



State of New Jersey
THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
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www.nj.gov/pinelands



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA
Friday, November 14, 2025 - 9:30 a.m.

This meeting will be held in-person and virtually.

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

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

<https://www.youtube.com/watch?v=9ViSDpU5ans>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 837 2623 9919

1. Call to Order

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

2. Adoption of Minutes

- October 10, 2025

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. 1987-0345.019 - Lenape Regional High School District
Installation of 13,744 square feet of artificial turf at the Shawnee High School
Medford Township

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

Application No. 1988-0532.005 - Monroe Township
Demolition of an approximately 1,200 square foot senior center building, 50 years old
or older, the construction of an approximately 23,000 square foot playground and two
basketball courts
Monroe 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. 1987-0345.022 – Lenape Regional High School District
Construction of a 2,578 square foot maintenance building at the Shawnee High School
Medford Township
- Application No. 2021-0084.002 – Manchester Township
Construction of a communication tower
Manchester Township
- Application No. 2025-0121.001 – Estell Manor City
Paving of 1,875 linear feet of the 16th Street right-of-way
Estell Manor City

B. Waiver of Strict Compliance

- Application No. 1997-0056.001 – Drozdov
Single family dwelling
Egg Harbor Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Berlin Borough Ordinance 2025-11
- Dennis Township Ordinances 2025-04 & 2025-07
- Estell Manor City 2025 Master Plan Reexamination Report
- Evesham Township Ordinance 20-9-2025
- Pemberton Township Ordinances 29-2009, 29-2021, 10-2022, 48-2023, 1-2024, and 19-2025
- Tabernacle Township Ordinance 2025-03

7. Presentation: Alternate Design Wastewater Systems Pilot Program Implementation

8. General Public Comment

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

10. Adjournment

Upcoming Meetings

Fri., November 21, 2025
Fri., December 12, 2025

Policy & Implementation Committee Meeting (9:30 a.m.)
Pinelands Commission Meeting (9:30 a.m.)

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

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

PINELANDS COMMISSION MEETING

MINUTES
October 10, 2025

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=irLLf-Jd3uI>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Mark Lohbauer, Gaetano Matro, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Michael Eleneski.

Commissioners Absent

Deborah Buzby-Cope, Jerome H. Irick, Theresa Lettman, Mark Mauriello and Jonathan Meade

Call to Order

Chair Matos called the meeting to order at 9:31 a.m.

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

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

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's September 12, 2025 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the September 12, 2025 Commission meeting were adopted by a vote of 9 to 0.

Committee Reports

Commissioner Avery provided a summary of the September 26, 2025 Policy and Implementation Committee meeting:

The Committee approved the minutes of the August 29, 2025 meeting.

The Committee received an overview of the Commission's response to public comments received for Rule Package #1. Staff did not recommend any changes to the language of the rule proposal and provided the anticipated schedule for adoption. The Committee voted in favor of recommending to the full Commission the adoption of Rule Package #1 without changes.

Research Scientist Christian Jeitner presented a summary of the Pinelands Long-Term Water Level Monitoring Program.

Lastly, the Committee received an update on the status of municipal housing elements and fair share plans for the 4th round affordable housing process.

Executive Director's Report

ED Grogan provided information on the following matters:

- The Fenwick Manor Rehabilitation project is slightly behind schedule. The design consultants were onsite in late September, taking additional measurements for the final design plan. The New Jersey Historic Trust completed its reviews of four contractors that submitted pre-qualification packets. All four contractors were approved.
- As mentioned at the September Commission meeting, staff is finalizing a Transition Report that the Governor's Authorities Unit has requested. The report will detail high-impact projects and key priorities that the Commission is working on.

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

- On September 15th, staff issued a Certificate of Filing (CF) for the development of a 652,000 square foot Amazon warehouse in Hamilton Township at the former Atlantic

City Race Track. The applicant will be proceeding to the Hamilton Township Planning Board for consideration.

- On September 17th, staff met with Egg Harbor City representatives, including the Mayor, regarding a number of matters: a stalled residential development known as Egg Harbor North Residential Development and capping of a closed landfill with the potential for a solar energy facility to be placed on that capped landfill.
- Staff had a discussion with the Maurice River Township Mayor, who is interested in developing a solar facility on its closed but uncapped landfill.

April Field, Chief Permitting Officer, provided the following two updates:

- Staff issued a letter in late September to the owner of a large property in Evesham Township advising that the wetlands line had been accurately delineated. In July, the property owner indicated that they plan to permanently preserve the parcel. The letter will facilitate the appraisal process.
- The applicant's attorney for a large residential subdivision in Pemberton Township, advised staff that Green Acres may make an offer on the parcel later this month. The application has a long history at the Commission. Staff issued a CF in 2005 for the development of approximately 500 dwelling units. Seven substantial issues need to be resolved for the application to move forward. Staff will be meeting with the applicant on November 6th.
- The New Jersey Department of Environmental Protection (NJDEP) discovered an invasive fish species in a Pinelands lake, known as the snakehead. Staff met with the NJDEP and discussed potential elimination of the species.

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

- At the October P&I Committee meeting, NJDEP's Green Acres staff and the Division of Science Research staff will provide details on how it reviews and evaluates artificial turf. The Committee will meet in closed session to hear about the one proposal that the Commission received seeking grant money from the Pinelands Conservation Fund.
- At the November Commission meeting, staff will provide an update on the Septic Pilot Program.
- Staff held a kickoff meeting for a multi-year project funded by the National Park Service (NPS) grant to develop a new application information system.

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

- Oral Argument for the Clayton Sand Company's appeal of the Kirkwood-Cohansey rules is scheduled for October 29th. A livestream of the proceedings will be available.

- Annual ethics training must be completed before November 14, 2025. The training modules have been updated to include cannabis rather than having to complete a separate training.

Brad Lanute, Chief Planner, said staff recently released an enhanced internal zoning system that replaces a system dating back to the 1990s. The Commission tracks 600 different zones in the Pinelands Area. The Information System office upgraded the database and modernized the user interface. A public facing version of the system is expected to be released in the spring of 2026. The new zoning system was partially funded by the Commission's NPS grant.

Paul Leakan, Communications Officer, provided the following three updates:

- The World Water Monitoring Challenge is scheduled for October 24th at Batsto Lake. Approximately 150 students will be participating in this year's event.
- Preparation of the 2026 Pinelands wall calendar is underway and funded by the NPS. This year's theme is water. The calendar will be available for free in early December.
- The Commission hosted an outdoor painting session on October 2nd. The session was led by Amber Mallm, a Commission Planning Specialist and painting enthusiast (see attached photos from the event).

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution recommending the approval of three Public Development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1989-0573.012, 1985-0087.008 & 2001-0084.005) (See Resolution # PC4-25-29). Commissioner Pikolycky seconded the motion.

Director Horner said when the original meeting agenda was sent out, it included four public development applications. He said the Lenape Regional School District requested that its application for expansion of the artificial turf surface at Shawnee High School be deferred until the November Commission meeting.

Mr. Horner then described why an amended report was issued for the Town of Hammonton's public development application. He said the original public development report was issued on September 19th. He said some Commissioners may recall the application to apply herbicide on Hammonton Lake. As part of that application, conservation areas were designated to protect three Threatened & Endangered (T&E) aquatic plants in the Lake. Hammonton was also required to provide the Commission with a T&E aquatic plant species survey in the fall of 2025, after herbiciding treatment had been completed. He said this was required to gauge the effectiveness and impacts of the herbicide application on the lake and T&E plants. He said the survey was submitted on September 26, 2025 and identified a fourth T&E aquatic plant. He said the aquatic

plant was found in the vicinity of some of the proposed development, including two docks, a stone path leading those docks and a living shoreline. He said Hammonton has revised its plan to remove the two docks, the path and the living shoreline from its current application. Staff issued an amended public development report on October 8, 2025 that reflects the plan revisions.

