pinelands Town, with the remainder classified as Rural Development and Forest Areas.
- Ranked as the 9th most distressed community in NJ by the Department of Community Affairs.

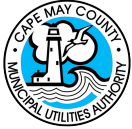


NJ DHS / WDC

- Owns and operates the Woodbine Developmental Center (WDC) on 250 acres of land in the Borough of Woodbine.
- WDC provides a comprehensive range of habilitation, behavioral, and medical services to men and women with developmental disabilities.



Feasibility Study Stakeholder Objectives



CMCMUA

Primary Goal:

The principle objective of the CMCMUA is to economically automate a cumbersome leachate hauling process through a more environmentally and civically advantageous method.



Borough of Woodbine

Primary Goal:

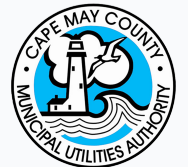
Pinelands municipality seeking to promote growth within its boundaries and proactively develop a centralized wastewater collection system to eliminate the use of aged and failing cesspools and septic systems.



NJ DHS / WDC

Primary Goal:

Seeks operational efficiency through elimination of current wastewater treatment facility and connection into Borough of Woodbine developed centralized wastewater collection system.



Feasibility Study Scope and Funding



Evaluation & Grant Details

Evaluation of the long-term, cost-effective, and environmentally beneficial alternatives for treating and conveying landfill leachate and wastewater compared against base conditions.

USDA Rural Development Element – \$90,000 Grant, subject to \$30,000 local match.



Stakeholder Matching Funds

November 20, 2014 MOU – Borough of Woodbine, The Pinelands Commission, and CMCMUA.

- CMCMUA – \$10,000 local funding match.
- Pinelands Commission – \$20,000 local funding match.



MOU Guidance & Review

MOU Guidance for Study Scope:

- Eliminate existing and future septic systems in the Borough's Pinelands Town Management Area to advance CMP water quality goals.
- Ensure future wastewater treatment and disposal needs are considered in the study.

Pinelands Policy and Implementation and Personnel and Budget Committees recommended financial assistance.

Pinelands Commission reviewed and provided comments on preliminary Study drafts.



Feasibility Study Stakeholder Base Conditions

CMCMUA

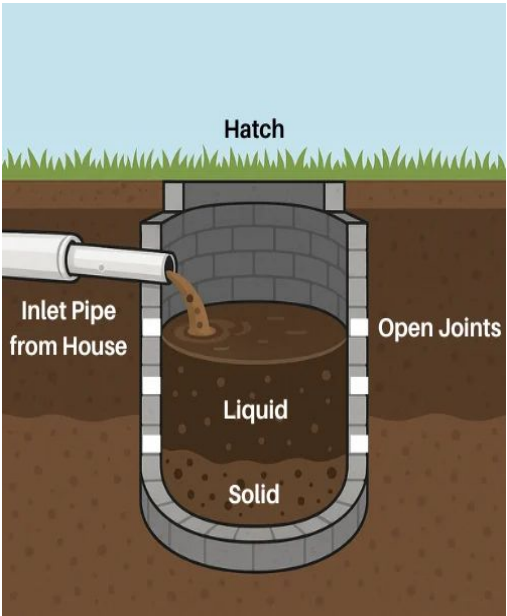
Continue to rely on **hauling** of Landfill leachate to CMCMUA's Seven Mile Beach/Middle Wastewater Treatment Facility.



* US EPA "Greenhouse Gas Equivalency Calculator" estimates approximately 86.9-metric tons of CO₂ will be generated as a result of combustion of 8,536 gallons of diesel fuel

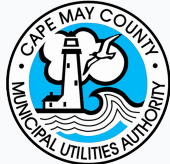
Borough of Woodbine

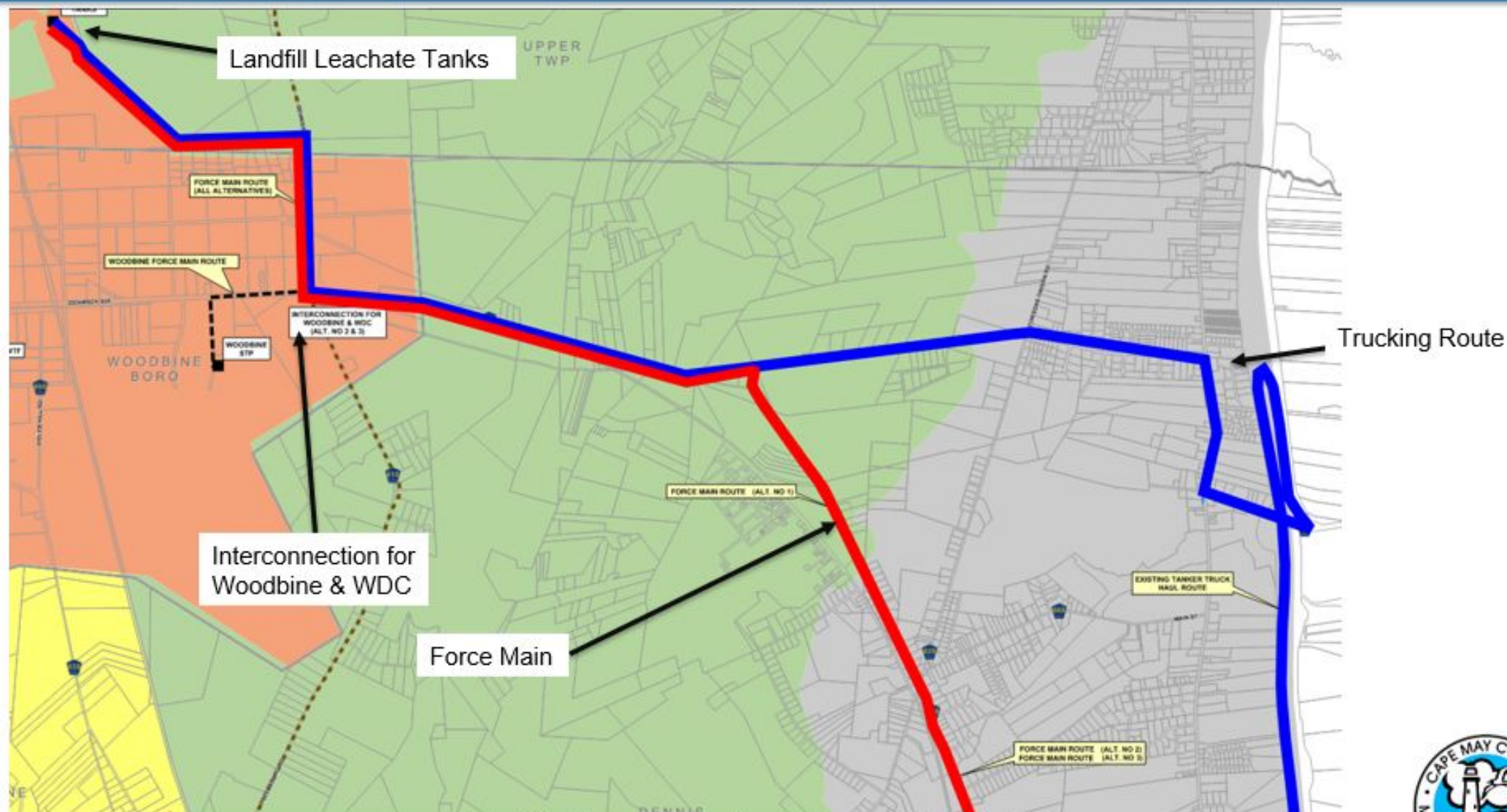
Continue to rely entirely on **aged, failing subsurface disposal systems** (cesspools/septic).



NJ DHS / WDC

Continue to operate an **independent treatment facility** discharging to groundwater.

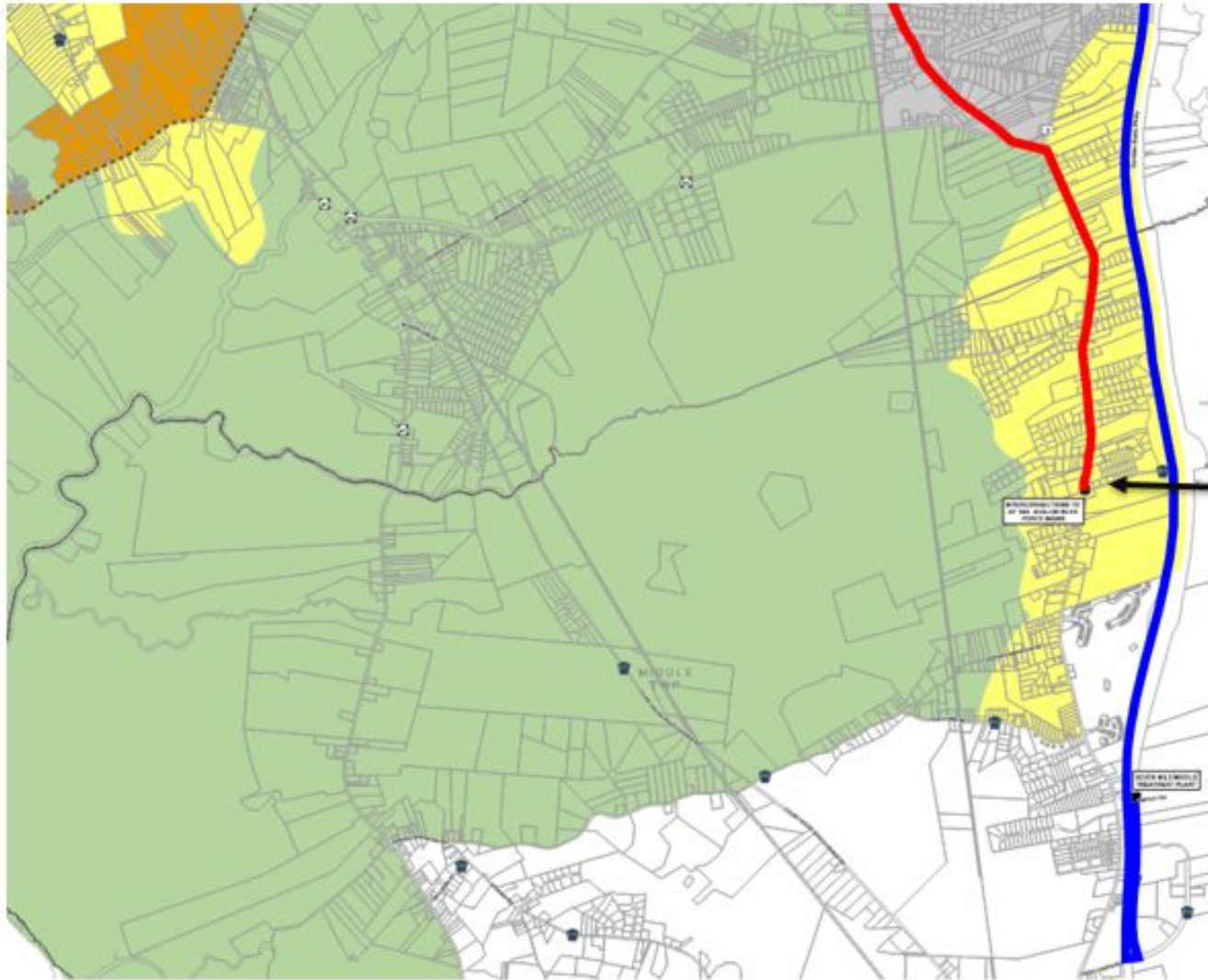




Force Main Vs Truck Hauling Map – North Side

Mott MacDonald Restricted





Interconnection to
Avalon Blvd Force Main

Seven Mile/Middle
Treatment Plant

Force Main Vs Truck Hauling Map – South Side

Mott MacDonald Restricted



Feasibility Study Alternatives to Stakeholder Base Conditions

Alternative No. 1

Construction of a **4-inch diameter HDPE** force main to convey **leachate only** from the Landfill to the CMCMA's **Seven Mile Beach/Middle Wastewater Treatment Facility (SM/M WTF)**.

Alternative No. 2

Construction of a **4-inch HDPE leachate** force main and an **8-inch HDPE common** force main to convey **leachate** from the Landfill and **wastewater from the Borough of Woodbine** to the **SM/M WTF**.

Alternative No. 3

Construction of a **4-inch HDPE leachate** force main and a **10-inch HDPE common** force main to convey **leachate** from the Landfill and **wastewater from the Borough of Woodbine and NJ DHS / WDC** to the **SM/M WTF**.

Alternative No. 4

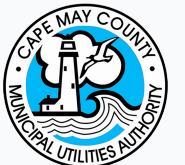
Construction of a **4-inch HDPE** force main to convey **leachate** only from the Landfill to the **Borough WTF** (including necessary upgrades to the WTF). **No other flows are considered.**

Alternative No. 5

Construction of a **4-inch HDPE** force main to convey **leachate** from the Landfill to the **Borough of Woodbine WTF** (including upgrades). **The Borough of Woodbine would also convey flows to the Borough of Woodbine WTF.**

Alternative No. 6

Construction of a **4-inch HDPE** force main to convey **leachate** from the Landfill to the **Borough WTF** (including upgrades). **The Borough and the WDC would also convey flows to the Borough WTF.**





Selected: Alternative No. 3

Shared Conveyance System

Constructing a shared system to convey Landfill leachate and Borough of Woodbine wastewater (including NJ DHS/WDC flows) to the existing CMCMUA's Seven Mile Beach/Middle WTF.

Key Benefit

This collaborative system optimizes operational efficiency and regional infrastructure.



Rejection of Alternatives 4–6

Rehabilitation to the existing Borough of Woodbine WTF was found to be disadvantaged from economic, permitting, and discharge perspectives:

ECONOMIC

High Capital & Operating Costs

- Capital: \$8.0M – \$16.0M (2026 dollars)
- Operational: \$1.98M – \$3.26M per year (2026 dollars)

PERMITS

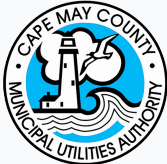
Complex Regulatory Pivot

Requires conversion of Borough of Woodbine WTF NJPDES permit from a sanitary discharge permit to an industrial discharge permit.

IMPACT

Heavy Environmental Disturbance

Receiving waters classification, trucking of sludge, and requirement for approximately 50-60-acres of land clearing to discharge of treated wastewater generated from Borough of Woodbine full build-out flows.



Technical Scope: Shared Conveyance System

Leachate Pump Station

New pump station building at the Landfill site with integrated odor control.

Pinelands Management Area (Upper Township):

- Pinelands Town

Force Main "A"

10,650 LF of 6-inch HDPE pipe from the Landfill to the interconnection point with the Borough of Woodbine sanitary sewer force main.

Material: High-Density Polyethylene (HDPE) chosen for robust chemical resistance and long service life.

Pinelands Management Area (Upper Township):

- Forest Area

Shared Conveyance System

38,500 LF of 10-inch HDPE pipe from interconnection with Borough of Woodbine sanitary sewer force main connecting to existing CMCMUA 24-inch force mains.

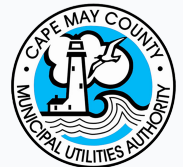
Route: Extends along C.R. 550 and C.R. 608 to the final connection point at U.S. Route 9 & Avalon Blvd.