Mr. Ernest Deman, Environmental Specialist, said Hammonton is proposing recreational improvements that include the replacement of a playground and pavilion, the construction of a maintenance building, two docks in Hammonton Lake, and a restroom building at the existing Hammonton Lake Park. He said the application also proposes the paving of 2,700 linear feet of an existing internal dirt circulation road to its existing width of fifteen feet, paving of 124 existing dirt parking spaces and a new paved parking lot containing 17 spaces. A paved bicycle path is also proposed. He said there are wetlands on the parcel and the proposed development will not be any closer to wetlands than the existing development. The site plan and aerial were displayed (see attached).

Commissioner Rittler Sanchez asked about the 15 proposed stormwater infiltration basins.

Mr. Deman said the basins are small in size and spread throughout the parcel outside of wetlands and wetland buffers and can only be seen on the grading plan. He confirmed that the applicant has met the CMP's stormwater maintenance requirements.

Mr. Deman said the next application proposes a 46-space parking lot at the Alder Avenue Middle School in Egg Harbor Township. He said Egg Harbor Township Board of Education indicated that they do not have adequate parking for their staff. An aerial was displayed, and a red outline depicted where the proposed parking lot and stormwater basin will be constructed.

Commissioner Rittler Sanchez asked who determines the need for parking at schools. She said the parking lot will add a lot of impervious coverage.

ED Grogan said parking requirements associated with private development are addressed in the municipal ordinance. She said most likely in this instance the school board determined the need.

Mr. Deman said the last application is for a two-lot subdivision in Galloway Township and no additional development. He said there is an existing senior center and recycling facility on the site, and the two-lot subdivision will place each use on its own lot. The senior center is serviced by sewer.

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

Planning Matters

Chair Matos introduced a resolution for the adoption of Amendments to the Comprehensive Management Plan (CMP).

Commissioner Rittler Sanchez made a motion To Adopt Amendments to the Comprehensive Management Plan in Accordance with the Administrative Procedure Act (Fees; Certificates of

Filing; Waivers of Strict Compliance; Land Capability Map; Regional Growth Areas; Pinelands Development Credits)(See Resolution # PC4-25-30). Commissioner Wallner seconded the motion.

ED Grogan said the rule proposal was published in the New Jersey Register on June 16th. She said almost 500 public comments were received over the 60-day comment period, and 99% of the comments were in support of the rule proposal. The majority of the comments encouraged the Commission to move forward with the amendments. She said the rule proposal will redesignate a Rural Development Area to a Forest Area, necessitating a change to the Commission's Land Capability Map. She said there was some confusion about the redesignation. She said some comments centered around the protection of Black Run Preserve. She said the rules will lower the intensity of permitted development on lands surrounding the Black Run Preserve. The public comments are addressed in the adoption notice

ED Grogan said there were very few comments about the other parts of the rule proposal. The amendments will now allow a fee to be assessed for an application involving resolution of an identified violation. She said fees will increase for non-PDC Letters of Interpretations and for Waivers of Strict Compliance applications. The rule proposal will also assign an expiration date to very old Waivers. A one-year grace period will begin on the date of the rule adoption. She reminded Commissioners that any Waiver application approved today expires in five years. Certificates of Filing (CF) are completeness documents, not approvals, and are issued when a private development application has been filed and deemed complete. She said by adding an expiration date to CFs, the process will be much clearer. She said the applicant has to secure one local approval during the five-year period, or the CF will expire. ED Grogan reviewed the comments associated with expirations of documents. She noted that in August the Commission notified 1,600 applicants via email and regular mail that their CF's would be expiring.

She noted that the Commission did not receive many comments on the clarification and codification of how municipalities zone their Regional Growth Areas and the use of Pinelands Development Credits. She said as the rule is currently proposed, it formally acknowledges that municipalities have the ability to design their zoning plans to accommodate affordable housing requirements by exempting affordable units from the redemption of PDCs and shifting them to market rate units or non-residential development. This flexibility has always been available to municipalities but now the rules will explicitly state it.

One public comment received suggested the Commission should require municipalities to exempt all projects with an affordable housing component from PDC requirements. ED Grogan said the Pinelands Protection Act states that the Commission cannot use affordable housing as a reason to approve a municipal master plan or development application.

Lastly, ED Grogan said changes have not been made to the rule proposal. She said the minutes involving adoption of CMP amendments are subject to a 30-day review period rather than the usual 10-day review by the Governor. The effective date of the rule is tentatively January 5, 2026, at which point implementation of the rule will begin. Link to presentation slides: [https://www.nj.gov/pinelands/home/presentations/October%2010%202025%20Rule%20Package%201%20Response%20to%20Comments%20\(final\).pdf](https://www.nj.gov/pinelands/home/presentations/October%2010%202025%20Rule%20Package%201%20Response%20to%20Comments%20(final).pdf)

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

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

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said the Land Use Programs staff reviewed five ordinance that did not raise a substantial issue. He said Pinelands municipalities continue to adjust their cannabis ordinances. He said the Manchester Township ordinance that was reviewed amended a redevelopment plan to permit data centers. He said that specific redevelopment plan has a non-residential PDC requirement.

Commissioner Rittler Sanchez asked how many municipalities have included data centers in their redevelopment plans.

Mr. Lanute said he believes the Commission has only reviewed two redevelopment plans where data centers have been a permitted use.

Commissioner Rittler Sanchez asked if staff reviewed the water use associated with the data center, including the status of the watershed its located in.

Mr. Lanute said the review of the environmental standards for a data center would be triggered when an application is submitted to the Regulatory Programs office.

ED Grogan said staff is aware of the concerns with the potential impacts of data centers and will be exploring the issue more this year.

Permanent Land Protection Annual Update

Amber Mallm, Planning Specialist, provided the highlights of permanently protected land in the Pinelands Area for Fiscal Year (FY) 2025. She said more land was protected in FY2025 than in FY2024, mostly due to a very large PDC severance in the Special Agricultural Production Area. The Pine Island Cranberry Company deed restricted over 3,900 acres. A total of 5,367 acres were permanently protected in the Pinelands Area through a number of different state, county and non-governmental programs. As seen in years past, the Preservation Area District, which is the most environmentally sensitive Pinelands Management Area, has the greatest amount of protected lands.

Link to presentation slides:

<https://www.nj.gov/pinelands/home/presentations/FY%202025%20PLP%20Annual%20Update.pdf>

Commissioner Avery asked if the Limited Practical Use Program is still active.

ED Grogan said the Limited Practical Use (LPU) program is land acquisition program that afforded properties owners in the Pinelands Area with very small properties and limited development potential to have their properties acquired by the Green Acres program at NJDEP. She said both federal and state funding was established for this program, and it was very active in the 1990s. She said it's been many years since a waiver denial occurred, which is what is necessary to qualify for the LPU program. She said staff will reach out to NJDEP and inquire how much funding is still available.

Pinelands Development Credit Bank Annual Update

ED Grogan said the PDC Bank is separate from the Pinelands Commission and is actually part of the Department of Banking and Insurance (DOBI), however Commission staff have been administering the daily functions of the Bank for the past 14 years. Staff is working on a legislative change to formally move the PDC Bank to the Commission. At the end of every August, the Bank is required to release an annual report. This year's report was distributed to the Bank's board, Commissioners, land appraisers and other interested parties.