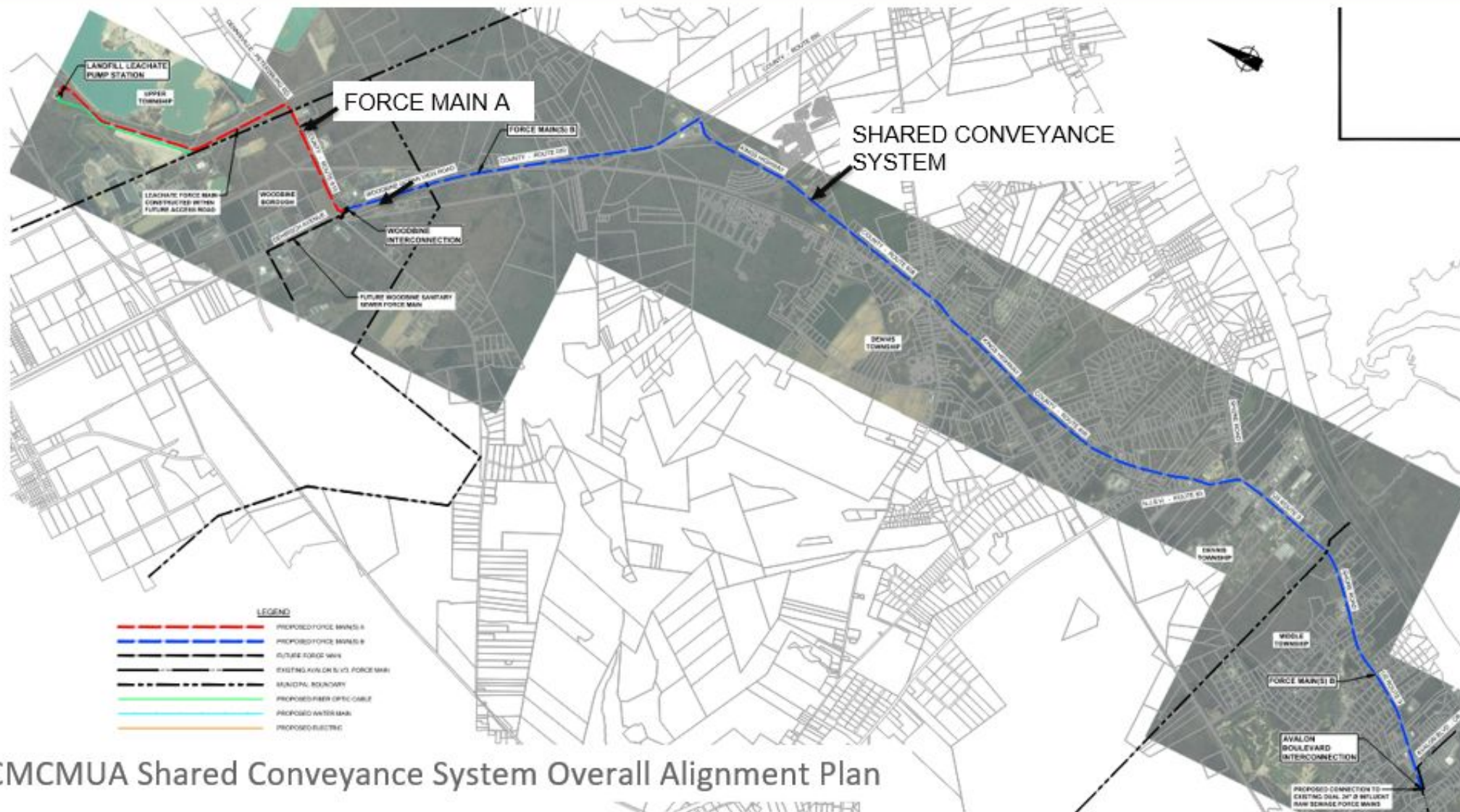
Pinelands Management Areas (Borough of Woodbine, Dennis Township, and Middle Township):

- Pinelands Town
- Forest Area
- Regional Growth Area
- Rural Development Area

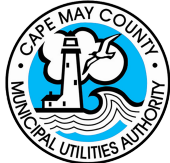
Design Philosophy

- **Pavement Alignment:** Prioritize alignment within existing paved roadways to eliminate adverse short/long-term ecological impacts and existing utility conflicts.
- **Disturbance Minimization:** Minimize lateral disturbance to utilities, wooded wetlands, and threatened or endangered species habitats.

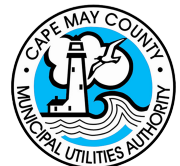
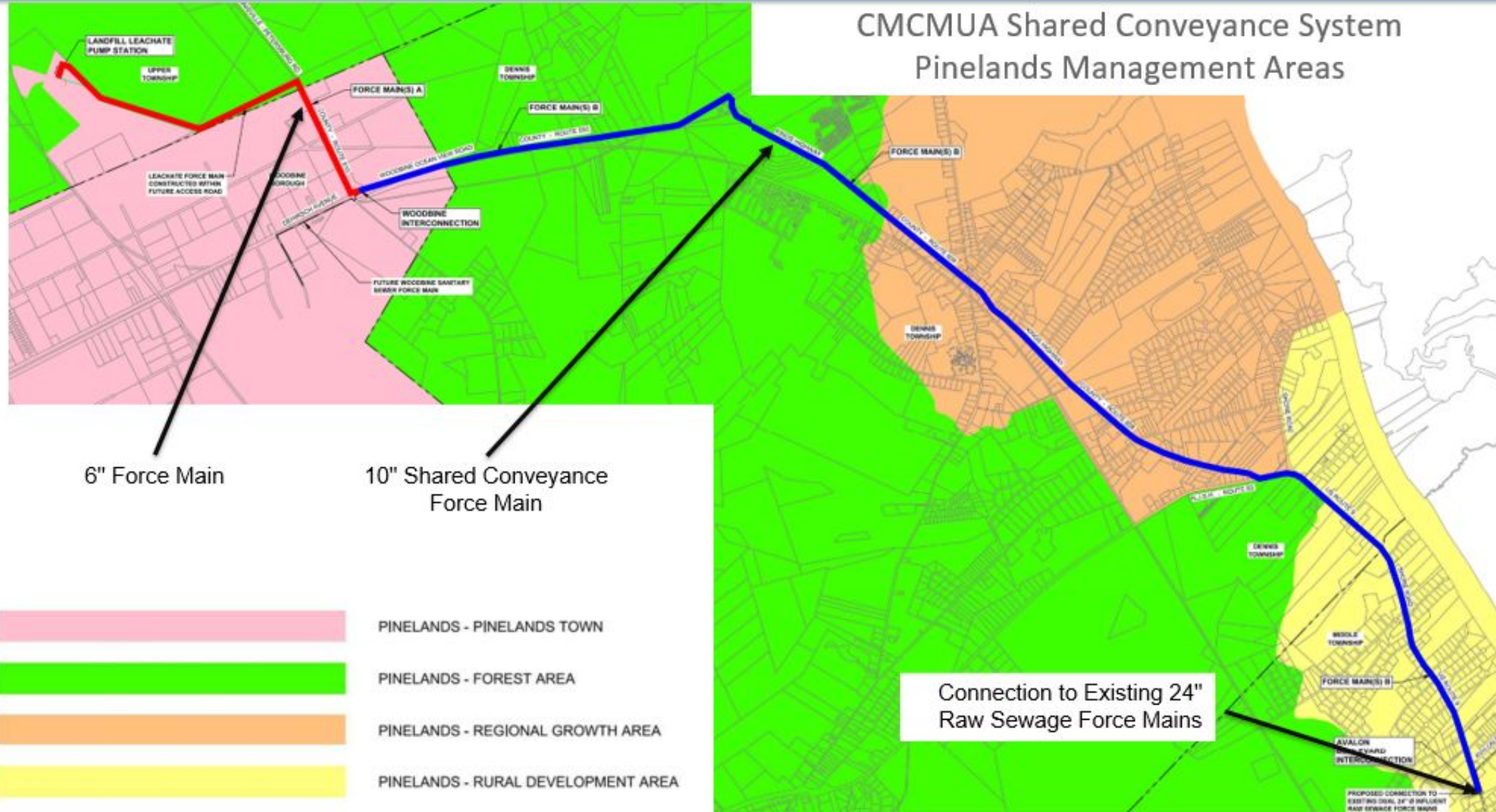




CMCMUA Shared Conveyance System Overall Alignment Plan



CMCMUA Shared Conveyance System Pinelands Management Areas



Technical Scope: Shared Conveyance System Secondary Route Considerations

Secondary Route #1 Details

38,500 LF of 10-inch HDPE pipe connecting to existing CMCMUA 24-inch force mains.

Route: Extend along C.R. 550 to the Garden State Parkway to an existing CMCMUA force main at the terminus of Exit 13 (Avalon Blvd).

Pinelands Management Areas (Woodbine, Dennis, and Middle):

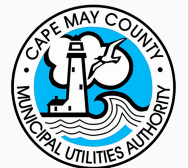
- Pinelands Town
- Forest Area
- Regional Growth Area



Route Rejection & Constraints

Secondary Route #1 consideration rejected by New Jersey Turnpike Authority.

The proposed Garden State Parkway corridor alignment is not feasible due to easement policy restrictions imposed by the Turnpike Authority.



Technical Scope: Shared Conveyance System Secondary Route Considerations

Secondary Route #2 Details

38,500 LF of 10-inch HDPE pipe connecting to existing CMCMUA 24-inch force mains.

Route: Extend along C.R. 550 to US Route 9 to an existing CMCMUA force main at the intersection of Avalon Blvd.

Pinelands Management Areas (Woodbine, Dennis, and Middle):

- Pinelands Town
- Forest Area
- Regional Growth Area
- Rural Development Area

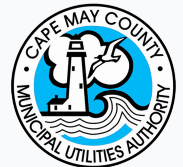


Route Rejection & Constraints

Secondary Route #2 consideration rejected.

This proposed secondary routing increases the Shared Conveyance System length by approximately 1.3 miles.

Shared Conveyance System length would decrease in Forest Area by 0.39 miles, but excavation difficulty on US Route 9 increases due to concrete roadbed below roadway.



Preliminary Assessment of Wetland, Rare Plant, and Rare Animal Resources along Shared Conveyance System Route

Environmental Assessment

NJDEP NJ-GEOWEB REVIEW

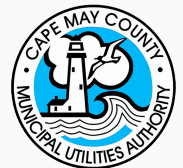
Based upon a review of the NJDEP's NJ-GeoWeb environmental resource mapper, it was determined that Mixed Wooded Wetlands are situated adjacent to or in close proximity to large sections of the proposed Shared Conveyance System route.

Impact Avoidance & Mitigation

ALIGNMENT DECISION

The selection of the proposed Shared Conveyance System alignment within existing paved roadways serves to preclude potential short-term and long-term adverse impacts on wooded wetlands.

This alignment strategy actively safeguards local populations of threatened or endangered plant and animal species.



Force Main



✓ Approximate Pinelands Wetlands ...

✓ Approximate 300 Foot Wetlands Buffer ...

CMCMUA Shared Conveyance System - Wetlands Map

Mott MacDonald Restricted



CMP Land Use and Development Standards that cannot or likely not be met

CMP Land Use Standard

7:50-5.23 Forest Area Standards

Governs the distribution and intensity of development and land use in Forest Areas to preserve ecological integrity.

Permitted Exception: N.J.A.C. 7:50-5.23(b)(12)

Municipalities may permit public service infrastructure intended to primarily serve the needs of the Pinelands.

Centralized wastewater treatment and collection facilities shall be permitted to service the Forest Area **only in accordance with N.J.A.C. 7:50-6.84(a)2.**

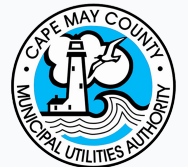
Route Context & Demonstration of Need

The Route Challenge

To connect the Landfill to existing CMCMUA infrastructure, the proposed 9.31-mile Shared Conveyance System must traverse 3.46 miles of mapped Forest Area (0.60 miles in Upper Township, 2.86 miles in Dennis Township).

Justification & Mitigation Measures

- **No Feasible Alternative:** No feasible alternative alignment exists to convey leachate and Borough of Woodbine wastewater to the CMCMUA's SM/M WTF.
- **Pavement Alignment:** Situated entirely within existing paved roadways (C.R. 550 and C.R. 608) to eliminate disruption.
- **Environmental Benefit:** Eliminates greenhouse gas emissions associated with the transport of leachate via tanker trucks through Forest Areas; Eliminates existing and future cesspools and septic systems in Borough of Woodbine.
- **Strict Protections:** Legal covenants and Wastewater Management Plan amendments to prohibit future connections.



CMP Land Use and Development Standards that cannot or likely not be met

CMP Land Use Standard

7:50-5.26 Rural Development Standards

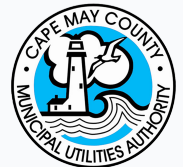
Governs the distribution and intensity of development and land use in Forest Areas to preserve ecological integrity.

(b) In addition to the residential uses permitted under 7:50-5.26(a), a municipality may permit any use which is compatible with the essential character of the Pinelands environment and is similar in character, intensity and impact to the following uses:

10. Public service infrastructure except that centralized wastewater treatment and collection facilities shall be permitted to serve the Rural Development Area only in accordance with N.J.A.C. 7:50-6.84(a)2.

Justification & Mitigation Measures

- **No Feasible Alternative:** No feasible alternative alignment exists for the conveyance of leachate and wastewater to the CMCMUA's SM/M WTF.
- **Pavement Alignment:** The proposed Shared Conveyance System is situated within existing paved roadways, preventing adverse short-term and long-term effects.
- **Environmental Benefit:** Eliminates greenhouse gas emissions associated with the transport of leachate via tanker trucks through Rural Development Areas; Eliminates existing and future cesspools and septic systems in Borough of Woodbine.
- **Strict Protections:** Committed to placing legal covenants (Sewer Line Conservation Restriction & Easement) to prohibit future connections.
- **Planning Alignment:** Wastewater Management Plan amendments to prohibit future connections.



Description of Design Measures to be taken to reduce extent of CMP non-conformity

Pavement Alignment

Measure I

ENVIRONMENTAL MITIGATION

Proposed alignment is situated within existing paved roadways, precluding short- and long-term adverse effects on mixed wooded wetlands and protected species.

Capacity Limits

Measure II

STRICT COVENANTS

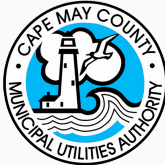
Design capacity is limited solely to stakeholder requirements, with legal covenants prohibiting future direct or indirect connections or sewer laterals.

Planning Integration

Measure III

WMP AMENDMENT

Incorporation into future Wastewater Management Plan amendments to strictly prohibit any connection to the Shared Conveyance outside the designated Pinelands Town.



Forest & Rural Development Areas

ROUTE CONTEXT

While the proposed route traverses these Forest and Rural Development areas to connect to existing CMCMUA infrastructure, extensive analysis indicates that no feasible alternative pathway exists.

Mitigation Measures

Infrastructure Placement

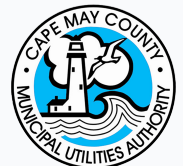
All infrastructure is situated entirely within existing paved roadbeds.

Conservation Restrictions

Legal covenants will be established and placed on the Shared Conveyance System to strictly prohibit future connections.

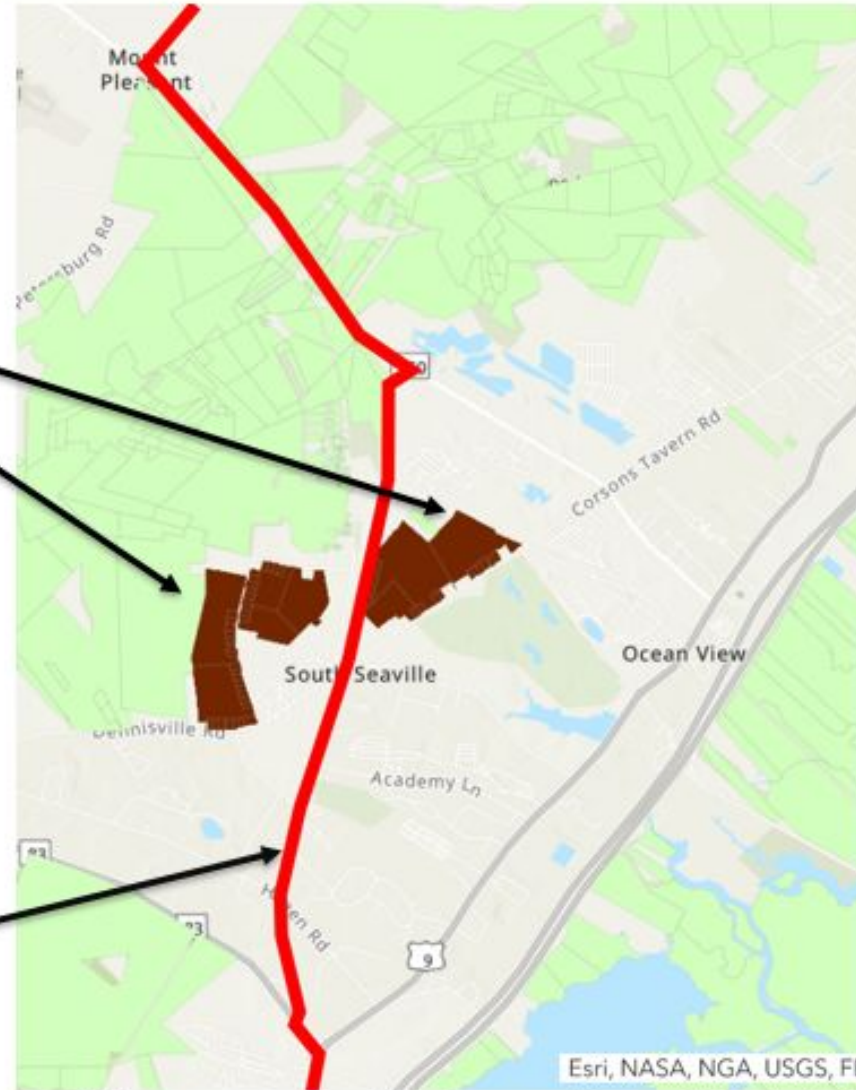
Planning Alignment

Incorporation into future Wastewater Management Plan amendments to prohibit future connections.



Open Space/
Farmland Preservation

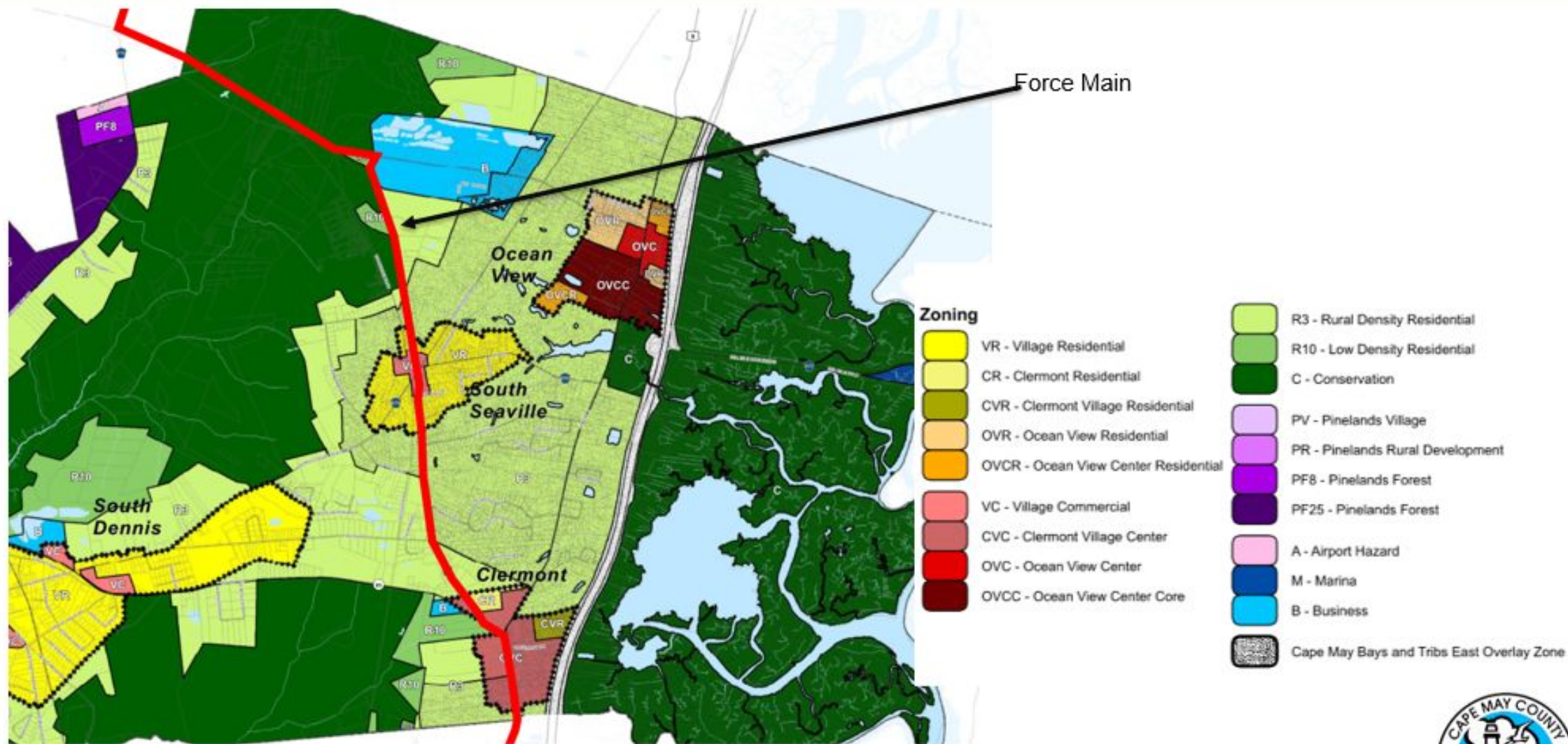
Force Main



CMCMUA Shared Conveyance System - Deed Restriction Lands Map

Mott MacDonald Restricted





CMCMUA Shared Conveyance System – Dennis Township Zoning Map

Mott MacDonald Restricted



Environmental Benefits and Regulatory Compliance

Greenhouse Gas Reduction

86.9 Metric Tons*

CO₂ ELIMINATED ANNUALLY

Based on projected diesel fuel combustion from current practice of hauling leachate.

Transitioning to the Shared Conveyance System directly eliminates regional truck emissions in Pinelands Management Areas.

*Equivalent to electricity used by 11 homes for one year; annual emissions of about 19 average gasoline-powered passenger vehicles.

Groundwater Quality

Cesspool/Septic and Groundwater Discharge Elimination

Eliminating subsurface cesspools/septic systems in the Borough of Woodbine directly safeguards groundwater quality.

- Residential lots in downtown area with cesspools/septic system are less than a ¼ acre; inconsistent with Pinelands nitrate dilution standard of 2 ppm at lot line.
- Upgrading systems to comply with current Pinelands septic requirements is restricted by both prohibitive costs and limited land availability.
- Elimination of groundwater discharge and replaces the aging WDC wastewater treatment facility with treatment at a reliable, well-maintained CMCMUA wastewater treatment facility.

Regulatory Compliance

Wetland Protection

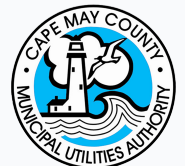
Alignment within paved roadways minimizes disturbance to Pinelands wetlands and habitats.

MOU Consistency

Wastewater generation aligned with the sewer service area designated under the 2012 MOU between the Pinelands Commission and the NJDEP.

N.J.S.A. 58:1A-7.1 Inter-basin Transfer of Water

Total water transport distance from the edge of the Pinelands National Reserve to CMCMUA Wastewater Treatment Facility is under 1.5 miles.



Project Financing and Funding Commitments

Financial Overview

The Stakeholders continue a full financial assessment and comprehensive evaluation of the project’s financing structure, encompassing potential financial sources.

Milestone Status

The construction cost estimates detailed here represent current projections formulated as of the 90% design completion phase.

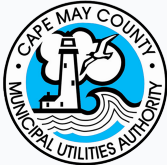
Total Estimated Construction Cost	\$14,562,000
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10% Cost Estimate Contingency	\$1,456,000
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Subtotal (with Contingency)	\$16,018,000
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Inflation Adjustment	\$3,902,000
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Total Estimated Project Cost	\$19,920,000
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Supplementary Information

resulting from Policy & Implementation Committee Meeting of July 31, 2026



Potable Water Supply

Source

Two wells (well #6 and well #7R) in the Cohansey Aquifer, at depths of 156 feet and 165 feet, respectively.

Volume

The Borough's Water Allocation Permit allows a diversion of 25 million gallons of water per month at a maximum rate of 1,400 gallons per minute, not to exceed 250 million gallons of water per year.

Customer Base

487 residential customers, 22 commercial customers, and 2 monthly customers; average water usage of 9-10 million gallons per month or 108-120 million gallons per year.



Borough of Woodbine Proposed Sewer Collection System

Funding

Source

In 2018, approved United States Rural Development grant and loan totaling \$5.223 million. Due to inflationary impacts on the sewer collection system and the Shared Conveyance System, the Borough has pursued NJ IBank Clean Water Program funding. The agreement between the Borough of Woodbine and the NJ DHS has a financial component which will offset some of the capital costs.

Sewer Collection System funding

Approximately \$3 million of United States Rural Development grant and loan.

CMCMUA Shared Conveyance System funding

Approximately \$1.4 million of United States Rural Development grant and loan.



Borough of Woodbine Proposed Sewer Collection System Construction Timeline

June 2027



Final Design

Final engineering and design plans finalized for bidding.

August 2027



Permitting

Currently ongoing and anticipated to be complete.

September 2027



Bidding

Bidding and contract award finalized.

October 2027



Construction

Mobilization and start of physical construction.

May 2029



Startup

System startup.



Future Mandate

Section 15-2.1 of the Borough of Woodbine Municipal Code states, “All buildings located on streets served by the Public Water Supply System, shall be connected with the public water supply main in the Borough.”

The Borough of Woodbine will introduce a mandatory connection ordinance for the sewer collection system similar to Section 15-2.1.



Borough of Woodbine Proposed Sewer Collection System

Phase 1

Service Borough of Woodbine Municipal Airport and Business Park, the area immediately around the Airport, and the NJ DHS WDC.

Phase 1 Projected Flow

100,000 gallons per day (70,000 gallons per day from NJ DHS WDC and 30,000 gallons per day from existing customers that currently use cesspools and septic systems).

Phase 2

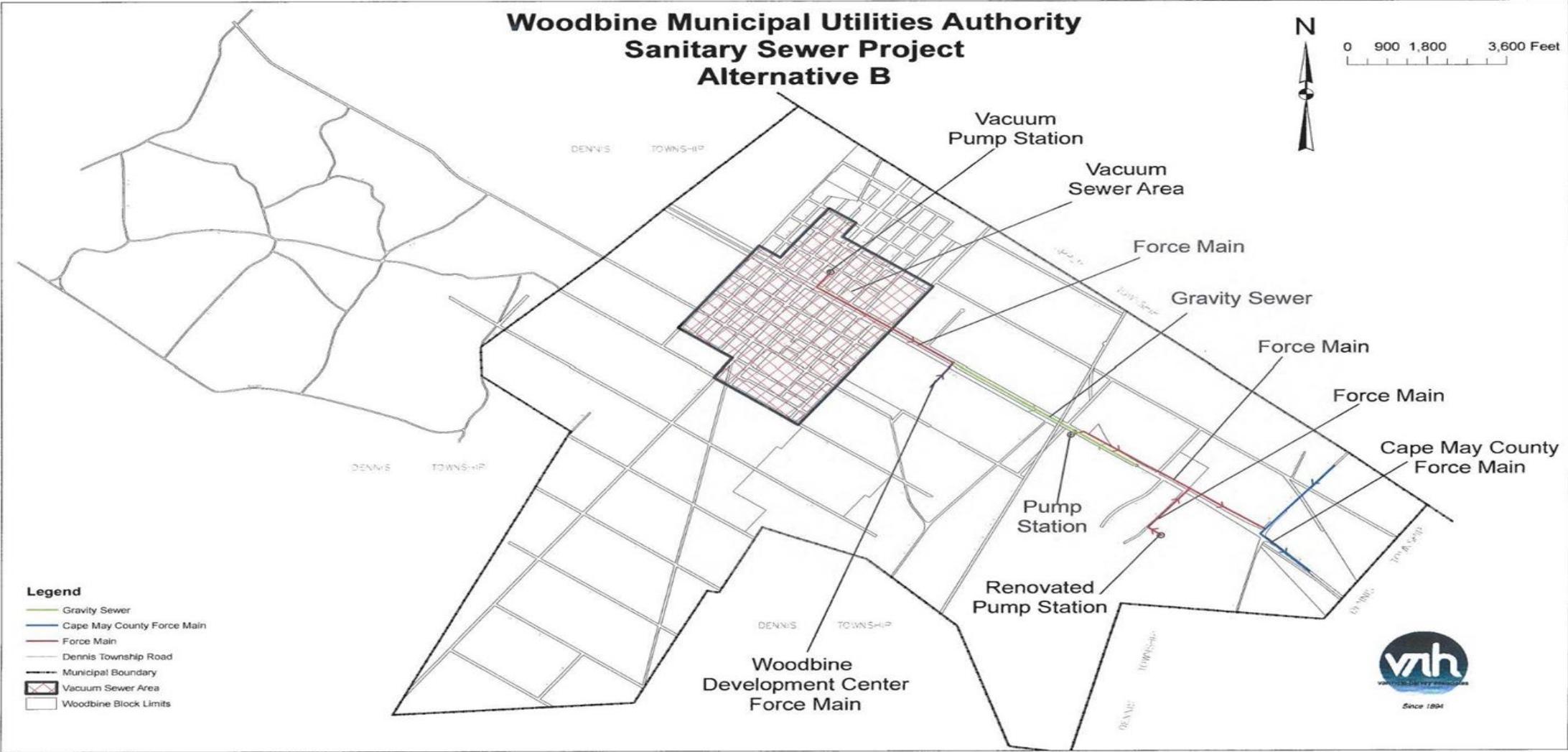
Service the downtown area located approximately 1.5 miles to the west of the Airport connecting approximately 450 residential properties.

Phase 2 Projected Flow

The approximately 450 residential properties all use septic systems and/or cesspools. In general, these properties are typically $\frac{1}{4}$ acre or smaller in size.



Borough of Woodbine Proposed Sewer Collection System



Summary of Benefits

Economic

Cost-effective automation of CMCMUA leachate management and sustainable support for the Borough of Woodbine's growth.

Environmental

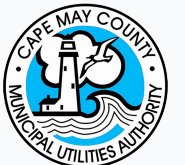
Significant reduction in carbon footprint by eliminating hauling of leachate; eliminates failing cesspools and septic systems; eliminates aged groundwater discharge wastewater treatment facility.

Civic

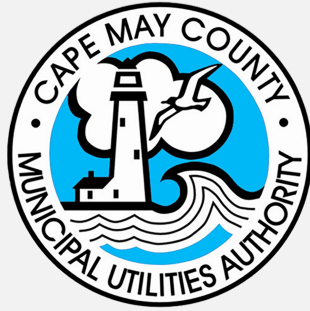
Strengthens wastewater infrastructure and treatment for the Borough of Woodbine, a Pinelands municipality, and the NJDHS/Woodbine Developmental Center.

Questions & Discussion

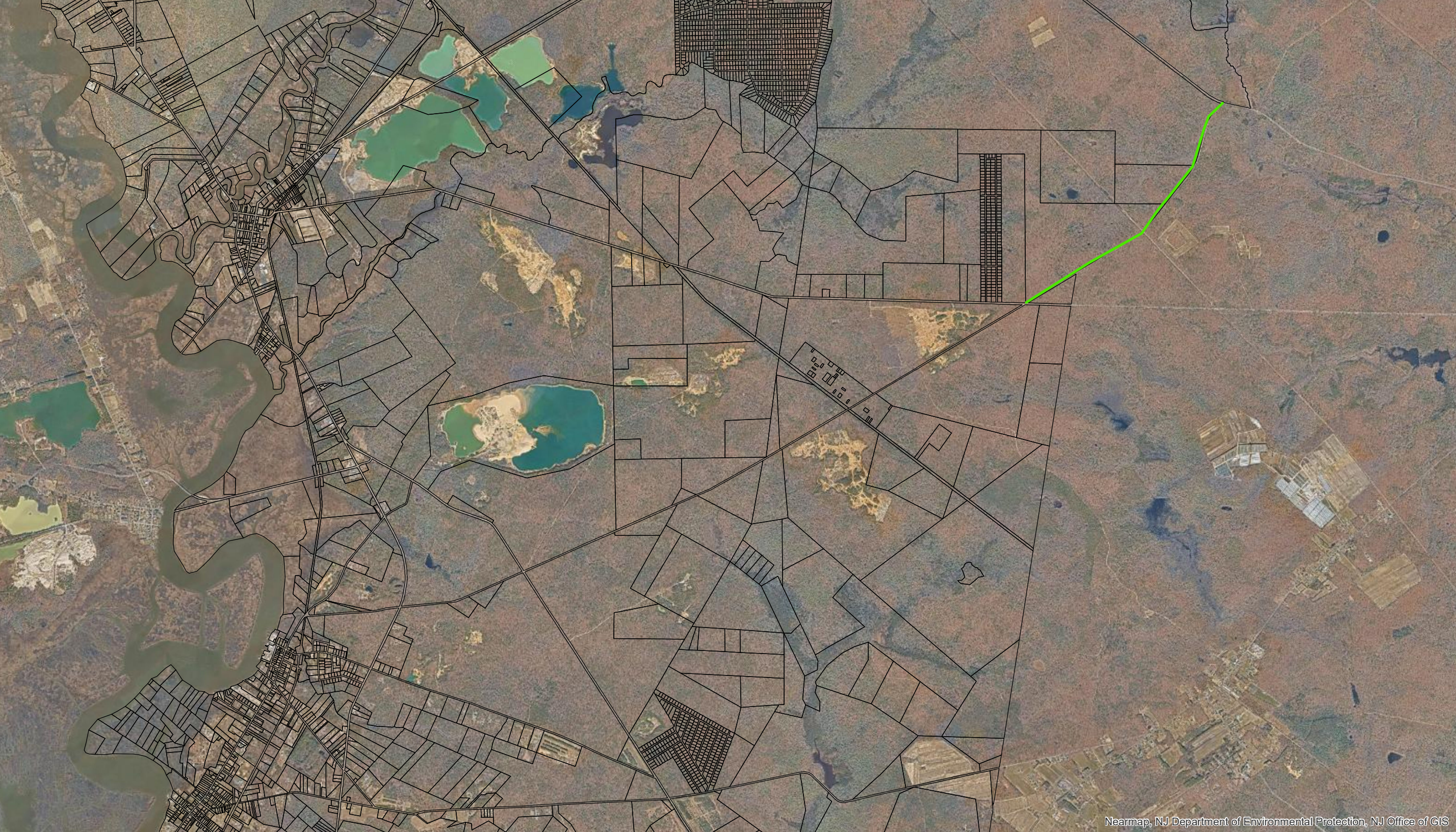
We welcome your feedback, questions, and open discussion regarding the project details, timeline, and regional environmental benefits.