She said the number of PDC Letters of Interpretation were down in FY2025 compared to FY2024 but the number of PDCs allocated in FY2025 was much greater. Also in 2025, there were a greater number of severances, which occurs when a property owner places a deed restriction on their property. The increase in severances during FY 2025 led to an increase in permanently protected land. A total of 62,382 acres have been preserved through the PDC program. The sales price per right increased by almost \$4,000 in FY2025 compared to the previous fiscal year. She said holders of PDC certificates also redeemed more certificates in FY2025. She reviewed the types of development for which PDCs were redeemed. Lastly, she explained the analysis staff has conducted to determine how many PDCs are available, how many potentially could become available and the projects that are required to redeem PDCs, referred to as the demand.

Link to the presentation slides:

https://www.nj.gov/pinelands/home/presentations/2025%20PDC%20Bank%20Annual%20Report_Final.pdf

General Public Comment

Dr. Amy Golden of Voorhees, NJ, said she has been working on land preservation efforts at the Black Run Preserve for over a decade. She said today's adoption of CMP amendments is a monumental step that will protect vital habitat and called it a watershed moment. She thanked staff and Commissioners for addressing the concerns of the public and dedication in moving the rule proposal forward.

Connie Wagner of Voorhees, NJ, said she has learned a lot by attending the Commission meetings through the educational presentations and the Commission's own processes. She thanked the Commission for its willingness to listen and hear from communities in and outside

of the Black Run watershed. She wished the Commission success with the next steps in the amendment process.

Marianne Risley of ARH Associates thanked the Commission on behalf of the Town of Hammonton. She said the Hammonton Lake Park project was a big endeavor, and working with Director Horner and Mr. Deman provided a successful outcome.

Jason Howell of the Pinelands Preservation Alliance said the public appreciates the protection of the Black Run headwaters. He inquired about whether the current municipal zoning or the CMP would be applied, should an application come into the Commission after the CMP amendments go into effect.

ED Grogan said municipalities have one year to incorporate CMP amendments. She said many factors are considered when applying the new rules. For example, reasons can include whether there is in existing application and can depend on the stage of the process that the applicant may be in. She noted that Evesham Township does have a year to change their zoning but doesn't think it will take the full year.

Mr. Howell asked if the public can be kept apprised of how to watch or attend the Kirkwood-Cohansey lawsuit proceedings.

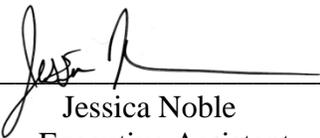
Ms. Roth said she would share the livestream information but noted that the court room is small and may not be open to the public.

Adjournment

Commissioner Avery said it is imperative to eradicate the snakehead population in the Pinelands.

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Lohbauer seconded the motion. The Commission agreed to adjourn at 11:22 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: October 20, 2025



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-29

TITLE: **Approving With Conditions Applications for Public Development** (Application Numbers 1989-0573.012, 1985-0087.008 & 2001-0084.005)

Commissioner Lohbauer moves and Commissioner Pikolycky
seconds the motion that:

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

1989-0573.012

Applicant: **Stephen DiDonato, Mayor**
Municipality: Town of Hammonton
Management Area: Pinelands Town
Date of Amended Report: October 8, 2025
Proposed Development: Recreational improvements to the Hammonton Lake Park;

1985-0087.008

Applicant: **Egg Harbor Township Board of Education**
Municipality: Egg Harbor Township
Management Area: Pinelands Regional Growth Area
Date of Report: September 19, 2025
Proposed Development: Construction of a 46 space parking lot at the Alder Avenue Middle School; and

2001-0084.005

Applicant: **Galloway Township**
Municipality: Galloway Township
Management Area: Pinelands Village
Pinelands Regional Growth Area
Date of Report: September 16, 2025
Proposed Development: Two lot subdivision and no additional development.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1989-0573.012, 1985-0087.008 & 2001-0084.005 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

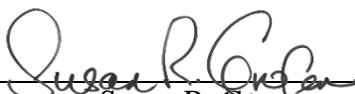
Record of Commission Votes

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

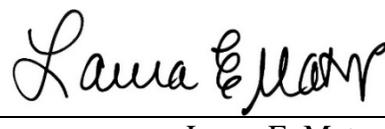
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: October 10, 2025



 Susan R. Grogan
 Executive Director



 Laura E. Matos
 Chair



State of New Jersey

THE PINELANDS COMMISSION

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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

October 8, 2025

Stephen DiDonato, Mayor (via email)
Town of Hammonton
100 Central Avenue
Hammonton NJ 08037

Re: Application # 1989-0573.012
Block 3801, Lot 15
Town of Hammonton

Dear Mayor DiDonato:

The Commission staff has completed its review of this application for recreational improvements to the Hammonton Lake Park. Enclosed is a copy of an Amended 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 10, 2025 meeting.

A Public Development Application Report recommending approval of the application was previously issued for the proposed development on September 19, 2025.

The Town of Hammonton completed an application to the Commission in 2024 to apply herbicides to Hammonton Lake. That application identified three threatened and endangered (T&E) aquatic plant species in the lake. In approving the herbiciding application, the Commission staff imposed a number of conditions on the application. One of the conditions required the submission of a post herbiciding T&E aquatic plant species survey in the Fall of 2025. The purpose of the post herbiciding T&E plant survey was to allow for an assessment of the impacts of the herbicide treatment on the three identified T&E aquatic plant species.

On September 26, 2025, Hammonton submitted the post herbiciding T&E plant survey. The post herbiciding plant survey identified a fourth new and previously unknown T&E aquatic plant species present in Hammonton Lake. The new T&E aquatic plant species is located in an area where App. No. 1989-0573.012 proposed certain recreational improvements identified in the September 19, 2025 Public Development Application Report referenced above.

The post herbiciding plant survey provided the general area in which the fourth identified T&E aquatic plant species is located but did not provide the exact locations. The staff conducted a site inspection on October 1, 2025 in an attempt to confirm the exact location of the concerned T&E plant species. A subsequent site inspection was conducted by the applicant's consultant. Neither of those site inspections were able to confirm the exact location of the concerned T&E plant species because the plant was not observable in October.

To demonstrate that App. No. 1989-0573.012 will meet the Pinelands Comprehensive Management Plan T&E plant species protection regulation, the application has been revised to eliminate two of the four proposed docks, a stone path providing access to the docks and proposed revegetation along approximately 240 linear feet of the Hammonton Lake shoreline. These revisions will protect the area where the concerned T&E plant was observed, according to the post herbiciding plant survey.

This Amended Public Development Application Report memorializes those revisions to the proposed development.

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,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Town of Hammonton Planning Board (via email)
Town of Hammonton Construction Code Official (via email)
Town of Hammonton Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Marianne Risley (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

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SUSAN R. GROGAN
Executive Director

AMENDED PUBLIC DEVELOPMENT APPLICATION REPORT

October 8, 2025

Stephen DiDonato, Mayor (via email)
Town of Hammonton
100 Central Avenue
Hammonton NJ 08037

Application No.: 1989-0573.012
Block 3801, Lot 15
Town of Hammonton

This application proposes recreational improvements to the Hammonton Lake Park located on the above referenced 35.57 acre parcel in the Town of Hammonton.

The proposed recreational improvements include construction of a 2,000 square foot playground, a 2,010 square foot maintenance building, two docks in Hammonton Lake, a 1,200 square foot pavilion and an 875 square foot restroom building. The application also proposes approximately 3,000 linear feet of a six foot wide concrete walkway and 1,000 linear feet of a ten foot wide paved bike path.

The application further proposes the paving of approximately 2,700 linear feet of an existing internal dirt circulation road to its existing width of fifteen feet, paving of 124 existing dirt parking spaces and a new paved parking lot containing 17 spaces.

The application also proposes the demolition of four small accessory recreational buildings that are 50 years old or older.

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

Wetlands Standards (N.J.A.C. 7:50-6.6 & 6.12)

There are two wetland areas located on the parcel. Both wetland areas are associated with Hammonton Lake. One wetland area is located along the easterly side of the parcel. There is a second narrow band wetland area located along the northerly side of the parcel. The CMP requires that no development shall be carried out within 300 feet of wetlands unless the applicant demonstrates that a lesser buffer will not result in a significant adverse impact on the wetlands.

There is extensive existing recreational development within 300 feet of the wetland area located along the easterly side of the parcel. An existing dirt internal circulation road and an existing 1,300 square foot pavilion are located approximately 20 feet from this easterly wetland area.

There is also extensive existing recreational development within 300 feet of the narrow band wetland area located along the northerly side of the parcel. An existing paved parking area and an existing daycare building are located approximately 30 feet from this wetland area.

Except for the two proposed docks, the proposed recreational improvements will be located no closer to wetlands than existing recreational development on the parcel. Based upon the extent and proximity of the existing recreational development to wetlands on the parcel, the proposed development will not result in a significant adverse impact on the wetlands.

The CMP (N.J.A.C. 7:50-6.12) permits public docks (water dependent recreational facilities) in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. One of those conditions requires that the proposed development not result in a significant adverse impact to wetlands. There are approximately 16 existing docks in Hammonton Lake. The two proposed docks have a combined surface area of approximately 500 square feet. The proposed docks will extend a maximum of 40 feet into Hammonton Lake. Based upon their location, the size of the proposed docks and their maximum extension of 40 feet into Hammonton Lake, the proposed docks will not result in a significant adverse impact to wetlands.

Threatened and Endangered Plant Species Protection Standard (N.J.A.C. 7:50-6.27)

The CMP requires that no development shall be carried out unless it is designed to avoid irreversible adverse impacts on the survival of any local population of those plants designated by the New Jersey Department of Environmental Protection (NJDEP) and those plants identified in the CMP as threatened or endangered (T&E).

T&E Information Contained in the 9/19/25 Public Development Application Report

There are known populations of Reversed bladderwort (*Utricularia resupinata*), a NJDEP and Commission designated endangered plant species, Humped bladderwort (*Utricularia gibba*), a Commission designated only threatened plant species, and Purple bladderwort (*Utricularia purpurea*), a Commission only designated threatened plant species, in Hammonton Lake. The three concerned bladderworts are T&E aquatic plant species.

As part of a prior application to the Commission to apply aquatic herbicides to Hammonton Lake, the Commission required the establishment of a 6.5 acre Lake Conservation Area and a 6.2 acre Lake Conservation Area to protect the three concerned T&E plant species. The application of herbicides within the two Lake Conservation Areas is prohibited.

The two proposed docks will be located in the 6.5 acre Lake Conservation Area. Two of the concerned T&E plants, Reversed bladderwort (*Utricularia resupinata*) and Purple bladderwort (*Utricularia purpurea*), are located in the 6.5 acre Lake Conservation Area.

The two proposed docks have a combined surface area of approximately 500 square feet. The development of the two docks in the 6.5 acre (283,140 square foot) Lake Conservation Area is designed to avoid irreversible adverse impacts on the survival of any local population of Reversed bladderwort (*Utricularia resupinata*) and Purple bladderwort (*Utricularia*, plants designated as T&E by the NJDEP and the CMP.

New T&E Information Contained in this 10/8/25 Amended Public Development Application Report

On September 26, 2025, the Commission staff received a 2025 Botanical Survey Report of Hammonton Lake, dated September 22, 2025 and prepared by DuBois & Associates. The Report documents the presence of a population of a fourth T&E aquatic plant species, Slender arrowhead (*Sagittaria teres*) along the shoreline of Hammonton Lake. Slender arrowhead is a NJDEP and Commission designated endangered plant species.

To address T&E plant species protection regulations contained in the CMP for Slender arrowhead, the proposed development has been revised to reduce the number of proposed docks from four to two, eliminate a stone path providing access to the docks and eliminate proposed revegetation along approximately 240 linear feet of the Hammonton Lake shoreline. These revisions to the proposed development will protect the area where Slender arrowhead plants were observed according to the Botanical Survey Report. There is existing recreational development located approximately 200 feet from the area where Slender arrowhead plants were observed. No development is proposed within approximately 200 feet of the area where Slender arrowhead plants were observed. The proposed development is designed to avoid irreversible adverse impacts on the survival of any local population of Slender arrowhead (*Sagittaria teres*), plants designated as T&E by the NJDEP and the CMP.

The applicant has demonstrated that the proposed development is designed to avoid irreversible adverse impacts on the survival of any local population of those plants designated by the NJDEP and those T&E plants identified in the CMP.

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

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

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

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

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

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of fifteen stormwater infiltration basins.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on June 26, 2024. Newspaper public notice was completed on July 2, 2024. The application was designated as complete on the Commission's website on September 2, 2025. The Commission's public comment period closed on September 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 36 sheets (Sheet 2 omitted), prepared by Adams, Rehmann & Heggan Associates, Inc. and dated as follows:
 - Sheet 1 – undated; revised to October 7, 2025
 - Sheets 3-14, 17, 19, 20, 23, 25, 26, 29, 31-36 & 42 – June 19, 2024; revised to October 6, 2025
 - Sheets 15, 16, 18, 21, 22, 24, 27, 28 & 30 – June 19, 2024; revised to October 7, 2025
2. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 17 sheets, prepared by Taylor Design Group and dated as follows:
 - Sheets 37, 38, 40, 43 & 45 – June 19, 2024; revised to October 7, 2025
 - Sheets 39, 41, 44 & 46-53 – June 19, 2024; revised to July 25, 2025
 - Sheet 42 – June 19, 2024; revised to October 6, 2025
3. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
4. 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.
5. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
6. Prior to the construction of any portion of the proposed development which will result in

the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.

7. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

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



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

(609) 894-7300

www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

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 7, 2025 -and include the following information:

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

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



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Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 19, 2025

Kimberly Gruccio, Superintendent (via email)
Egg Harbor Township Board of Education
13 Swift Drive
Egg Harbor Township NJ 08234

Re: Application # 1985-0087.008
Block 2902, Lot 1
Egg Harbor Township

Dear Ms. Gruccio:

The Commission staff has completed its review of this application for the construction of a 46 space parking lot at the Alder Avenue Middle School. 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 10, 2025 meeting.

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

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

Sincerely

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Nick DiCosmo (via email)



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PHILIP D. MURPHY
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TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 19, 2025

Kimberly Gruccio, Superintendent (via email)
Egg Harbor Township Board of Education
13 Swift Drive
Egg Harbor Township NJ 08234

Application No.: 1985-0087.008
Block 2902, Lot 1
Egg Harbor Township

This application proposes the construction of a 46 space parking lot at the Alder Avenue Middle School located on the above referenced 44 acre parcel in Egg Harbor Township.

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 land use in a Pinelands Regional Growth Area.

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

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

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

The proposed development will be located within a maintained grass area and a wooded area. The proposed development will disturb approximately 7,000 square feet of wooded lands. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

utilize grass species which meet that recommendation.

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

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to the required land owners within 200 feet of the above referenced parcel was completed on August 1, 2025. Newspaper public notice was completed on July 24, 2025. The application was designated as complete on the Commission's website on August 1, 2025. The Commission's public comment period closed on September 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of eight sheets, prepared by Remington & Vernick Engineers and dated as follows:

Sheets 1 & 4-6 - October 23, 2024; revised to March 13, 2025
Sheets 2, 3, 7 & 8 - October 23, 2024
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

CONCLUSION

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



State of New Jersey

THE PINELANDS COMMISSION

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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

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 7, 2025 and include the following information:

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

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



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 16, 2025

Christian Johansen, Administrator (via email)
Galloway Township
300 East Jimmie Leeds Road
Galloway NJ 08205

Re: Application # 2001-0084.005
Block 346, Lot 15
Galloway Township

Dear Mr. Johansen:

The Commission staff has completed its review of this application for a two lot subdivision and no additional development of the above referenced 6.36 acre parcel in Galloway Township. 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 10, 2025 meeting.