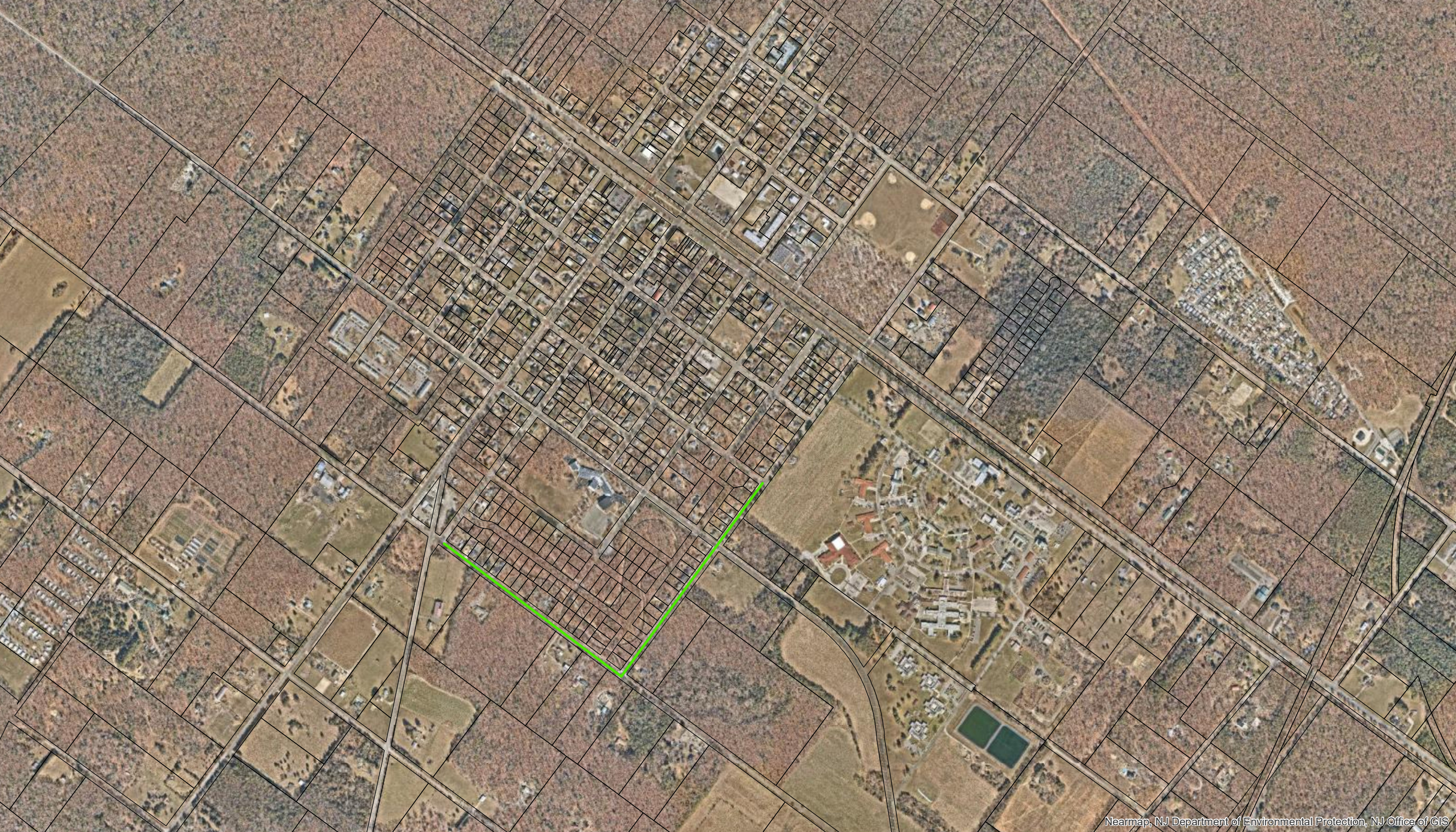


Thank You



Cape May County Municipal Utilities Authority
www.cmcmua.com





Pinelands Speech from Advanced Forestry Solutions, LLC.'s Perspective

Good morning, Commissioners, and thank you for allowing me the opportunity to speak today. My name is Colin McLaughlin, and I am here today to express my strong support for the Atlantic White Cedar Restoration project before the Pinelands Commission.

I support this project not simply because I believe in cutting trees, but because I believe in healthy forests, responsible forest management, regeneration, and preserving the heritage of the New Jersey Pinelands.

Atlantic White Cedar is much more than a tree.

It is part of the identity of South Jersey.

For generations, the cedar swamps provided a source of lumber and livelihoods for the people who lived and worked in the Pinelands. Cedar was valued for its durability and resistance to rot. It was used for homes, shingles, fencing, boats, hunting structures, and countless other products.

The cedar industry created jobs. It supported loggers, sawmills, truckers, manufacturers, craftsmen, and families throughout the region.

That history matters.

And I believe that when we talk about preserving the Pinelands, we should preserve not only the trees and the wetlands, but also the human history and working culture that helped shape this landscape.

The Pinelands Commission itself recognizes the tremendous cultural and economic history associated with forestry and traditional industries in this region.

But there is another reason I strongly support this project.

The cedar forest needs to be regenerated.

We cannot preserve a forest simply by putting a fence around it and refusing to touch it.

Sometimes the healthiest thing we can do for a forest is to manage it.

Atlantic White Cedar is a shade-intolerant species. Young cedar needs sunlight and the right conditions to establish and grow. When former cedar swamps become dominated by red maple, black gum and other competing vegetation, the cedar can lose its ability to regenerate.

That is exactly why carefully planned cutting can be an important restoration tool.

The goal isn't simply to remove trees.

The goal is to create the conditions for new cedar trees to grow.

NJDEP's own restoration program recognizes that harvesting, forestry mowing, planting, deer protection and other treatments can be necessary to create new age classes of Atlantic White Cedar and restore the continuity of these forests.

That distinction is extremely important.

There is a tremendous difference between exploiting a forest and managing a forest for its future.

A properly designed restoration harvest is not the end of the forest.

It is the beginning of the next generation.

And we need to remember what happens when we don't regenerate these forests.

New Jersey once had well over 100,000 acres of Atlantic White Cedar. Today, less than 25,000 acres remain according to NJDEP.

That decline has come from many factors—historical exploitation, development, hydrologic changes, deer browsing, competition from other species, flooding, saltwater intrusion and other pressures.

So doing nothing is not necessarily protecting the forest.

Doing nothing can allow the forest to continue declining.

We have an opportunity to change that.

We can use science, forestry and responsible management to restore the cedar.

And we can do it while protecting the ecological functions that make these swamps so important.

Atlantic White Cedar forests help filter and purify water, store floodwater, stabilize streams, store carbon and provide habitat for plants and wildlife, including rare and threatened species.

They are an important part of the Pinelands' hydrology and its unique ecological character.

So this isn't a choice between trees and the environment.

It isn't a choice between forestry and conservation.

Done properly, this is forestry in the service of conservation.

And I believe there is another important principle that should not be overlooked.

The people who work in the woods have knowledge that should be part of this conversation.

Loggers, foresters, land managers, sawmill operators and others who have spent their lives working in these forests understand things that cannot always be learned from a map or a report.

They understand how a swamp behaves.

They understand how timber responds after a harvest.

They understand access, soils, equipment, regeneration and the practical realities of managing a forest.

That knowledge should be respected and incorporated into restoration—not dismissed.

We should be bringing together foresters, scientists, environmental organizations, land managers and the forest-products industry and finding common ground around the same objective:

A healthy, functioning, regenerating Atlantic White Cedar forest that will still be here for our children and grandchildren.

And I want to make one thing very clear.

Supporting Atlantic White Cedar restoration does not mean supporting unlimited cutting.

It means supporting purposeful cutting, carefully planned cutting, science-based cutting and cutting that has regeneration as its ultimate objective.

Every acre should have a reason.

Every harvest should have a plan.

And every management decision should ultimately be judged by one question:

Will this leave us with a healthier and more sustainable cedar forest in the future?

If the answer is yes, then I believe responsible forest management should be considered a conservation tool—not an enemy of conservation.

The State's own restoration strategy recognizes that the ecological processes that historically sustained cedar have been interrupted and that active forest management can help restore those processes.

We have already seen that this approach can work.

NJDEP's previous restoration projects have used cutting and other treatments followed by planting and monitoring. One Superstorm Sandy restoration project included salvage cutting on 25 acres, followed by treatments to reduce competing vegetation and the planting of more than 5,000 Atlantic White Cedar seedlings.

That is the kind of thoughtful, measured approach I believe we should support.

We shouldn't be afraid of the word "cutting."

We should be concerned about whether the cutting is responsible, necessary and designed to produce regeneration.

Because sometimes, the best way to save a forest is to manage it.

Sometimes the best way to preserve history is to make sure the resource that created that history is still here for the next generation.

And sometimes conservation means getting out of the mindset that every tree that is cut is a tree that has been lost.

A tree that is harvested responsibly can provide an economic benefit today while creating sunlight, space and opportunity for hundreds or thousands of new trees tomorrow.

That is not destruction.

That is regeneration.

I respectfully ask the Pinelands Commission to support the Atlantic White Cedar Restoration project.

Support the science.

Support responsible forest management.

Support the regeneration of Atlantic White Cedar.

Support the ecological health of the Pinelands.

And support the working heritage and cultural history that has been part of South Jersey for generations.

Let's not just preserve what remains of the cedar forests.

Let's restore them.

Let's make sure our children and grandchildren can walk through healthy Atlantic White Cedar swamps and experience the same magnificent forests that helped define the Pinelands for centuries.

Thank you for your time and thank you for considering this important restoration effort.

Colin & Deborah McLaughlin

Advanced Forestry Solutions, LLC.

Pinelands Commission Meeting Comment

Application Number 1994-0288.002

2026-09-11

Bernard N. Isaacson, PhD

I want to thank the Commission, both the commissioners and your staff, for considering (and hopefully approving) the application for this first phase in the Atlantic white cedar restoration project.

The main point of my comment today is to implore you to use the energy here, in this room, as a springboard to collaborate with DEP to create a regional doctrine for managing the whole forest to achieve society's objectives. This should involve a robust discussion of our society's stated intentions for forested land use, a critical examination of the regulations that enable but mostly constrain these intentions, and a concrete plan of action to achieve these goals.

Though I haven't worked at the NJ Forest Service for several years, I was the forester there that set up the cedar restoration strategy. Some of your longer-tenure staff can remember when I came down to this office to discuss it. I led the meeting where your very own chief scientist proposed the starting sites.

This project is an important beginning. It meets the requirements of the CMP for a forestry application, and starts reestablishing cedar. Cedar restoration is an activity singled out for special support in both the CMP and your Forestry Advisory Committee Recommendations from 2006.

However, it isn't enough – for this commission to be responsible in forest land use planning, you should understand what's behind the rarity of forestry applications and work to make possible more good forestry, like what is in this application. Sound forest land use requires that cedar restoration be paired with significant landscape-scale thinning of the pine-dominated uplands.

Wildfires are not only driven by climate change: they are also driven by forest structure. Where the pine forest is at high stocking levels there is an increased risk of stand-replacing fire, increased risk of southern pine beetle outbreak, decreased habitat for open-canopy species, and decreased groundwater recharge. Leaving uplands alone and fantasizing that they'll indefinitely accumulate carbon (fuel) hazards the carbon in the peat soils of the lowlands, today's investment in cedar, and the gains of 120 years of conservation.

The Pinelands are a National Reserve, not a wilderness area. To manage its forests sustainably there needs to be a social and economic system that can support the kind of services that our society has said it wants. It is a fallacy to pretend that an unmanaged forest is free of human influence when it is human decisions controlling land use. The true contrast is between managed and unmanaged forest growth. Managed forests can thoughtfully balance objectives, but unmanaged forests are indifferent to our goals. Forest management like that proposed in this application is congruent with the goals stated in the CMP and with the legislative vision that created this body. I hope you approve this plan and work with land managers to develop and implement a doctrine that will conserve the forest, not lock it behind glass and turn away.

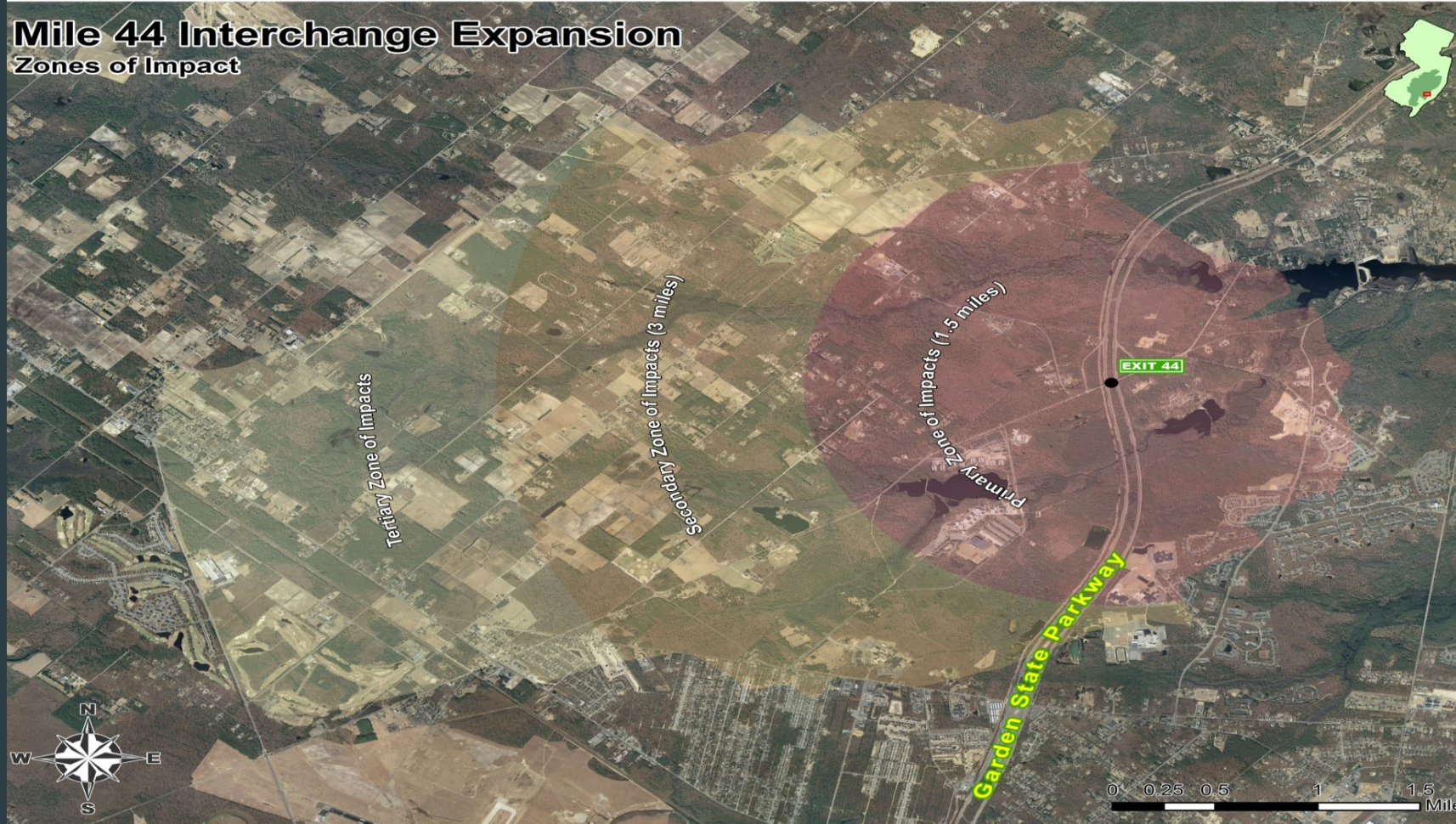
Garden State Parkway Interchange 44 Final Extension

Pinelands Commission Meeting
September 11, 2026

Garden State Parkway Interchange 44

- Interchange 44: Garden State Parkway and Pomona Road
- Expansion from partial interchange to full interchange
 - Northbound exit ramp
 - Southbound entrance ramp
 - In Parkway Overlay District
- Project approved by the Commission in May 2013
- Secondary Impacts Agreement with Atlantic County signed December 2013

Mile 44 Interchange Expansion Zones of Impact



Secondary Impacts Agreement

Memorialize zoning to avoid changes in land use that would be inconsistent with the Pinelands land use program

356 acres within 1.5 miles of Interchange 44 (Tier 1)

Outer Tiers, open 3 years in, if necessary

6 Year Term plus extensions

County decided to acquire lands only within Tier 1 from outset

Extension of Secondary Impacts Agreement

- ▶ Five extensions of time to complete its acquisition obligations under the Secondary Impacts Agreement have been granted.
- ▶ The County has requested an additional extension to complete acquisition and preservation of 4.0 acres located in Tier 1.