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

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

Sincerely,

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

Enc: Appeal Procedure

c: Secretary, Galloway Township Planning Board (via email)
Galloway Township Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Jennifer Heller (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 16, 2025

Christian Johansen, Administrator (via email)
Galloway Township
300 East Jimmie Leeds Road
Galloway NJ 08205

Application No.: 2001-0084.005
Block 346, Lot 15
Galloway Township

This application proposes a two lot subdivision and no additional development on the above referenced 6.36 acre parcel in Galloway Township. There is an existing 7,675 square foot senior center building and an existing 4,000 square foot recycling drop-off facility located on the parcel.

The parcel is located within Galloway Township's Village Commercial, Village Residential and Highway Commercial municipal zoning districts. This application proposes a 3.86 acre lot containing the existing senior center building and a 2.5 acre lot containing the recycling drop-off facility.

STANDARDS

The Commission staff has reviewed the proposed subdivision 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 & 5.28)

The parcel is located partially in the Pinelands Village of Cologne (4.17 acres) and partially in a Pinelands Regional Growth Area (2.19 acres). The proposed subdivision is permitted in a Pinelands Village and a Pinelands Regional Growth Area.

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

The existing senior center is serviced by public sanitary sewer.

PUBLIC COMMENT

The CMP defines the proposed subdivision as "minor" development. The CMP does not require public notice for minor public development applications. The Commission's public comment period closed on September 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed subdivision shall adhere to the plan prepared by Polistina & Associates, LLC, dated July 30, 2025 and revised to August 25, 2025.
2. Any other proposed development of the above referenced parcel (lots) requires completion of an application with the Commission and shall be governed by Galloway Township's certified land use ordinance and the CMP.

CONCLUSION

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



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LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on October 6, 2025 and include the following information:

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

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



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 30

TITLE: To Adopt Amendments to the Comprehensive Management Plan in Accordance with the Administrative Procedure Act (Fees; Certificates of Filing; Waivers of Strict Compliance; Land Capability Map; Regional Growth Areas; Pinelands Development Credits)

Commissioner Rittler Sanchez moves and Commissioner Wallner seconds the motion that:

WHEREAS, N.J.A.C. 7:50-5 of the Comprehensive Management Plan sets forth criteria for the designation of Pinelands management areas and depicts the boundaries of these areas on a Land Capability Map, adopted as part of the Comprehensive Management Plan at N.J.A.C. 7:50-5.3(a)24; and

WHEREAS, updated information generated by and made available to the Commission concerning natural resources in the Black Run Watershed indicates that a change in the designation of an area in Evesham Township, Burlington County, from a Rural Development Area to a Forest Area is warranted; and

WHEREAS, the Commission is therefore amending the Land Capability Map adopted at N.J.A.C. 7:50-5.3(a)24 in order to implement the above-described management area change; and

WHEREAS, the Commission has also identified the need to amend the Comprehensive Management Plan to adjust fees required for certain development applications so as to better reflect staff resources expended on the review of such applications; and

WHEREAS, the Commission also wishes to establish expiration provisions for certain Waivers of Strict Compliance, Certificates of Filing and other completeness documents issued by the Commission in order to ensure that proposed development is consistent with current Comprehensive Management Plan standards and reduce the confusion and administrative burden that results when applicants seek to rely on decades-old documents; and

WHEREAS, the Commission further wishes to update provisions related to development and land use in Pinelands Regional Growth Areas, as well as standards related to the allocation, use and severance of Pinelands Development Credits; and

WHEREAS, the Executive Director has submitted to the Commission proposed amendments to the Pinelands Comprehensive Management Plan to accomplish the above-described objectives in a manner that furthers the goals of the Comprehensive Management Plan; and

WHEREAS, on April 9, 2025, the Pinelands Commission authorized publication of the proposed amendments through adoption of Resolution PC4-25-11; and

WHEREAS, the proposed amendments were published in the June 16, 2025, New Jersey Register at 57 N.J.R. 1210(a); and

WHEREAS, the Pinelands Commission held a public hearing to receive testimony on the proposed amendments on July 15, 2025; and

WHEREAS, the Pinelands Commission also solicited written comments on the proposed amendments through August 15, 2025; and

WHEREAS, the Pinelands Commission received both oral and written comments on the notice of proposed amendments; and

WHEREAS, at its September 26, 2025 meeting, the Commission’s Policy and Implementation Committee reviewed all public comments received on the proposed Comprehensive Management Plan amendments and the responses prepared by Commission staff; and

WHEREAS, the Pinelands Commission has reviewed the Notice of Adoption dated September 17, 2025 and all public comments received by the Commission on the rule proposal; and

WHEREAS, the Pinelands Commission desires to adopt the proposed amendments in accordance with the September 17, 2025 Notice of Adoption; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until thirty (30) 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:

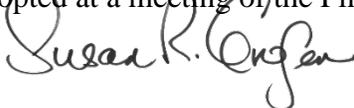
1. The Commission hereby adopts the proposed Comprehensive Management Plan amendments as published in the June 16, 2025 New Jersey Register, and in accordance with the attached September 17, 2025 Notice of Adoption.
2. The Executive Director shall forward the amendments and minutes of this action to the Governor of the State of New Jersey and shall also forward these amendments to the United States Secretary of the Interior for review in accordance with Section 502 of the National Parks and Recreation Act of 1978.
3. The amendments shall take effect as provided in the Pinelands Protection Act and upon publication in the New Jersey Register.

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								

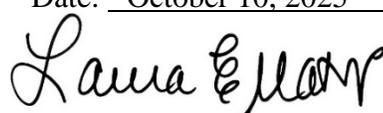
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission



Susan R. Grogan
Executive Director

Date: October 10, 2025



Laura E. Matos
Chair

ENVIRONMENTAL PROTECTION

PINELANDS COMMISSION

Pinelands Comprehensive Management Plan

Fees; Hearing Procedures; Action on Applications; Certificates of Filing; Public Hearings;

Waivers of Strict Compliance; Map Status; Standards for Development and Land Use in

Regional Growth Areas; Pinelands Development Credits; Pilot Program for Alternate

Design Wastewater Treatment Systems

**Adopted Amendments: N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47
and 10.22**

Proposed: June 16, 2025, at 57 N.J.R. 1210(a).

Adopted: _____ by the New Jersey Pinelands Commission, Susan R. Grogan,

Executive Director

Filed: _____, as R. ____ d. _____, **without change.**

Authority: N.J.S.A. 13:18A-6j.

Effective Date: _____

Expiration Date: Exempt.

The New Jersey Pinelands Commission (Commission) is adopting amendments to N.J.A.C.

7:50-1, General Provisions, 4, Development Review, 5, Minimum Standards for Land Uses and Intensities, and 10, Pilot Programs of the Pinelands Comprehensive Management Plan (CMP).

The amendments were proposed on June 16, 2025 at 57 N.J.R. 1210(a). The adopted amendments more specifically relate to (1) application fees for certain categories of development and Letters of Interpretation; (2) the expiration of completeness documents and waivers of strict

compliance; (3) Regional Growth Areas and the Pinelands Development Credit Program; (4) the redesignation of the Black Run watershed in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area; and (5) minor clarifications and updates.

The Commission transmitted the notice of proposal to each Pinelands municipality and county, as well as to other interested parties, for review and comment. Additionally, the Commission:

- Sent notice of the public hearing to all persons and organizations that subscribe to the Commission's public hearing registry;
- Sent notice of the public hearing and provided a copy of the notice of proposal to all Pinelands counties and municipalities, and other interested parties;
- Placed advertisements of the public hearing in the four official newspapers of the Commission, as well as on the Commission's own webpage;
- Submitted the proposed amendments to the Pinelands Municipal Council, pursuant to N.J.S.A. 13:18A-7.f;
- Distributed the proposed amendments to the news media maintaining a press office in the State House Complex; and
- Published a copy of the proposed amendments on its webpage at www.nj.gov/pinelands.

Summary of Public Comments and Agency Response:

The Commission accepted oral comments on the June 15, 2025 proposal at the formal public hearing held in live video format (Zoom) before Commission staff on July 15, 2025, and written

comments by regular mail, facsimile, or e-mail through August 15, 2025. The public hearing was recorded in video format and is on file in the Commission's digital records.

A total of 490 people provided comments on the proposal either by oral testimony at the public hearing or in written comments.

The following individuals and organizations submitted comments:

1. Nicole Wall
2. Joseph DeFeo
3. JR
4. Stephanie Wisenauer
5. Megan Applegate-Wood
6. Jennifer Rubeo
7. Abigail Bierman
8. Valerie Chumbley
9. Sherrie Pearl
10. Nicole Jacobberger
11. Joan Ford
12. Christina Bartnikowski
13. Charles and Beverly Trueland
14. Karina Sandoval
15. George
16. Werner Raff

17. Darren Marcotte
18. Allison Coulter
19. Maria Escalante
20. Christine Mamas
21. Lori Chimento (submitted written and oral comments)
22. Carl Stone
23. Diane Fanucci
24. Thomas Pluck
25. Clark Perks
26. Michael Lippert
27. Julie Alway
28. Jonathan M. Korn
29. Ed Stahl
30. Jillian Lauk
31. Michael Curran
32. Mary Franklin
33. Nancy Carter
34. Carol Arrowood
35. Patricia Kiernan
36. Kandie Press
37. Dr. Howard Press
38. Brandon Tomei
39. Maxwell McClendon

40. Julia Pestalozzi
41. Carly DeGirolamo
42. David C. Patterson, Esq., Maressa Patterson, LLC
43. Steve Malitsky
44. Joshua Dossick
45. Phil Warren
46. Anonymous
47. Edward Ferruggia
48. Marty Lawler
49. Anthony Bombara
50. Dipankar Chatterjee
51. Rick Walsh
52. Deana Siri
53. Sara Pyle
54. Rich & Loretta Lipp
55. Gwenn Albrecht
56. Marcin Kuszynski
57. Robert Talewsky
58. Jeff Alken
59. Evelyn Perkowska
60. Jesmin Mitra
61. Richard Bernstein
62. Roberta Bachman

63. Richard Taylor, Friends of the Black Run Preserve
64. Steven Fenster
65. Tracey Doron (submitted written and oral comments)
66. Brittany Jacobsen
67. Lori Bonfrisco
68. Rachel Read
69. Katharine
70. Andreea Trifas
71. Bruce George Smith
72. Denise L. Lytle
73. Diana Chauca
74. Kathleen Goodman
75. Aimee Prendergast
76. Gia Wizeman
77. Don Vonderschmidt
78. Erica Jackson
79. Serena Jackson
80. Emily Darcy
81. Deborah Larsen
82. Juliana DePasquale
83. Stefania Mis
84. Alexander Bershadsky
85. Rebecca Canright

86. Nancy Reamy
87. Eric Baratta
88. Michael Rothmel
89. Kevin Papa (submitted written and oral comments)
90. Ellen Pedersen
91. Tyler Putman
92. Nicole Belolan
93. Kristie Desousa
94. Robert Paccione
95. Jessica Sautter
96. Alice Houseal
97. Christopher Norulak
98. Kathryn Newell
99. Margaret Harbison
100. Tara Rozanski
101. Darlene Saggiomo
102. Kim DeMeo
103. Jake Matro
104. Tim Batten
105. Thomas J. Carroll
106. Marina Linderman
107. Judith Leshner
108. Jennifer Mcloskey

109. Valerie Rey
110. Perry Capelakos
111. Anna Linderman
112. Christine Panagotopoulos
113. Mary DeLia
114. Erin Panagotopoulos
115. Nancy Raleigh
116. Jenna Romano
117. Alex Linderman
118. Stephanie Horton
119. Michael Pellegrino
120. Chantel Rivera
121. Linda Scholz
122. Sophia Wenzke
123. Mike Paglia
124. Emily Wheatley
125. Olesya Rosner
126. Julia McCay
127. Rajdeep Usgaonker
128. Chris Raab
129. Jen Wolfson
130. Amy King
131. Patrick Doyle

132. Evan Sharko
133. Diana Ryan
134. Autumn Haig
135. Dave Storms
136. Tina Cooper
137. Maegan Kuhlmann, New Jersey Sierra Club (submitted written and oral comments)
138. Kyle Novoa
139. Jessica Vanliere
140. Jackie Greger, New Jersey Sierra Club
141. Vanessa Marrocco
142. Denise Brush
143. Jessica Bader
144. Lea Dixon
145. Denise Pietsch
146. Julia Gandy
147. Mary Peyerl
148. Leonard Morlino
149. Katie Prutzman
150. Alex Meder
151. Patrick Ditmars
152. Carolyn McCrath
153. Alaina Clune

154. Diane Herbert (submitted written and oral comments)
155. Bill Craig
156. Karen Greenfeld
157. Julie Maravich
158. Claire Joslyn
159. Dominic Sorrentino
160. Kate Brady
161. Jason Howell, Pinelands Preservation Alliance
162. Tom Kenny
163. Sheila Woznuknau
164. Trisha Beling
165. Lisa Berg (submitted written and oral comments)
166. Alaina Bromley
167. Dr. Amy Golden, Friends of the Black Run Preserve
168. William Skinner
169. Nika Svirinazichyus
170. Maureen Toman-Logan
171. Rose Taylor
172. Francesca Martelli
173. Jaylin Baez
174. Christy Steglik
175. Maria Pezzato (submitted written and oral comments)
176. Mandy Skalski

177. Amy Gonzalez
178. Teresa Mullen
179. Olga Koturlash
180. Susan Pettijohn
181. Ahnelizse Solwaczny
182. Rosemary Bernardi
183. Dan Donnelly
184. Vanessa Garcia
185. Jeanette York
186. Tracy Capistrand
187. For Every Child, Student Led Organization
188. Adam C. Warner
189. Brandon Weinberg
190. Joan Nemeth
191. Lidia
192. Christian Bifulco
193. Kaitlyn Buchler
194. Sarah Linehan
195. Shane Heeraman
196. Paul Bartholomew
197. Sandra Myer
198. Brooke C
199. Anne Harrison

200. Tara Turse
201. Brett Greenfeld
202. John Long
203. Don Werder
204. Susan Harrison
205. Sarah Thomasson
206. Nicquelle Denney
207. Lydia Smith
208. Wendy Canzanese
209. Anna Ferster
210. Angelica
211. Zephy Turturro
212. Randy Freed
213. Stephen Nuttall
214. Megan Manogue
215. Edwin Wurster
216. Kevin Kraft
217. Jennifer L. Kraft
218. Christian Corby
219. Brandon Lodriguss
220. Kalista Kraft
221. Sam Lyons
222. Ryan Rupertus

223. Anna Paccione
224. Mark Midura
225. Kollin Hughes
226. Nanette Wizov
227. Theodore Liu
228. Eric Penalver
229. Shaina Galley
230. Christopher McManus
231. Nathaniel Kott
232. Marcus Coia
233. Elyse Forcier
234. Amanda Germain
235. Colleen Keyser
236. Edward Drakhlis
237. Alexander J. Wenner
238. Brittney Shepherd
239. Willis Scott Moses
240. Martha Cannon
241. Marjorie Howley
242. Nia Diamond
243. Dominic Carrea
244. Shantic
245. Christopher Jardine