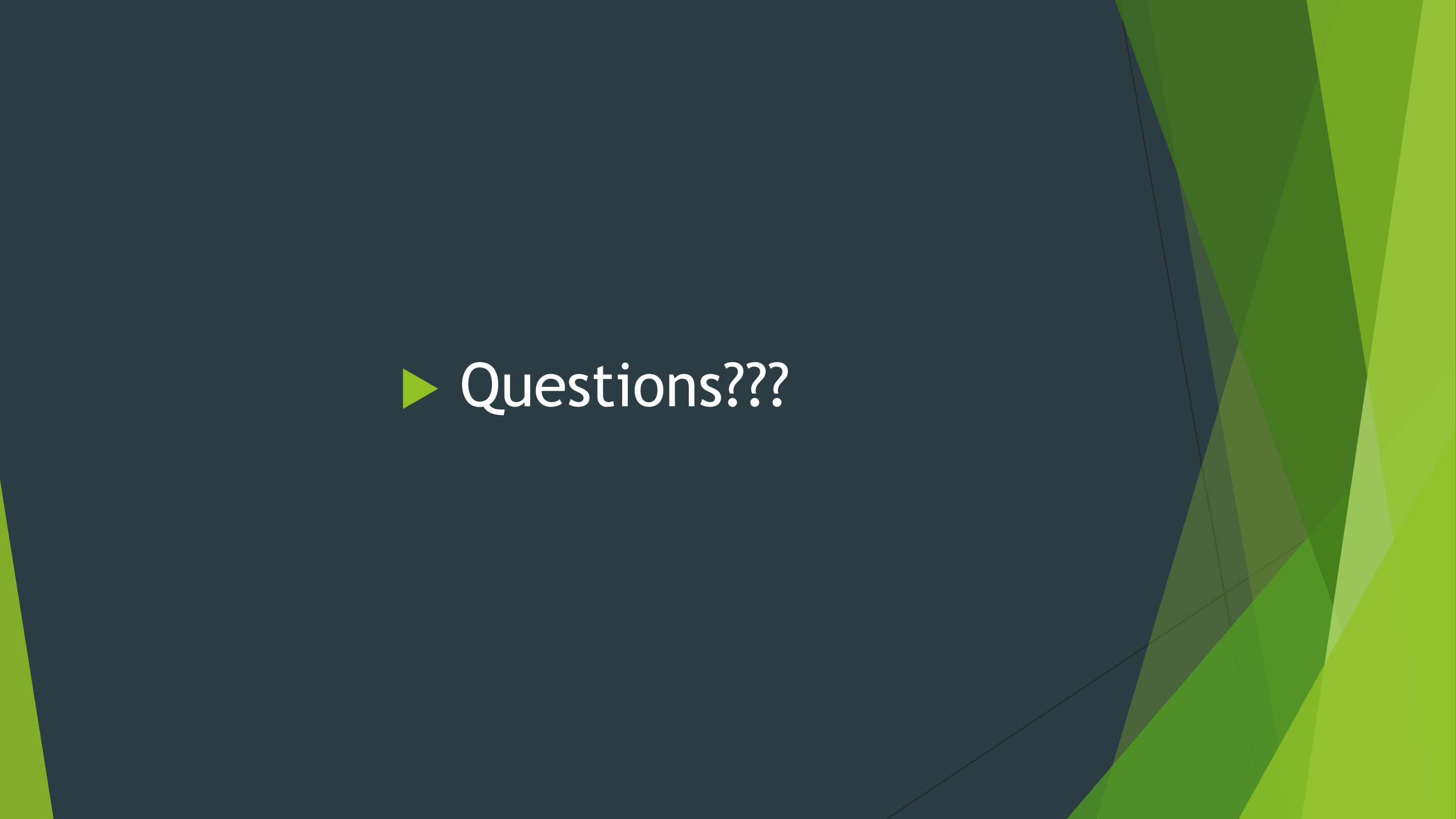
Atlantic County's Efforts

- ▶ Atlantic County has preserved approximately 352 out of 356 acres in Tier 1.
- ▶ Since September 7, 2024, Atlantic County has acquired, but not deed restricted, 1.75 acres within Tier 1 during the last extension period.
- ▶ Atlantic County has sent offer letters to four property owners and is initiating contact with other property owners in the area.
- ▶ Atlantic County is committed to pursuing acquisition of an additional 100 lots in this area.



Staff Recommendation

- ▶ Grant a final extension until March 8, 2027 to permit County additional time to complete its acquisition and preservation of the remaining acreage to satisfy the Secondary Impacts Agreement.
- ▶ Require the County, at expiration of the extension period, to make a financial contribution to the Commission's Pinelands Conservation Fund, Land Acquisition Account equal to the fair market value of any remaining acreage not yet acquired and preserved to complete its obligations.



► Questions???

Pinelands Commission Fiscal Year 2027

September 11, 2026

FY 2027 BUDGETS

- Operating Fund - \$7,935,438
- Pinelands Conservation Fund - \$3,535,469
- Fenwick Manor Preservation Fund -\$1,039,398
- Kate Fund Budget - \$3,850

Operating Fund FY27 Revenue

	FY27 Anticipated
State Appropriation	\$4,377,000
State Supplemental Funding (Health Benefits)	\$687,000
Interest Income	\$100,000
NPS Grant	\$298,000
Timber Rattlesnake Settlement Agreement	\$35,500
Application Fees	\$800,000
Escrow Payments	\$70,000
Fund Balance & Reserves	*\$1,566,938
TOTAL	\$7,935,438

* Includes:

- \$1,169,938 from the Undesignated Fund Balance
- \$388,000 from Designated Reserves – Energy Conservation and Shelving
- \$9,000 PCF Administrative Assessment

Operating Fund FY27 Expenditures

	FY27 Anticipated
Salary and Wages	\$4,404,761
Fringe Benefits	\$2,700,902
Supplies	\$145,746
Professional Services	\$261,460
Other Services	\$315,762
Maintenance/Rent	\$72,477
Improvements and Acquisitions	\$34,330
Total Expenditures	\$7,935,438

Chargebacks

FY26 State “Chargebacks”

DAG legal fees	\$169,527
OIT software/storage/apps	\$63,302
OIT telecommunications	\$26,815
Civil Service Commission - (Employee Advisory Service)	\$258
Civil Service Commission - (CLIP/eLearning Platform)	\$2,160
Total FY26 Chargebacks	\$262,062

Anticipated Additional Chargebacks in FY27

OIT for upgraded Wi-Fi	\$5,000
OIT for website redesign	\$5,000

Pinelands Conservation Fund

FY27 Expenditures

	FY27 Anticipated
Land Acquisition	\$3,028,140
Conservation Planning & Research	\$269,089
Community Planning & Design	\$205,190
Education and Outreach	\$33,050
Total PCF Expenditures	\$3,535,469

Fenwick Manor Preservation FY27 Budget

	FY27 Anticipated
Hawley Bros. Inc.	\$954,320
Connolly & Hickey Historical Architects	\$66,878
Non-Construction Costs and Services	\$3,200
Interior Paint, Furniture & Supplies	\$15,000
Total Fenwick Manor Preservation Expenditures	\$1,039,398

Katie Fund FY27 Budget

	FY27 Anticipated
Rain Garden Supplies	\$100
Grounds Supplies - Plants, Mulch and Pavers	\$750
Memorial Bench	\$550
Pinelands Online Store - Merchandise and Supplies	\$2,250
On-Line Store Postage	\$200
Total Expenditures	\$3,850



Pinelands Commission FY27 Budgets, Proposed Projects & Ongoing Work

September 11, 2026

CMP Amendments

- Implementation of Black Run watershed protection, expiration of waivers and CFs, application fees for resolution of violations
 - Evesham zoning changes
 - Development applications
- Accessible Trails and Wetlands Protection
- Gap approval process
- Improved FA and RDA Clustering Standards
- Right of Way Transmission Line Pilot Program

CMP Amendments

- Standardize 1/3 application fee payments for t&e surveys, etc.
- Escrow payments and procedures
- Updated legal advertising requirements for Commission and applicants
- Revised solar facility siting and development standards
- Siting policies and standards for Battery Energy Storage Systems
- Requirement for digital submission of applications
- Stormwater management (response to REAL rules and revised BMPs)

MOAs and Interagency Coordination

- Evesham Accessible Trail
- SJTA Airport: Northwest Quadrant redevelopment
- CMC MUA, Woodbine, DHS landfill leachate and sewer line
- Update or terminate old NJDEP MOAs
- Annual update on accomplishments and issues
- Interagency Work Group, Interagency Council on Climate Resilience, Board of Public Utilities, State Planning Commission

NPS Economic Monitoring Projects

- Local Conformance/Zoning System development
 - Public access
 - Municipal training seminar
- Lenape installation at Visitors Center
- PAIS (Pinelands Application Information System)
 - Continued development of enhanced and modernized application tracking and reporting system
 - Application portal

Additional Projects

- PCF Land Acquisition funding: grant agreement for Black Run property
- PCF stewardship and monitoring report
- PLP annual report to Commission
- Completion of Garden State Parkway Interchange 44 land preservation obligation
- SADC woodland easements coordination

Additional Projects

- Pinelands Infrastructure Trust Fund
 - Master Plan amendment (ranking/funding)
 - Project solicitation
 - Master Plan amendment (project selection)
- Local Review Officer program suspension or termination
- CMCMUA landfill: 5-year waste flow report
- Landfill closure assessments and solar energy facilities
- Biosphere Region outreach and education

Additional Projects

- PDC Bank annual report
- PDC Supply and Demand
 - Methodologies and estimates
 - Reporting
- PDC Bank legislative changes
 - Sponsors
 - Funding source
 - Rulemaking

Additional Projects

- Monitoring of previously required T&E plant protection measures
- Delaware Watershed Conservation Fund grant: Research, Monitoring and Decision Tools for Reptiles of Greatest Conservation Need (northern pine snake; timber rattlesnake; eastern box turtle) in the Southern Delaware River Basin
- Timber rattlesnake tracking and monitoring
- ~~EPA grant: Long-Term Trends in Wetlands Pollution and the Spatial Requirements of a Regionally Important Bioindicator Species (Pine Barrens tree frogs)~~

Additional Projects

- Contract negotiations with CWA, Local 1040
 - Retention of new outside labor counsel
- Updated Personnel Policies
- Updated Purchasing Policies
- FY2023 Audit
- Contract with new outside accountant
- Retention of new payroll processing/time and attendance/human resources management system; staff training
- Updated Records Retention Policy and implementation
- Health Insurance costs for local government entities: research and options
- Recruitment, restructuring and revised staff responsibilities
- Commission website updates and redesign
- Upgraded WiFi access in all Commission buildings



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-21

TITLE: Approving With Conditions an Application for Public Development (Application Number 2004-0412.002)

Commissioner Pikolycky moves and Commissioner Asselta 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:

2004-0412.002
Applicant: Maurice River Township
Municipality: Maurice River Township
Management Area: Pinelands Forest Area
Date of Report: August 21, 2026
Proposed Development: Construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2004-0412.002 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 columns of headers (AYE, NAY, NP, A/R*) and 5 rows of member names and their corresponding votes.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 11, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 21, 2026

Denise Peterson (via email)
Maurice River Township
590 Main Street
P.O. Box 218
Leesburg NJ 08327

Re: Application # 2004-0412.002
Hunters Mill Road right-of-way
Maurice River Township

Dear Ms. Peterson:

The Commission staff has completed its review of your application for the construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 11, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Maurice River Township Planning Board (via email)
Maurice River Township Construction Code Official (via email)
Secretary, Cumberland County Planning Board (via email)
Cormac Morrissey, PE (via email)



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

August 21, 2026

Denise Peterson (via email)
Maurice River Township
590 Main Street
P.O. Box 218
Leesburg NJ 08327

Application No.: 2004-0412.002
Hunters Mill Road right-of-way
Maurice River Township

This application proposes the construction of an eight-foot-wide paved bike path in the Hunters Mill Road right-of-way located in Maurice River Township.

Hunters Mill Road is an existing two-lane dirt roadway ranging in width from 32 feet to 39 feet. This application proposes to pave an eight-foot-wide by 10,000-foot-long portion of the existing dirt roadway within the Hunters Mill Road right-of-way from Weatherby Road to New Jersey Route 49 to establish a paved bike path. The bike path will be separated from vehicular traffic by a proposed asphalt curb. This application also proposes to remove approximately five feet of the existing dirt roadway from the outside edge of the proposed bike path and to replace that section of roadway with native sand. An approximate 18-25 foot-wide dirt, two-lane roadway will remain after the proposed development is completed.

STANDARDS

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

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

The proposed development is located in a Pinelands Forest Management Area. Public service infrastructure, such as a bike path, is permitted in a Pinelands Forest Management Area provided the infrastructure is intended to primarily serve the needs of the Pinelands. The entirety of the proposed bike path is located in the Pinelands Area.

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

There are wetlands located within 300 feet of the proposed development. While the proposed bike path will be located outside of wetlands, portions of the proposed bike path will be located within 300 feet of wetlands. As the proposed development is located entirely within the limits of the existing dirt roadway, the proposed development will not result in a significant adverse impact on those wetlands.

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

The proposed bike path will be located within the limits of the existing graded dirt roadway.

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

The existing dirt roadway is considered an impervious surface for the purposes of calculating stormwater runoff in accordance with the stormwater management standards of the CMP. This application proposes to remove approximately five feet of the existing dirt roadway from the outside edge of the proposed bike path and to replace that section of roadway with native sand. The proposed replacement of that section of roadway with native sand will result in a decrease of impervious surfaces by approximately 50,000 square feet. There will be no increase in the volume and rate of stormwater runoff because of the proposed development. Therefore, the proposed development is consistent with stormwater management standards.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notice. Online new publication notice was completed on June 24, 2026. The application was designated as complete on the Commission's website on July 15, 2026. The Commission's public comment period closed on August 14, 2026. No public comment was submitted to the commission regarding this application.

CONDITIONS

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

 Sheets 1-4 - November 6, 2024; last revised April 23, 2026
 Sheet 5 - February 3, 2026; last revised April 23, 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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

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

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



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 22

TITLE: Approving With Conditions an Application for Public Development (Application Number 2026-0081.001)

Commissioner Buzby-Cope 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:

2026-0081.001
Applicant: Woodbine Borough
Municipality: Borough of Woodbine
Management Area: Pinelands Town
Date of Report: August 21, 2026
Proposed Development: Installation of water main in the Sumner Avenue and Heilprin Avenue rights-of-way.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2026-0081.001 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 columns of headers (AYE, NAY, NP, A/R*) and 16 rows of member names and their corresponding votes.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: September 11, 2026

Susan R. Grogan

Susan R. Grogan
Executive Director

Laura E. Matos

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

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www.nj.gov/pinelands



MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 21, 2026

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

Re: Application # 2026-0081.001
Sumner Avenue and Heilprin Avenue rights-of-way
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of your application for the installation of a water main in the Sumner Avenue and Heilprin Avenue rights-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 11, 2026 meeting.

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

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

Sincerely,

April Field

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)
James Mullan (via email)



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MIKIE SHERRILL
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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

August 21, 2026

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

Application No.: 2026-0081.001
Sumner Avenue and Heilprin Avenue rights-of-way
Borough of Woodbine

This application proposes the installation of 4,050 linear feet of a potable water main in the Sumner Avenue and Heilprin Avenue rights-of-way located in the Borough of Woodbine.

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. 7:50-5.27)

The proposed development is located in the Pinelands Town of Woodbine. The proposed development is a permitted use in a Pinelands Town.

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

The proposed water main will be located under existing paved surfaces.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notice. Online news publication notice was completed on

July 27, 2026. The application was designated as complete on the Commission's website on August 4, 2026. The Commission's public comment period closed on August 14, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 23 sheets, prepared by Van Note-Harvey, all sheets dated July 23, 2026.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
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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, 2026 and include the following information:

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

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



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 23

TITLE: To Authorize a Final Extension for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway

Commissioner Rittler Sanchez moves and Commissioner Buzby-Cope seconds the motion that:

WHEREAS, on January 7, 2014, the Pinelands Commission (Commission) and Atlantic County (the County) entered into a Secondary Impacts Agreement (the Agreement) as a means of obviating the potential secondary impacts associated with the completion of Interchange 44 of the Garden State Parkway; and

WHEREAS, this Agreement obligated the County to limit the development potential of parcels totaling 356 acres located within 1.5 miles of Interchange 44 within the Pinelands Area referred to in the Agreement as Tier 1; and

WHEREAS, the County had three years to obviate the secondary impacts within the Tier 1 area ending January 7, 2017; and

WHEREAS, the Agreement provided that should the County fail to acquire the required acreage within the required time period, the County would pay an amount equal to the value of any acreage that remained to be acquired to a non-profit, government entity or university or college to undertake the acquisition of Pinelands Development Credits from agricultural lands or other projects, including land acquisition, to improve water quality within the boundaries of Tiers 1 through 3 in Atlantic County; and

WHEREAS, based on the terms of the Agreement, the County requested, and the Executive Director granted an 18-month extension of the deadline for completion of the County’s obligation in Tier 1 through July 7, 2018; and

WHEREAS, the Pinelands Commission granted four additional extensions of the acquisition deadline on the following dates:

- 1) May 8, 2020, extending the deadline from January 7, 2020 to January 7, 2022;
- 2) September 9, 2022, extending the deadline from January 7, 2022 to September 7, 2023;
- 3) September 8, 2023, extending the deadline from September 7, 2023 to September 7, 2024; and
- 4) September 13, 2024, extending the deadline from September 7, 2024 to September 7, 2026.