246. Amber Stone
247. Gianna
248. Erin
249. Beth Beetel
250. Sarah Beard
251. Racquel Pascucci
252. Ranica Arrowsmith
253. Sandy Koch
254. Siera Carusone
255. M
256. Heather Weiss
257. Kevin Gallardo
258. Michael S. Scaramella, Esq.
259. Kelsie Busch
260. Colleen DePietro
261. Ellen Fennick
262. Linda Hall
263. Hope Hall
264. Greg Smith
265. Bill Dreisbach
266. Jeffrey A. Monico
267. Lynda McDonough
268. Catherine Herbert

269. John Selvaggio
270. Valerie Fogleman
271. Sven Pfahlert
272. Bobbie J. Herbs
273. Sheila Nau
274. Beth Holt
275. Scott Schlafer
276. Cary
277. Ila Vassallo
278. Jennifer Cardoso
279. Tom Wall
280. Ann Ferruggia
281. Connie Evans
282. Deborah Kahn
283. Emily Iacovoni
284. David Taylor
285. Holly Widzins
286. Christine Todd
287. Regina Disco
288. Matt McCann, M.S. & Maya K. van Rossum, Delaware Riverkeeper Network
289. Rajeev Sharma
290. Kathy Emrich
291. Melanie Ryan

292. Britt Paris
293. Cheryl Fisher
294. Mike Kaliss
295. Darren Morze
296. Michelle Santore
297. Denise Longo
298. Jessica Franzini
299. Alison Goldberg
300. Colleen Mikolajczak
301. Debbie Bonfiglio
302. Lancelot Jeff-Macauley
303. Robert Miller
304. Richard Woodward
305. Jeanette Basaure
306. Andy Brzozowski
307. Janet Slaven
308. MaryAnne Cotugno
309. Kimberly Corrigan
310. James McGee
311. Louis Surovick
312. Sangita Kansupada
313. Nicolle Krieger
314. Jaime Austino

315. Jed Singer
316. Nancy Dippolito
317. Matt Purcell
318. Patrick Violante
319. Anne Krieger
320. Phyllis Garelick
321. John Volpa
322. Guy Romaniello
323. Vince Santore
324. Robert N. Spivack
325. Wendy Joan Spivack
326. Richard
327. Herman Bhasin
328. Eric Nelson
329. Josh Falcone
330. Kevin Krieger
331. Terry & David Bongiovanni
332. Martha Scull
333. Andrew Finn
334. Diane M. Foster
335. Mr. & Mrs. RP Wolfangel
336. Linda Marie Ross
337. Natalie Smith

338. Julie Gandy
339. Steve Rakoczy
340. Joseph Planamente
341. Lucille Planamente
342. Karen Kaplan
343. Jordan Mead
344. Lisa Swing
345. Norma
346. Harold Koenig
347. Kurt Williams
348. Robert Thomson
349. Donna & Tuck Marcum
350. Elena Grigoryeva
351. Joseph D. Beronio
352. Natalie Santore
353. Benjamin Spalter
354. Michael Natale
355. Zachary Dunn
356. Matt Adler
357. Mike Raleigh
358. Edward Doescher
359. Aimee K. Bentley
360. Darren Norgren

361. Ann Gillespie
362. Stacey Behm
363. Elizabeth Quinn
364. Sandra L. Perchetti
365. Jeanne Mugler
366. Shannon May
367. Maria T. Byrne
368. Richard W. Nixon
369. Lesley C. Kirsch
370. Gaetano D'Agostino
371. Ewa Tzaferos
372. Kelly Banks
373. Kei Drashner
374. Steven Freeman
375. Courtney Warner
376. Alexander Karpodinis
377. Gabrielle Hance
378. Alfredo
379. Patrick Hennessy
380. Thomas
381. Kyle Rosencranz
382. Maureen Brandau
383. Jasmine Starks

384. Jeff Greenberg
385. David Pavelko
386. Eileen Anglin
387. Jonathan Lahoda
388. Michael J. Calhoun
389. Jennifer Cipparone
390. Anthony R. Algieri
391. Brielle Andrews
392. Kristen Roskam
393. Ryan Grantuskas
394. Diane Hardies
395. Nicole Toth
396. Melinda Johnson
397. Debbie Polekoff
398. Edward P. Coyle, Jr.
399. John Summer
400. Rebecca Corson
401. Frederick Smith
402. Matthew Duffield
403. Michael
404. Darcy Oordt
405. Robert Cleary
406. Liz Prazeres

407. Brian Lipski
408. William
409. Victoria Crowell
410. Erica Newsham
411. Chris
412. Edward
413. Jessica Sharick
414. Brandon T. Rozelle
415. Karyn Tappe
416. Sean R. Saunders
417. Candace Dare
418. Alex Younger
419. Holly Jarrett
420. Eileen White
421. Ashley Cubbler
422. Max Weiss
423. Daniel Duffield
424. Julianne Germain
425. Sandra Doyle
426. Corey Therrien
427. Kyle Dillon
428. Ben
429. Justin Schlaffer

430. Such Patel
431. Jay Jones
432. Bab Adase
433. George Rayzis
434. Katie Gatto
435. Stephen Klem
436. Kristin Wyka
437. Erika Frick
438. Matthew Zaum
439. David Acampa
440. Jamie Zaum
441. Diane Holzschuh
442. Evan Holzschuh
443. Chelsea Ward McIntosh
444. Kenny
445. Alex Charnow
446. Victoria Agovino
447. Tiffany Shinn
448. Philip Andrianos
449. Logan Penna
450. Arthur Pisko, Jr.
451. Chris Toner
452. Alexander Houseal, Jr.

453. Kyle Sosnicki
454. Leonard Rusciani
455. Mark J. Matthews
456. Emily Kulpa
457. Max Perry
458. Elizabeth Chen
459. Sharon Bennett
460. John J. Parker
461. David L. Hall
462. Waverly Pross
463. Dara Purvis
464. Nichole Hall
465. Michael Logue
466. J. Curley
467. Ben Brotsker
468. William Cavagnaro
469. Nicholas Cox
470. Katharine Bolton (Kaplan)
471. Dennis M. Toft, Esq.
472. Alyssa
473. Dina Cirignano
474. Aslan Basol
475. Christine Bresser

- 476. Philip Falcone
- 477. Art Citron
- 478. Kathy King
- 479. Shannon Chau
- 480. Melanie Love
- 481. Austin Carrig
- 482. Amy Noble
- 483. Alexa Guarni
- 484. Rebecca Murray
- 485. Anakaren Michel
- 486. Kathleen Ross
- 487. Heidi Yeh, Pinelands Preservation Alliance
- 488. Erin Dennison
- 489. Gabrielle Mangiamele
- 490. Teresa Mullen

The Commission's detailed response to the comments is set forth below. The numbers in parentheses after each comment correspond to the list of commenters above.

Application Fees (N.J.A.C. 7:50-1.6)

1. COMMENT: Two commenters expressed support for the proposed amendments to application fees. (187, 487)

RESPONSE: The Commission thanks the commenters for their support.