WHEREAS, to date, the County has acquired and preserved 353.75 acres of the total 356 acres required by the Agreement, including approximately 1.75 acres since September 7, 2024; and

WHEREAS, on August 17, 2026, the County sent a letter to the Commission’s Executive Director requesting an additional extension of the Tier 1 acquisition deadline; and

WHEREAS, the County further advised that it had sent out offer letters to the owners of four lots in Tier 1 and was initiating contact with other property owners in the area; and

WHEREAS, the County noted its continuing commitment to acquire an additional 100 lots, totaling approximately 90 acres, beyond its obligation in the Agreement;

WHEREAS, given the County’s continued efforts to complete its obligations under the Agreement, and its commitment to preserve substantially more acreage within Tier 1 than required by the Agreement, the Commission believes a final extension of the acquisition deadline for Tier 1 is warranted; and

WHEREAS, at the expiration of this extension, should the County not acquire and preserve any portion of the remaining 2.25 acres, the provisions in the Agreement requiring payment of funds to a non-profit, governmental entity, or university or college should be triggered; and

WHEREAS, payment to the Commission’s Pinelands Conservation Fund of fair market value for any portion of the remaining 2.25 acres in Tier 1 that has not been acquired and preserved through recordation of a deed of conservation restriction would satisfy the terms of the Agreement; and

WHEREAS, the Commission’s CMP Policy & Implementation Committee reviewed the County’s extension request at its August 28, 2026, meeting and recommended its approval 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:

- 1. The Commission hereby grants Atlantic County a final extension for completion of its land acquisition and preservation obligations under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway until March 8, 2027.
- 2. Should Atlantic County fail to acquire and preserve the remaining required acreage of up to 2.25 acres in Tier 1 by March 8, 2027, the County shall make a financial contribution to the Pinelands Conservation Fund equivalent to the fair market value of the remaining acreage necessary to fulfill the County’s obligation. Fair market value shall be confirmed at the time the payment is made but shall be at least \$9,000 per acre. Such payment shall be transmitted to the Pinelands Commission no later than April 8, 2027, after which it shall be deposited in the Land Acquisition account of the Pinelands Conservation Fund.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 11, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



Dennis Levinson
County Executive

Atlantic County

Department of Regional Planning and Development

Ranae Knowles
Department Head

Division of Planning
609/645-5898 FAX: 609/645-5836
TDD: 348-5551

Division of Engineering
609/645-5898 FAX: 609/645-5836

Office of GIS

August 17, 2026

Susan Grogan, Executive Director
NJ Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

RE: GSP Interchange 44, Galloway Twp. – Secondary Impacts Agreement

Dear Ms. Grogan,

Please accept this letter as a request for an additional extension of the above-referenced agreement between Atlantic County and the NJ Pinelands Commission, previously executed in connection with the NJ Turnpike Authority's expansion of Interchange 44 of the Garden State Parkway. We sincerely appreciate the Commission's thoughtful consideration in granting prior extensions to allow for continued progress.

To date, Atlantic County has acquired most of the land required to satisfy the requirements of that agreement, including the preservation of approximately 354 acres of the 356 acres of land required within the Tier 1 area targeted for preservation. Despite our efforts, we have experienced unfortunate delays in acquiring the remaining acreage for various reasons, although we remain committed to doing so.

As previously reported, the County is currently pursuing acquisition of approximately 100 additional lots within the Tier 1 target area, totaling over 90 acres – well in excess of the acreage remaining under our agreement. Atlantic County recently closed on six lots (Deeds are in the process of being recorded). The purchase price for these properties is equal to the Fair Market Value as determined by appraisal. In addition, offer letters were sent out last week to the owners of four additional lots, based on Fair Market Value. As previously reported, title issues continue to impact some of the lots, further complicating the acquisition process. In some cases we have had willing sellers who could not establish clear title. As we await responses to our most recent offer letters, our department is initiating contact with the next phase of property owners.



P.O. Box 719 • New Road and Dolphin Avenue • Northfield, New Jersey 08225-0719

Visit our web site at: www.atlanticcountynj.gov

Atlantic County is an Equal Opportunity Employer



Based on our progress to date and documentation demonstrating continuing efforts to satisfy the requirements of our agreement, we respectfully request the Commission's consideration of an additional extension of time to complete this project.

As stated, the Commission's consideration of this and prior requests is greatly appreciated. If you or your staff have any questions regarding this request or the County's progress to date, please feel free to contact me at 609-645-5898. Thank you.

Respectfully,



Ranae L. Knowles, PP, AICP, CPM
Department Head

cc: Stacey Roth, Esq., Chief, Legal and Legislative Affairs, NJ Pinelands Commission



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 24

TITLE: To Adopt the Pinelands Commission’s Fiscal Year 2027 Budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund

Commissioner Pikolycky moves and Commissioner Buzby-Cope 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 \$4,377,000 to support the Commission's operations during Fiscal Year 2027; and

WHEREAS, the Commission anticipates financial assistance from the State in the amount of \$687,000 to offset a portion of its Fiscal Year 2027 health benefit and pension costs; and

WHEREAS, the Commission anticipates that additional funding sources of \$1,304,500 will be available to further support the Commission's operations, including interest income, an annual grant from the National Park Service, a 2000 settlement agreement related to timber rattlesnake monitoring, wetlands permitting, and development application fee and escrow payment revenue; and

WHEREAS, the Operating Budget for Fiscal Year 2027 totals \$7,935,438; and

WHEREAS, the Fiscal Year 2027 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 2027 Operating Budget anticipates the need for a \$1,169,938 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, 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 2027 PCF budget totals \$3,535,469, including \$3,028,140 for the Land Acquisition program, \$269,089 for the Conservation Planning and Research program, \$205,190 for the Community Planning and Design program and \$33,050 for the Education and Outreach program; and

WHEREAS, for Fiscal Year 2027, the Fenwick Manor Preservation Budget includes funding in the amount of \$1,039,398 to complete the rehabilitation project; and

WHEREAS, the Katie Fund Budget for Fiscal Year 2027 anticipates expenditures of \$3,850, which will be used for maintenance of the rain garden on the Commission’s property, the installation of a native grass/seed mix demonstration garden and merchandise, a memorial bench for a long-time Commission staff member, and supplies and postage to support the Commission’s online store; and

WHEREAS, the Commission’s Personnel & Budget Committee has reviewed the Fiscal Year 2027 budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie 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 2027 Budgets for the Operating Fund totaling \$7,935,438, the Pinelands Conservation Fund totaling \$3,535,469, the Fenwick Manor Preservation Fund totaling \$1,039,398, and the Katie Fund Budget totaling \$3,850.

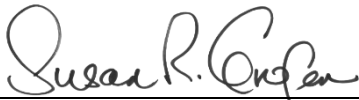
Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 11, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair

**PINELANDS COMMISSION
OPERATING BUDGET REVENUES
GENERAL FUND
FISCAL YEAR 2027**

Revenue Source	FY2027 Anticipated	Notes
State Appropriation	\$4,377,000	1
State Supplemental Funding (Fringe Benefits)	\$687,000	2
Interest Income	\$100,000	3
NPS - Long Term Environmental Monitoring	\$149,000	4
NPS - Long Term Economic Monitoring	\$149,000	4
Wetlands Permitting	\$1,000	5
Timber Rattlesnake Study	\$35,500	6
Pinelands Application Fees	\$800,000	7
Pinelands Escrow Payments	\$70,000	8
TOTAL REVENUE	\$6,368,500	
Energy Conservation Reserve	\$363,000	9
Regulatory Programs Shelving Reserve	\$25,000	10
Administrative Assessment (PCF)	\$9,000	11
Undesignated Fund Balance Anticipated	\$1,169,938	12
TOTAL OTHER INCREASES	\$1,566,938	
TOTAL REVENUE AND OTHER INCREASES	\$7,935,438	

PINELANDS COMMISSION
OPERATING BUDGET EXPENDITURES
GENERAL FUND
FISCAL YEAR 2027

Expenditure Account	FY2027 Anticipated	Notes
PERSONNEL		
Salaries & Wages	\$4,404,761	13
Fringe Benefits	\$2,700,902	14,15
TOTAL PERSONNEL	\$7,105,663	
SUPPLIES		
Printing & Office Supplies	\$35,250	16
Vehicular Supplies	\$12,800	17
Household Supplies	\$8,000	18
Fuel & Utilities	\$54,500	19
Other Supplies	\$35,196	20
TOTAL SUPPLIES	\$145,746	
SERVICES		
Travel	\$10,125	21
Telephone	\$35,000	22
Postage	\$2,325	23
Insurance	\$78,275	24,25
Information Processing	\$157,089	26
Household Services	\$4,600	27
Professional Services	\$261,460	28
Other Services	\$28,349	29
TOTAL SERVICES	\$577,223	
MAINTENANCE & RENT		
Maintenance - Buildings & Grounds	\$31,700	30
Maintenance - Equipment	\$22,702	31
Maintenance - Vehicular	\$11,300	32
Rent - Other	\$6,775	33
TOTAL MAINTENANCE & RENT	\$72,477	
IMPROVEMENTS & ACQUISITIONS		
Acquisitions - Equipment	\$17,010	34
Acquisitions - Information Processing Equipment	\$17,320	35
TOTAL IMPROVEMENTS & ACQUISITIONS	\$34,330	
TOTAL EXPENDITURES	\$7,935,438	36, 37, 38

PINELANDS COMMISSION
OPERATING BUDGET
FISCAL YEAR 2027 NOTES
August 18, 2026

1. The adopted state budget includes a FY 2027 State Appropriation to the Commission in the amount of \$4,377,000.
2. 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 additional funding between FY 2012-2015 but no increase was approved. The FY 2027 budget once again anticipates financial assistance from the State in the amount of \$687,000 for these costs.
3. 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.
4. The Commission is entering its 31st year of the Long-Term Environmental and Economic Monitoring Programs, funded in part by an annual grant of \$298,000 from the National Park Service.
5. The anticipated revenue from the NJDEP Wetlands Permitting program reflects estimated permit fees to be received for the Commission's processing and issuance of certain wetlands general permits. The Commission's receipt of this permit fee revenue is authorized through language in the Appropriations Act.
6. All remaining funds (\$35,500) provided through the Commission's 2000 Sanctuary settlement agreement for tracking and monitoring of Timber Rattlesnakes will be expended in FY 2027. This will include salary/fringe expenditures as well as purchase of supplies.
7. Development application fees of \$800,000 are anticipated to be received during FY 2027. This important component of the Commission's Operating Budget fluctuates tremendously from month to month and will be closely monitored throughout the fiscal year.
8. Escrow payments totaling \$70,000 are anticipated during FY 2027. These payments are most often associated with landfill closure assessments and applications involving new or increased diversions from the Kirkwood-Cohansey aquifer.
9. FY 2027 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 \$25,000 is being added to the reserve in FY 2027 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 2027 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 2027 budget deficit is \$1,169,938.

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 2027 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 (\$245,000), Medicare (\$62,000), disability insurance (\$500), flexible savings accounts (\$1,500) and miscellaneous administrative charges (\$500). The employer liability of pension related funds is estimated at \$650,000. The Commission's escalating health benefit premiums for active and retired employees are estimated at \$1,850,000 with a \$325,000 reduction for coinsurance payments from staff members. Also included is \$16,000 for dental insurance premiums and \$500 for participation in the Employee Advisory Service.

15. Upon Commission approval of the FY 2027 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 \$307,000.

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 \$7,950 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 98%) of this account, totaling \$34,496 for FY 2027.
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.
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 2027 Operating Budget, the Executive Director will be authorized to pay the State's insurance broker an amount not to exceed the budgeted funding of \$78,000 to cover the Commission's insurance premiums.
26. The FY 2027 budget for information processing includes \$57,089 for software maintenance agreements and data purchases. A total of \$21,005 is budgeted for payroll processing. This will cover payments to the current payroll vendor in the first quarter of FY2027 and payments to a new payroll vendor for the remainder of the year, including upgraded services for time and attendance and human resource management. The NJOIT chargeback for Zscaler (remote access) and storage services is anticipated to total \$52,000 for FY 2027.
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 (custodial and electrician) services to support the Commission's office operations. Anticipated costs include \$75,000 for legal fees associated with DAG services, \$25,000 for outside labor counsel services associated with contract negotiations and \$2,500 for publication of the Commission's rulemaking documents by the Office of Administrative Law. Grant-related technical services totaling \$7,000 are budgeted for design and printing of the annual

Pinelands calendar. Also notable are funds paid to USGS for its review of modeling associated with potential future development applications and \$24,460 for the services of a new outside accountant to prepare for the next State audit.

29. Expenditures in the other services budget include annual subscriptions (\$3,250), required memberships and professional licenses (\$5,150); meeting expenses (\$1,500); legal advertising (\$1,365), research-related fees (\$1,294), training (\$13,990), and banking fees (\$800).

30. The maintenance buildings and grounds budget for FY 2027 includes an 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 2027 budget includes \$375 for the postage meter and \$2,900 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 \$17,010 for scientific equipment supporting grant-related projects.

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

36. The total estimated Operating Budget expenditures for FY 2027 equal \$7,935,438. 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 \$4,667,983.

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 2027 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 2027 BUDGET**

Revenue Source	FY2027 Anticipated	Notes
Interest Income - Land Acquisition	\$100,000	1
Interest Income - Conservation Planning & Research	\$20,000	1
Interest Income - Community Planning & Design	\$20,000	1
Interest Income - Education & Outreach	\$2,500	1
Total Revenue	\$142,500	
Reserves for Pinelands Conservation Activities	\$3,392,969	
Total Revenue/Other Sources Anticipated	\$3,535,469	

Expenditure Account	FY2027 Anticipated	Notes
<u>Land Acquisition</u>		
Salaries & Wages	\$16,500	
Fringe Benefits	\$10,890	
Land Acquisition	\$3,000,000	2
Printing & Office Supplies	\$650	
Travel	\$100	
Total Land Acquisition Expenditures	\$3,028,140	4

Conservation Planning and Research

Salaries & Wages	\$135,222	
Fringe Benefits	\$89,247	
Printing & Office Supplies	\$1,700	
Other Supplies	\$35,310	
Travel	\$3,500	
Training	\$450	
Information Processing	\$610	
Other Services	\$50	
Administrative Assessment	\$3,000	3
Total Conservation Planning/Research Expenditures	\$269,089	5

Community Planning and Design

Salaries & Wages	\$121,500	
Fringe Benefits	\$80,190	
Printing & Office Supplies	\$50	
Other Supplies	\$50	
Travel	\$100	
Legal/Hearing notices	\$300	
Administrative Assessment	\$3,000	3
Total Community Planning/Design Expenditures	\$205,190	6

Education and Outreach

Salaries & Wages	\$10,000	
Fringe Benefits	\$6,600	
Travel	\$200	
Other Supplies	\$6,250	
Other Services	\$7,000	
Administrative Assessment	\$3,000	3
Total Education and Outreach	\$33,050	7

Total Expenditures	\$3,535,469	
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PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2027 BUDGET NOTES
August 18, 2026

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 2027 estimated interest income totals are anticipated to reach \$142,500 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. All of this land acquisition funding was provided by the South Jersey Transportation Authority (SJTA) as an offsetting measure required by the 2019 Amendment to SJTA's Memorandum of Agreement with the Commission related to development at the Atlantic City Airport. In FY26, an additional \$161,226 in land acquisition funding was provided to the Commission by Stafford Township as a condition of the compelling public need waiver approved by the Commission for development of a stormwater basin in the Pinelands Forest Area.
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 #11. 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 2027 budget continues that reduced administrative assessment.
4. The Land Acquisition program budget for FY 2027 totals \$3,028,140. Personnel costs (salaries/wages and fringe benefits) are estimated at \$27,390 in support of the Commission's permanent land protection initiatives, including completion of the current round of land acquisition, PCF deed restriction monitoring and the annual permanent land protection summit. The budget also reflects an anticipated grant agreement with the New Jersey Conservation Foundation in the amount of \$3,000,000 for acquisition and preservation of a large project in the Black Run watershed. Additional funds are included for meeting supplies and mileage.
5. The Conservation Planning and Research program budget for FY 2027 totals \$269,089. Personnel costs (salaries/wages and fringe benefits) are estimated at \$224,469 to support continued implementation of the Kirkwood-Cohansey aquifer water management CMP amendments and data maintenance and reporting related to permanent land protection. In addition, the Science Office will be continuing to conduct its corn snake and box turtle research projects. The corn snake project is also partially funded by the National Park Service as part of the Commission's Long-Term Environmental Monitoring Program. This account will also support a new project for FY 2027 involving monitoring and reporting on

the success of threatened and endangered plant protection measures required for developments in the Pinelands Area. An additional \$41,620 is budgeted for related expenses, including printing of scientific journal articles, scientific supplies, permits, training, software maintenance and travel (mileage). It should be noted that \$3,300 of that total will be spent on supplies to support a barred owl tracking study being led by the Wild Bird Research Group, a non-profit organization. The study is expected to provide a better understanding of the home range size of barred owls in the Pinelands. 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 2027 totals \$205,190. Personnel costs (salaries/wages and fringe benefits) are estimated at \$201,690 to support the following initiatives and special projects: CMP amendments related to accessible trails and cluster development; administration of the PDC Bank, including amendments to the Pinelands Protection Act and CMP; PDC supply and demand methodologies and associated buildout analyses; administration of the Pinelands Infrastructure Trust Fund; continuation of the alternate design treatment systems pilot program; and maintenance and public access to the Commission's new Local Conformance and Zoning System. Also reflected in the budget are funds to support a variety of climate change initiatives and efforts, including continued participation on the state's Interagency Council on Climate Resilience, coordination with NJBPU on its various solar facility programs, CMP amendments related to solar energy facilities and CMP amendments to address changes in NJDEP's stormwater BMPs for nitrogen reduction. An additional \$100 is budgeted for mileage, along with \$100 for office supplies and postage and \$300 for legal advertising expenses associated with two anticipated public hearings to be held prior to December 31, 2026. Rounding out the budget is the \$3,000 administrative assessment explained in Note 3 above.
7. The Education and Outreach program budget for FY 2027 totals \$33,050. Personnel costs (salaries/wages and fringe benefits) are estimated at \$16,600 to support the two annual Pinelands Short Courses and the World Water Monitoring Challenge. A total of \$13,250 is included for photographic equipment, supplies related to the Visitors Center and the World Water Monitoring Challenge, maintenance of the bog and native species gardens on the Commission's property, plant and tree markers and tick-repellent field clothing. Services include honoraria for participants in the Pinelands Speakers Series and payment to the Office of Information Technology to support redesign of the Commission's website. A total of \$200 is included for mileage. Finally, the budget includes the \$3,000 administrative assessment mentioned in Note 3 above.

PINELANDS COMMISSION
Fenwick Manor Preservation Budget
FISCAL YEAR 2027 BUDGET

Revenue	FY 2027 Anticipated	Notes
Fenwick Manor Preservation Fund Balance	\$1,021,198	1
Interest Revenue	\$18,200	2
Total Revenue	<u>\$1,039,398</u>	

Expenditures (Vendor Balances)	FY 2027 Anticipated	Notes
Hawley Bros. Inc.	\$954,320	3
Connolly & Hickey Historical Architects	\$66,878	4
Non-Construction Costs and Services	\$3,200	5
Interior Paint, Furniture & Supplies	\$15,000	6
Total Expenditures	<u>\$1,039,398</u>	

**PINELANDS COMMISSION
FENWICK MANOR PRESERVATION BUDGET
FISCAL YEAR 2027 BUDGET NOTES
August 18, 2026**

1. The Fund Balance total needed for the outstanding expenditures related to the Hawley Bros. LLC and Connolly & Hickey Historical Architects contracts for rehabilitation of Fenwick Manor.
2. The anticipated interest revenue that will cover non-construction costs and services as well as interior paint, office furniture, and related supplies.
3. Total amount of the Commission's contract with Hawley Bros. LLC.
4. The remaining expenditures associated with the Commission's contract with Connolly & Hickey Historical Architects.
5. Non-construction related costs associated with amended DCA permit fees, movers and monthly fees for the 20-foot storage unit rental.
6. Upon completion of the project and contract with Hawley Bros, these are the necessary funds associated with interior paint, replacement office furniture and related supplies for Fenwick Manor. All interior painting will be handled in-house.

**PINELANDS COMMISSION
KATIE FUND
FISCAL YEAR 2027 BUDGET**

Revenue	FY 2027 Anticipated	Notes
Katie Fund Available Balance 7/1/2026	\$40,215	1
Revenue Needed for FY27 Projects	\$3,850	

Expenditure Account	FY 2027 Anticipated	Notes
Rain Garden Supplies	\$100	2
Grounds Supplies Plants, Mulch and Pavers	\$750	3
Memorial Bench	\$550	4
Pinelands Online Store Merchandise	\$2,250	5
On-Line Store Postage	\$200	6
Total Expenditures	\$3,850	

Notes:

- 1 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. The balance includes revenue from the Pinelands online store and donations.
- 2 Mulch and other supplies 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 After improvement of the Katie Garden (located between Fenwick Manor and the RJS building), we will install a bench in memory of long-time Commission staff member Janet Pierce.
- 5 For purchase of additional Pinelands playing cards for sale via the Commission's online store.
- 6 For postage associated with filling orders from the Commission's online store.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-0065.037)

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:

1987-0065.037

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

Borough of Woodbine
Borough of Woodbine
Pinelands Town
September 17, 2026
Construction of a 475 linear foot paved aircraft taxiway at the Woodbine Municipal Airport.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-0065.037 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2026

Mayor William Pikolycky (via email)
Borough of Woodbine
501 Washington Avenue
Woodbine NJ 08270

Re: Application # 1987-0065.037
Block 125, Lots 1, 1.02 & 1.03
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of your application for construction of a 475 linear foot paved aircraft taxiway connector at the Woodbine Municipal Airport. 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 October 9, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure
Public comments (3)

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)
Alex Stollery (via email)

Brian Murray (via email)

Gary Murray (via email)

Joan Murray



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Mayor William Pikolycky (via email)
Borough of Woodbine
501 Washington Avenue
Woodbine NJ 08270

Application No.: 1987-0065.037
Block 125, Lots 1, 1.02 & 1.03
Borough of Woodbine

This application proposes construction of a 475 linear foot paved aircraft taxiway connector at the Woodbine Municipal Airport located on the above referenced 665 acre parcel in Woodbine Borough.

The proposed taxiway connector will connect the end of existing Runway 19 to existing Taxiway B to provide safe passage of airplanes from the runway to the adjacent taxiway.

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. 7:50-5.27)

The proposed development is located in the Pinelands Town of Woodbine. The proposed development is a permitted use in a Pinelands Town.

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

There are wetlands located on the parcel. The proposed development will be located at least 300 feet from wetlands.

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

The proposed development will be located in an existing maintained grassed area. The proposed soil disturbance is limited to that which is necessary to accommodate the development.

The landscaping and revegetation guidelines of the CMP recommend the use of grasses that are tolerant

of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

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

The Commission has records of Northern pine snake, Grasshopper sparrow, Savannah sparrow, Upland sandpiper, Eastern meadowlark, and Northern harrier being located on the parcel. Based upon the existing site conditions, the location of the proposed development relative to the existing development and information available to the Commission staff, it was determined that a survey for the presence of threatened and endangered species of plants and wildlife was not required.

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

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

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

The New Jersey Historic Preservation Office determined that the Woodbine Municipal Airport, historically known as the Woodbine Airfield, is a historic resource eligible for listing on the National and State Registers of Historic Places. The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development and determined that the proposed development associated with this application will not impact any contributing cultural resources associated with the Woodbine Airfield. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Legal notice to required land owners within 200 feet of the above referenced parcel was completed on October 21, 2025. Newspaper public notice was completed on October 17, 2025. The application was designated as complete on the Commission's website on August 26, 2026. The Commission's public comment period closed on September 11, 2026. The Commission received three written comments regarding this application.

Commenter No. 1: The commenter expressed their opposition to the proposed development occurring on their property.

Staff Response: The proposed development will occur on a parcel owned by the Borough of Woodbine. No development is proposed on the commenter's property.

Commenter No. 2: The commenter indicated that they did not receive any correspondence or notification from the Pinelands Commission regarding the application and that the lack of communication from the Commission has prevented the commenter from reviewing the project and its impact on their property.

Staff Response: The commenter received notice of the proposed development from the applicant by certified mail on October 21, 2025. In response to the submission of their

written comment, on November 14, 2025, the Commission issued an email indicating that the application file was available for review at the Commission's office.

Commenter No. 3: The commenter indicated that they were not informed as to the type of development which was proposed.

Staff Response: The commenter received notice of the proposed development from the applicant on October 21, 2025. The notice included a description of the proposed aircraft taxiway connector.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 31 sheets, prepared by DY Consultants and dated as follows:

 Sheets 1-16, 18-22, 24 & 27-31 - dated May 5, 2025
 Sheets 17, 25 & 26 - dated May 5, 2025; revised to June 8, 2026; and
 Sheet 23 - dated May 5, 2025; revised to July 10, 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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

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

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

Commenter #1

From: Gary Murray (gmurray1445@comcast.net)
Received: 10/26/2025 8:20:26 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Opposition to proposed taxiway connector
Attachments: None

October 24, 2025

Dear Members of the Pinelands Commission,

I am writing to formally express my opposition to the application submitted by the Mayor seeking approval for a 1.45-acre taxiway connector on my property.

As the property owner, I have not consented to this proposal and do not support its development. I believe this project would negatively impact my rights, the character of the land, and potentially the surrounding environment. This project raises serious concerns regarding my property rights and the environmental impact of such development. I have not been consulted or given consent, and I believe this action violates the principles of due process and private property protection. The Pinelands are a unique and protected ecosystem. Construction of a taxiway connector could disrupt local habitats, increase pollution, and compromise the ecological integrity of the area.

I respectfully request that the Commission deny this application and ensure my concerns are fully considered during the review process.

Please confirm receipt of this email and advise me of any upcoming hearings or opportunities to present my position.

Thank you for your attention to this matter.

Sincerely,
Gary Murray

A black rectangular redaction box covering the signature area.

Commenter #2

Brian Murray

[REDACTED]

Email: barmurray@mac.com

Phone: [REDACTED]

Date: November 1, 2025

To:

Pinelands Commission

P.O. Box 359

New Lisbon, NJ 08064

Subject: Concern Regarding Application 1987-0065.037 — 1.45 Acre Taxiway Connection

Dear Members of the Pinelands Commission,

I am writing as the trustee for the properties located at [REDACTED]
[REDACTED] in reference to Application No. 1987-0065.037 concerning the proposed 1.45-acre taxiway connection.

I wish to formally express that I am not in agreement with this proposed project. To date, I have not received any official correspondence or notification from the Pinelands Commission regarding this application, despite my status as a directly affected property trustee. This lack of communication has prevented me from reviewing the full scope and potential impacts of the project on my properties and the surrounding community.

I respectfully request that the Commission pause or reconsider any actions or approvals related to this application until affected property owners, including myself, have been properly informed and given the opportunity to review the details and provide input.

Please confirm receipt of this letter and advise me of any upcoming hearings, public comment periods, or documentation related to this matter.

Thank you for your attention and consideration.

Sincerely,

Brian Murray

[REDACTED]

10/30/2025

To Whom it may Concern

Two things we were never informed of what type of development this would be on Block 125 located on De Hirsch Ave, and two we have been trying to have a fire hydrant fix since spring and can't get that fix

Joan Murray



APP# 19870065.037
Doc Type 100

NOV 14 2025

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RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 2007-0300.003)

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:

2007-0300.003
Applicant: Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
Municipality: Stafford Township
Management Area: Pinelands Regional Growth Area
Date of Report: September 17, 2026
Proposed Development: Construction of 150 foot high local communications tower.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2007-0300.003 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2026

Robert Czarniawski (via email)
Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
One Verizon Way, Mail Stop 4AW100
Basking Ridge, NJ 07920

Re: Application # 2007-0300.003
Block 44.213, Lot 9
Stafford Township

Dear Mr. Czarniawski:

The Commission staff has completed its review of your application for the construction of 150 foot high communications tower. 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 October 9, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Stafford Township Planning Board (via email)
Stafford Township Construction Code Official (via email)
Stafford Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Matthew Von der Hayden, Administrator (via email)

Warren O. Stilwell, Esq. (via email)



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Robert Czarniawski
Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
One Verizon Way, Mail Stop 4AW100
Basking Ridge, NJ 07920

Application No.: 2007-0300.003
Block 44.213, Lot 9
Stafford Township

This application proposes the construction of 150 foot high local communications tower on the above referenced 0.85 acre parcel in Stafford Township. There is an existing municipal water tower on the parcel.

The proposed development includes the development of a 2,482 square foot equipment compound and a 129 linear foot access road.

STANDARDS

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

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

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

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

The proposed development will be located primarily in an existing maintained grassed area. The proposed development will require the removal of eleven individual trees. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

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

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

For a “minor” development application which proposes an increase of greater than 1,000 square feet of regulated motor vehicle surfaces, the CMP requires that the volume of the water quality design storm shall be recharged onsite. The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standard, the applicant will be constructing two subsurface stormwater infiltration recharge trenches.

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 August 13, 2026. The Commission’s public comment period closed on September 11, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 31 sheets, prepared by FC Architects and dated as follows:

 Sheets, 1, 4, 5 & 7-9 - September 3, 2024; revised to July 31, 2026
 Sheets 2, 3, 6, 10-22, 24-27 & 29-31 - dated September 3, 2024; revised to November 10, 2025
 Sheets 23 & 28 - dated September 3, 2024; revised to July 14, 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



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www.nj.gov/pinelands



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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

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

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



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1994-0288.002)

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:

1994-0288.002

Applicant: NJDEP Forest Service

Municipality: Waterford Township

Management Area: Pinelands Preservation Area District

Date of Report: September 17, 2026

Proposed Development: Forest management and Atlantic white cedar regeneration on 171 acres within Wharton State Forest .

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1994-0288.002 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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www.nj.gov/pinelands



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2026

Todd Wyckoff (via email)
NJDEP Forest Service
Mail Code 501-04
P.O. Box 420
Trenton NJ 08625

Re: Application # 1994-0288.002
Block 6603, Lot 1
Block 6703, Lot 1
Block 6704, Lot 1
Block 6801, Lots 1 & 2
Block 6802, Lots 1 - 4
Block 6803, Lots 1 & 2
Block 6905, Lot 1
Wharton State Forest
Waterford Township

Dear Mr. Wyckoff:

The Commission staff has completed its review of your application for forest management and cedar regeneration on 171 acres within Wharton State Forest. 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 October 9, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Waterford Township Planning Board (via email)
Waterford Township Construction Code Official (via email)
Waterford Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Edward Samanns (via email)
Michael Klein (via email)
Jason Howell (via email)
Heidi Yeh (via email)
Liz Thomspson, Executive Director (via email)
Ann Crow (via email)
Lenore Walker (via email)
Amy Wilson (via email)
Deborah McLaughlin (via email)
Brooke Wright (via email)
Joshua Carmen (via email)
Josh Carmen (via email)
Eric Hinesley (via email)
Lynne Lasko (via email)
Nancy McLaughlin (via email)
Ray Derman IV (via email)
Bernadette Foley (via email)
Les Alpaugh (via email)
Travis Holonics (via email)
Laura Wilson (via email)
Nadiya Neushafer (via email)
Pete Rushing (via email)
Richie Rotonta (via email)
Colleen McKeever (via email)
Lance Rib (via email)
Jenibella Mohmod (via email)
Joe Mohmod (via email)
Justin Wright (via email)
James (via email)
Robert Keeney (via email)
Mary Xoxe (via email)
Joseph Mazza (via email)
Robert Green (via email)
Gianna Ferraro (via email)
Paige Insogno (via email)
Jadiyn McLaughlin (via email)
Jeffrey Powell (via email)
Colin McLaughlin (via email)
Amanda Wilson (via email)
Carmen Marino (via email)
Amy McKeever (via email)
Madysen Green (via email)
Tim Kuras (via email)

Paul Schairer (via email)
Lydia Vogel (via email)
Jane Vogel (via email)
Judith Vogel (via email)
Violet Vogel (via email)
Deb Robbins (via email)
Wayne Wilson (via email)
Elaine Lee (via email)
Rachael Bane (via email)
Adam Haidi (via email)
Donna Westervelt (via email)
Debra Flagg (via email)
Jessica Clayton (via email)
Christina Stevens (via email)
Jonathan Patla (via email)
Mike Kaliss (via email)
Emile DeVito (via email)
Spike Wells (via email)
Ed Sherwood (via email)
Jennifer Krumins (via email)
Horace Somes (via email)
Bernard Isaacson (via email)
William DeGroff (via email)
Laura Natelli (via email)
William Mohnack (via email)
Russell Fenton (via email)
Ed Sherwood (via email)
Horace Somes (via email)
Frank Vogel (via email)



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Todd Wyckoff (via email)
NJ DEP Forest Service
Mailcode 501-04
P.O. Box 420
Trenton NJ 08625

Application No.: 1994-0288.002
Block 6603, Lot 1
Block 6703, Lot 1
Block 6704, Lot 1
Block 6801, Lots 1 & 2
Block 6802, Lots 1-4
Block 6803, Lots 1 & 2
Block 6905, Lot 1
Waterford Township

This application proposes forest management and cedar regeneration on approximately 171 acres of the above referenced 6,761.21 acre parcel located within Wharton State Forest in Waterford Township.

The Wharton State Forest Atlantic White Cedar Silvicultural Activity Plan (Plan) submitted by NJDEP specifies management goals and objectives for this 171 acre portion of Wharton State Forest. Goals and objectives include fostering the regeneration of the Atlantic white cedar ecosystem and the restoration of the ecological integrity and long-term sustainability of Atlantic white cedar in Wharton State Forest.

The CMP (N.J.A.C. 7:50-6.45) provides that permits and approvals authorizing forestry activities shall be valid for a period of 10 years. The plan is for this 10-year period.

Forestry (Single and Group Tree Selection Harvest): Of the 171 acres proposed for management, the Plan proposes single and group tree selection harvest with cedar retention on approximately 160 acres to encourage the regeneration of Atlantic white cedar within an existing Atlantic white cedar and hardwood swamp forest. The proposed selective harvest methods 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, and maintain a multi-aged stand structure. All viable mature Atlantic white cedar trees that can serve as seed sources will be retained. The selective harvest methods will reduce the existing basal area of Atlantic white cedar from 78 square feet per acre to 50 square feet per acre, the Pitch pine basal area from 6 square feet per acre to 3 square feet per acre and the hardwoods (black gum/red maple) basal area from 78 square feet per acre to a maximum of 10 square

feet per acre.

A maximum of fifteen (15) out of nineteen (19) identified potential log landing areas will be established in the remaining approximate eleven (11) acres of the 171 acres proposed for forest management. Each landing will be approximately $\frac{3}{4}$ acre in size and located in dry, upland areas. Any trees and woody brush removed in each log landing area will aid in the construction of the corduroy roads, minimize temporary ecological disturbance and following completion of the project, all log landings utilized will be restored to native forest conditions in accordance with the CMP.

Site Preparation: The Plan proposes site preparation through mowing, drum chopping and disking of an approximately 160 acre area for the proposed forestry and cedar regeneration activities.

Atlantic White Cedar Regeneration: To control competitive plant species, including invasives, and ensure successful Atlantic white cedar regeneration, the application proposes a combination of mechanical site preparation methods and the application of herbicides via aerial broadcast and spot treatment to control competing woody vegetation. Broadcast application of salt of imazapyr and the spot application of salt of imazapyr and/or glyphosate are proposed in late summer as young and older cedar needles harden off and will not be impacted by the herbicide(s).

The Plan indicates that the site will be monitored for successful regeneration. If annual monitoring shows less than 800 Atlantic white cedar seedlings per acre, this application also proposes the planting of Atlantic white cedar seedlings at a rate of 1,000 cedar seedlings per acre and the installation of deer fencing around the perimeter of the approximately 160 acre project area.

In areas where planted seedlings fail to establish less than 800 seedlings per acre, the re-plantings will be repeated, a maximum of three times over the 10-year application period. Additionally, if it is determined that mechanical methods to control competitive plant species are impractical or ineffective, this application proposes additional herbicide treatments to control competing woody vegetation, not to exceed a maximum of three total herbicide treatments over the course of the 10-year approval period, with a minimum of one growing season between applications.

STANDARDS

The Commission staff has reviewed the proposed forestry for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application.

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

The parcel is located in the Pinelands Preservation Area District. Forestry and cedar regeneration activities are permitted in the Preservation Area District.

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

There are wetlands located on the parcel, including the 171 acres subject of this application. Some forestry and cedar regeneration activities are proposed in wetlands. The CMP permits forestry and cedar regeneration activities in wetlands and the required buffer to wetlands.

Forestry Standards (N.J.A.C. 7:50-6.41)

The proposed Plan is consistent with all CMP Forestry standards, including, but not limited to, the standards below:

For forestry activities in Atlantic white cedar and hardwood swamps, the CMP (N.J.A.C. 7:50-6.46(a)3) requires that the following “actions” be incorporated into the forest management plan:

1. Clearcutting cedar and managing slash: The application proposes single and group tree selection harvest and will evenly distribute the slash across the treated area, which can provide specific shading to seedlings in drought conditions and can act as deer browse protection. The proposed forestry prescription will leave mature, windfirm cedar trees as a seed source for natural regeneration. All viable mature Atlantic white cedar trees that can serve as seed sources will be retained. Only those Atlantic white cedar trees necessary for project access or likely to be lost to windthrow after harvest will be removed.
2. Controlling competition by other plant species: As part of initial harvest, this application proposes the mechanical removal of all competitive woody tree and brush species that suppress cedar regeneration. All equipment is proposed to be steam cleaned to avoid bringing any seeds in from invasive, non-native plants. Additionally, in areas where mechanical methods to control competitive plant species are impractical or ineffective, the applicant proposes the application of herbicides to control competitive woody vegetation, including invasives. These herbicides will be used to the minimum amount necessary to achieve the silvicultural objectives. Herbicide treatment will be limited to a maximum of three herbicide treatments during the 10-year period, with a minimum of one growing season between applications.
3. Utilizing fencing and other retardants, where necessary, to protect cedar from overbrowsing: If natural cedar regeneration is not occurring due to deer overbrowsing and annual monitoring shows less than 800 Atlantic white cedar seedlings per acre, the applicant proposes the installation of a 6-foot tall plastic coated mesh fence with an additional one foot height of wire above the mesh around the perimeter of the cedar regeneration area.
4. Utilizing existing streams as cutting boundaries, where practical: The Plan utilizes existing streams as cutting boundaries.
5. Harvesting during dry periods or when the ground is frozen: The Plan indicates that all forestry and cedar regeneration activities will be conducted between November 15 and March 15.
6. Utilizing the least intrusive harvesting techniques, including the use of winches, corduroy roads and helicopters, where practical: The Plan proposes to utilize modern tracked tree processing harvesters that provide for low ground pressure soil treatment and precise construction of the temporary corduroy access, optimization of slash distribution and reduces concerns for soil rutting or compaction. This modern system of tree harvesting is recognized as the “cut-to-length system.” The processed wood is then forwarded from the site on the corduroy by way of log forwarding equipment with portable tracts to reduce concerns for soil rutting or compaction.

The applicant has incorporated the above required forestry management actions for Atlantic white cedar and hardwood swamps into the proposed Plan as required by the CMP.

Additionally, this application proposes the application of herbicides. The CMP (N.J.A.C. 7:50-6.46(a)9ii.), permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest types, provided the following five conditions are met:

1. The proposed treatment is identified in an application submitted to the Pinelands Commission. The submitted Pinelands application identifies the proposed herbicide treatment.
2. Control of competitive plant species is clearly necessary. For the proposed forestry and cedar regeneration, the applicant represents that herbiciding is necessary to control competitive plant species, including invasives. Herbicides will be used to the minimum amount necessary to achieve the silvicultural objectives. Additional details on the use of herbicides are provided in condition three below.
3. Control of competitive plant species by other non-chemical means is not practical. As part of initial harvest, this application proposes the mechanical removal of all competitive woody tree and brush species that have suppressed cedar regeneration. Once cut, the applicant represents that competitive woody species responsible for suppressing Atlantic white cedar regeneration will quickly resprout and dominate the approximate 160 acre site and that mechanical cutting of these competitive woody species is neither physically practical nor economically feasible. Specifically, mechanical cutting provides optimal conditions for competitive woody species and can deteriorate the site's soil conditions. For the proposed forestry and cedar regeneration, the applicant represents that where control by other non-chemical means is not practical, aerial broadcast and targeted spot spraying of herbicides is necessary to control competitive plant species, including invasives.
4. All chemicals shall be expressly labeled for forestry use and shall be used and mixed in a manner that is consistent with relevant State and Federal requirements. For the proposed forestry, the applicant has indicated that the chemicals proposed for use are labeled for forestry use and will be applied by a licensed pesticide applicator.
5. In pine-shrub oak native forest type, herbicide treatments shall only be permitted as a method to temporarily suppress shrub-oak understory to facilitate pine regeneration. All such herbicide treatments shall be applied in a targeted manner so that there will be no significant reduction in tree or shrub-oak re-sprouting outside those areas subject to the herbicide treatment. This condition is not applicable.

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

There are known sightings of T&E animal species on and in the vicinity of the proposed forestry activities.

The Commission staff reviewed the proposed forestry 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.

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 harvesting with low ground pressure equipment between November 15 to March 15 to avoid impacting critical snake habitat during autumn

ingress and spring egress.

To avoid potential irreversible adverse impacts on the survival of any local populations of Pine Barrens treefrog, the applicant proposes to maintain a 300 foot “no activity” buffer between the proposed forestry and cedar regeneration activities to potential Pine Barrens treefrog breeding habitat. It should be noted that this 300 foot buffer is more than the typical 100 foot “no activity” buffer required by the Commission for forestry activities to protect Pine Barrens treefrog.

To avoid potential irreversible adverse impacts on any T&E avian species that may be present, the applicant proposes to conduct visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests. Planned activities are expected to promote foraging habitat and as the larger, windfirm cedars are proposed to be retained, suitable habitat such as old cavity trees will be created.

With the conditions included in this Report, the proposed forestry is 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)

Based on the minimal proposed ground disturbance associated with the proposed project, the need for a cultural resources survey has been waived.

PUBLIC COMMENT

The application has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on August 13, 2026. Online news publication was completed on August 13, 2026. Notice to one remaining landowner within 200 feet of the parcel was completed on August 21, 2026. The application was designated as complete on the Commission’s website on August 21, 2026. The Commission’s public comment period closed on September 11, 2026.

The Commission received sixty-nine (69) [written public comments](#) regarding this application. At the Commission’s September 11, 2026 monthly meeting, twenty oral public comments were offered regarding the application. The majority of public comments expressed support for the application. A copy of this Public Development Application Report is being mailed or emailed to all public commenters that provided a mailing or email address.

A summary of all public comments received follows:

- Commenters expressed their concern with the proposed cutting prescription, herbicide usage, deer browsing controls and threatened and endangered animal species. Several commenters asked that less intrusive ways to restore Atlantic white cedar on the parcel be identified and considered.

Staff Response: Commission staff have reviewed the development application for consistency with all the regulations contained in the CMP, including wetland protection, threatened and endangered species protection, and cultural resource protection. With the conditions recommended in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations. The application was also

reviewed by the New Jersey Division of Fish and Wildlife, Endangered and Nongame Species Program, the NJDEP Office of Natural Lands Management and the NJDEP Natural Heritage Review Group. The NJDEP concluded that the proposed activities would pose no irreversible adverse impacts to any threatened or endangered species.

- Commenters expressed their objection and/or concerns with the use of clear-cutting as a regeneration strategy for Atlantic white cedar.

Staff response: This application does not propose the clear-cutting of Atlantic white cedar. As identified above, this application proposes single and group tree selection harvest with cedar retention. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed concern with the impacts of herbicide usage on the environment and threatened and endangered species, specifically with respect to Pine Barrens treefrog.

Staff response: The CMP permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest, provided certain criteria in the CMP are met. In addition, the applicant has represented that no forestry or cedar regeneration activities are proposed within 300 feet of any potential Pine Barren treefrog breeding ponds. See Forestry Standards (N.J.A.C. 7:50-6.41) and Threatened and Endangered (T&E) Species Standards (N.J.A.C. 7:50-6.27 & 6.33) sections of this Public Development Application Report above. The application was also reviewed by the New Jersey Division of Fish and Wildlife, Endangered and Nongame Species Program, the NJDEP Office of Natural Lands Management and the NJDEP Natural Heritage Review Group. The NJDEP concluded that the proposed activities would pose no irreversible adverse impacts to any threatened or endangered species. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed concerns over the absence of deer management measures.

Staff response: Deer management measures are included in the plan. The deer management measures are detailed in Forestry Standards (N.J.A.C. 7:50-6.41) section of this Public Development Application Report above. The application is consistent with all the regulations contained in the CMP.

- Commenters requested discussion of alternatives to herbicides and clearcutting, including less intrusive or damaging forestry techniques.

Staff response: As noted in the Forestry Standards (N.J.A.C. 7:50-6.41) section of this Public Development Application Report above, this application does not propose clear-cutting. The CMP permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest, provided certain criteria in the CMP are met. The applicant has demonstrated that these criteria are met. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed their objections to the Commission's notice requirements for public development application:

Staff response: Newspaper public notice for the proposed development was completed by the

applicant on May 29, 2026, July 15, 2026 and August 13, 2026. Notice to all landowners within 200 feet of the parcel, except for one landowner, was provided by the applicant via certified mail on July 17, 2026 and August 13, 2026. Notice to the single remaining landowner within 200 feet of the four concerned lots was completed by the applicant on August 21, 2026. Notice of the application was posted on the Commission's website on May 30, 2026 as part of our Active Public Development Applications status report. The applicant has satisfied the public notice requirements for Public Development Applications contained in the CMP. An additional opportunity for verbal public comment, beyond that required by the CMP, was provided at the September 11, 2026 Commission Meeting.

- Commenters requested an extension of the public comment period to ensure public awareness and enable additional input on the application. In addition, by letter dated September 9, 2026, the Pinelands Alliance requested that a full, formal public hearing be conducted on the application.

The CMP does not provide for or require a public hearing as part of the Commission's review of a public development application. The CMP only provides only for the submission of written comments to the Commission on such applications. An additional opportunity for verbal public comment, beyond that required by the CMP, was provided at the September 11, 2026 Commission Meeting.

The CMP establishes a specific timeframe for the review of Public Development Applications (N.J.A.C. 7:50-4.54). Specifically, the CMP provides that within 30 days of completion of an application, the Executive Director must issue a report to the Pinelands Commission recommending that the application be approved, approved with conditions or disapproved. Absent a request from the applicant to table or postpone the application, the CMP requires that at the next regular Commission meeting after the time for appeal under N.J.A.C. 7:50-4.91 has expired and no interested person has requested a hearing, the Commission must act on the application, either by approving the recommendation of the Executive Director or referring the matter to the Office of Administrative Law.

- Commenters expressed support for the forestry and cedar regeneration activities subject of the application.

Staff Response: The Commission appreciates the commenters' interest in this NJDEP application.

- One commenter expressed a desire to stop warehouse development on the parcel.

Staff Response: This application does not propose the development of a warehouse on the parcel.

- One commenter expressed concern that the proposed cedar tree removal is financial in nature.

Staff Response: The Commission acknowledges this concern. The regulations contained in the CMP do not require an applicant to address this concern.

CONDITIONS

1. The proposed forestry activities shall adhere to the "Wharton State Forest Atlantic White Cedar Silvicultural Activity Plan Silvicultural Unit # 5 (901)," prepared by Pine Creek

Forestry, LLC dated July 17, 2026 and last revised August 17, 2026.

2. No forestry operation may occur after October 9, 2036 unless a new application for forestry has been completed with the Pinelands Commission and such forestry is approved pursuant to the provisions of the Pinelands Comprehensive Management Plan.
3. To avoid potential irreversible adverse impacts on any T&E avian species, prior to undertaking the proposed forestry and cedar regeneration activities, visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests shall be conducted. Any tree containing potential T&E avian species cavities or nests shall not be harvested.
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 cedar regeneration activities shall occur between November 15 and April 15, to avoid impacts on autumn ingress and spring egress.
5. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E Pine Barrens treefrog, a 300 foot “no activity” buffer to potential treefrog breeding habitat shall be maintained as proposed in the Plan.
6. Prior to any forestry or cedar regeneration activities proposed in this application, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



State of New Jersey
THE PINELANDS COMMISSION
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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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

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

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

[Written Public Comments \(click here\)](#)

Oral Comments Received From the Following Individuals at the September 11, 2026 Commission meeting on App. No. 1994-0288.002:

- Deborah McLaughlin (advancedforestry@comcast.net)
- Joshua Carmen (agriservices768@gmail.com)
- Horace Somes (badnhsomes@verizon.net)
- Violet Vogel (violetvogel28@gmail.com)
- Justin Wright (justw218@gmail.com)
- Bernard Isaacson (bernard@forestdata.works)
- Colin McLaughlin (advancedforestry@comcast.net)
- William DeGroat, Mayor, Woodland Township (degr6@aol.com)
- Frank Vogel (vogelf@stockton.edu)
- Laura Natelli (lnatelli1014@gmail.com)
- Paul Schairer (PaulSchairer6897@gmail.com)
- Emile DeVito (emile@njconservation.org)
- Spike Wells (wells57-257@aol.com)
- Heidi Yeh (heidi@pinelandsalliance.org)
- Jennifer Krumins (jennkrumins@pinelandsalliance.org)
- Jason Howell (jason@pinelandsalliance.org)
- Ray Dermon (ray@dermonforestry.com)
- Ed Sherwood (edsherwood461@gmail.com)
- Margaret Stevens (no address/email address)
- Wayne Wilson (wayne@bc-arms.com)



MIKIE SHERRILL
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

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
Planning Specialist

Date: September 28, 2026

Subject: No Substantial Issue Findings

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

Barnegat Township Ordinance 2026-16 – amends Chapter 55, Land Use, of the Code of Barnegat Township. The ordinance authorizes the Zoning Officer to approve a change from one permitted nonresidential use to another permitted nonresidential use without site plan approval, provided that the site was previously approved by the Township Planning Board or Zoning Board and developed in accordance with Chapter 55, the existing development complies with the requirements of Chapter 55, and the new use does not require an increase in the number of required parking spaces.

Jackson Township Ordinance 2026-15 – amends Chapter 244, Land Use and Development Regulations, of the Code of Jackson Township. The ordinance defines the terms “data center” and “warehouse.” It also establishes Section 244-176.2, Prohibited Use, and expressly prohibits data centers as a permitted or conditional use in all zoning districts of the Township.

Manchester Township Ordinance 26-34 – amends Chapter 245, Land Use and Development, of the Code of Manchester Township. The ordinance amends fence height standards to permit fences of up to six feet in the front yards of corner lots in the PR-15 and PR-40 districts, located in a Pinelands Regional Growth Area; the WTR-A and WRT-40 districts, located in a Pinelands Town; the BVR-40 District, located in a Pinelands Village; and the R-40 District, located outside the State-designated Pinelands Area, but within a Regional Growth Area of the Pinelands National Reserve (PNR). In 2019, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Plumsted Township Ordinance 2026-05 – amends Chapter 15, Zoning, of the Code of Plumsted Township by repealing and replacing Section 15-17, Affordable Housing. The ordinance establishes

updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent.

Plumsted Township Ordinance 2026-06 – amends Chapter 14, Land Development, of the Code of Plumsted Township. It repeals and replaces Section 14-13, Affordable Housing Fees, with updated standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Plumsted Township Ordinance 2026-10 – amends Chapter 15, Zoning, of the Code of Plumsted Township by establishing Section 15-5.26, Installation of Curbs and Sidewalks. The ordinance requires the owner of any newly constructed residential or commercial structure to install curbs or sidewalks on the property. Alternatively, property owners may request approval from the Plumsted Land Use Board to pay the Township an amount equal to 120% of the Township Engineer’s estimate of the cost of the installation of the curbs and sidewalks.

Washington Township Ordinance 2026-08 – amends Chapter 275, Land Development, of the Code of Washington Township. The ordinance establishes definitions for the terms “Data Center,” “Fulfillment Center,” and “Warehouse” and prohibits data centers, distribution centers, fulfillment centers, warehouses, and similar storage or logistics uses in all zoning districts within the Township. The ordinance provides exceptions for such uses when they are accessory and incidental to a principal agricultural use on the same property or are otherwise permitted in the Pinelands Village Industrial (PVI) Zone. In accordance with Article V of Chapter 275, the PVI Zone currently permits light manufacturing and processing facilities, fabrication facilities, storage and wholesaling, and material supply and construction products and provides associated area and bulk requirements.