Redesignation of Black Run Watershed, Evesham Township, Burlington County (N.J.A.C. 7:50-5.3)

2. COMMENT: A total of 342 commenters supported the amendments to the Land Capability Map redesignating the Black Run watershed from Rural Development Area to Forest Area, citing a wide range of reasons. Many expressed support for increased protection of the watershed's wildlife, habitats, water quality, and ecology. Some cited the need to protect the Kirkwood-Cohansey aquifer. Others highlighted the importance of protecting open space for health benefits and emotional well-being, or as a means to preserve the watershed and prevent development. (16, 17, 20 – 28, 36, 38, 40, 41, 43 – 47, 50 – 53, 56, 58 – 60, 62 – 66, 72, 77 – 80, 84, 85, 87 – 91, 94, 95, 98, 99, 102, 104, 105, 110 – 113, 115, 117, 118, 125, 127, 130 – 132, 135 - 184, 187, 188, 190, 193, 194, 197, 202 – 204, 206 – 211, 214 – 217, 219, 222, 223, 226, 228, 231, 232, 234 – 236, 239 – 243, 245, 249, 253, 254, 256 – 260, 262 – 268, 270 – 272, 274 – 280, 282 – 284, 287 – 300, 302 – 306, 309 – 331, 333, 335 – 338, 340 – 342, 345 – 369, 371 – 375, 377, 379 – 383, 385, 387, 389 – 392, 394 – 396, 398 – 410, 412 – 428, 430, 431, 435 – 440, 444 – 447, 449 – 454, 457, 458, 460, 462 – 464, 466, 467, 469, 470, 472 – 474, 476, 477, 479 – 481, 484, 485, 487, 490)

RESPONSE: The Commission appreciates the widespread support for the amendment.

Over the past two decades, the Commission has conducted extensive work to evaluate the Black Run watershed's ecological integrity and to identify appropriate measures to

protect its natural resources. The redesignation from Rural Development Area to Forest Area enhances resource protection by reducing development potential within the watershed. However, it should be recognized that the new Pinelands management area designation does not preserve lands in the watershed nor prevent all future development. It merely reduces the range and intensity of permitted land uses. Landowners may still pursue development of their properties consistent with the new Forest Area designation.

3. COMMENT: A total of 111 commenters opposed development in the Black Run watershed or the Black Run Preserve, with some expressing concern that the Black Run Preserve could be developed absent this rulemaking. (1- 19, 21, 29 – 33, 35, 37, 41, 48, 54, 55, 57, 61, 67 – 71, 73 – 76, 81 – 83, 86, 93, 96, 97, 100, 101, 103, 106 – 109, 114, 116, 119 – 122, 128, 129, 134, 175, 186, 191, 195, 196, 198 – 201, 205, 212, 221, 238, 244, 246, 251, 252, 255, 261, 269, 273, 281, 285, 286, 301, 307, 308, 334, 339, 343, 370, 376, 384, 386, 388, 397, 411, 429, 432, 433, 442, 443, 448, 455, 456, 459, 461, 465, 468, 486)

RESPONSE: This rulemaking does not relate to any specific development proposal, nor does it approve or prohibit development or result in the preservation of any land outright. Rather, it redesignates the Pinelands management area of the Black Run watershed from Rural Development Area to Forest Area, thereby imposing stricter land use regulations that reduce the intensity of permitted development. Owners of land within the affected area retain the right to pursue development projects that are consistent with the new Forest Area designation, as set forth at N.J.A.C. 7:50-5.23, and forthcoming amendments

to Evesham's land use ordinance that are required to implement the new management area designation.

Notably, close to 60 percent of the redesignated area, including the area known as the Black Run Preserve, is already permanently preserved through various deed restrictions. The Preserve itself remains subject to a deed restriction that requires protection of all lands in their natural, scenic and open existing state, with only low intensity recreational uses (e.g., hiking and nature study) permitted. All other development in the Preserve is not permitted, either under the prior Rural Development Area designation or the new Forest Area designation.

4. COMMENT: One commenter, identifying themselves as the owner of an undeveloped property in the Black Run watershed without public road access, expressed concern about the effect of the management area redesignation on potential development of surrounding parcels that could provide access if developed. They requested designated legal access to their property and the ability for their family to develop the property in the future or to sell it to another party to develop. (202)

RESPONSE: The identified property and the surrounding lots are not located in the Black Run watershed and are not included in the area being redesignated from the Rural Development Area to the Forest Area. The property and adjacent lots are located in Evesham Township's Rural Development-3 (RD-3) Zone, which is within a Rural Development Area. Residential development in the RD-3 Zone is permitted at a density of 3.2 units per acre, with clustering of residential units on one-acre lots required when

two or more units are proposed. The commenter's property and the surrounding lots may be developed consistent with the minimum standards of the CMP and Evesham Township's land development regulations. The Commission has no authority to grant easements across private lands. Finally, the CMP does not restrict the sale of property or other property transactions anywhere in the Pinelands.

5. COMMENT: Multiple commenters requested that Evesham Township rezone the Black Run watershed to a Forest Area zoning district to protect the watershed and halt development. (482, 483, 486, 488, 489)

RESPONSE: The Pinelands Protection Act and the CMP require Pinelands municipalities to adopt master plans and land development regulations consistent with the CMP and any amendment thereto. In accordance with N.J.S.A. 13:18A-12.b and N.J.A.C. 7:50-3.32, Evesham Township has one year from the effective date of this rule adoption to amend its ordinances to reflect the management area redesignation and submit implementing ordinance amendments, including a revised zoning map, to the Commission for review and certification. It must be noted that while the Forest Area designation effectuated by the CMP amendment and the required municipal implementing ordinances will enhance protection of the watershed, limited residential and nonresidential development will continue to be permitted. Elimination of future development potential can only be accomplished through acquisition and preservation of property or imposition of conservation easements or restrictions.

6. COMMENT: A total of 32 commenters expressed either general support for protecting the Pinelands Area and its resources or general opposition to development in the Pinelands. (15, 34, 49, 92, 123, 124, 126, 133, 185, 192, 213, 218, 220, 224, 225, 227, 229, 230, 233, 237, 247, 248, 250, 332, 334, 344, 378, 393, 434, 441, 475, 478)

RESPONSE: The Commission thanks the commenters for their support in protecting the resources of the Pinelands and affirms that this rulemaking advances the goals of the Pinelands Protection Act and the CMP to preserve, protect, and enhance the resources of the Pinelands.

7. COMMENT: One commenter said the amendments should have included trail management standards for Pinelands open spaces affected by the redesignation to maximize accessibility for non-destructive, inclusive recreation. (476)

RESPONSE: While not the subject of this rulemaking, the Commission recognizes that availability of accessible trails in the Black Run watershed and throughout the Pinelands Area is an important issue. The development of any new recreational trails in the Pinelands Area requires application to the Commission and must meet the CMP's minimum environmental standards. These standards appropriately focus on resource protection and currently do not include special provisions for accessible trails. The Commission will be evaluating appropriate amendments to the CMP related to this issue as part of a future rulemaking effort.

Expiration of Completeness Documents and Waivers of Strict Compliance (N.J.A.C. 7:50-4.15, 4.34 and 4.70)

8. COMMENT: One commenter requested a grace period for applicants whose Certificate(s) of Filing will expire on the effective date of this rule adoption to allow submission of information necessary to advance their proposed development. (42)

RESPONSE: The Commission does not agree that an additional grace period is warranted. In all cases, the completeness documents (Certificates of Completeness and Certificates of Filing) affected by this rulemaking are at least five years old and, in most cases, significantly older. Upon the effective date of these rules, all completeness documents issued prior to January 1, 2004 will expire. Likewise, any Certificate of Completeness or Certificate of Filing that is five years old or older will expire unless it has been used to obtain a municipal or county approval and the Executive Director has determined that the local approval does not raise any substantial issues with respect to conformance with the CMP and the municipal land use ordinance. The Commission believes this provides sufficient time for any applicant to obtain at least one local approval that is consistent with the CMP, particularly given the fact that Certificates of Filing clearly identify any inconsistencies an application has with the CMP and often spell out how those inconsistencies may be resolved. The same is true of letters that the Commission issues in response to local approvals when they are determined to raise substantial issues with respect to one or more CMP standards.

The Commission has already completed extensive efforts to notify applicants whose completeness documents were issued since January 1, 2004 for proposed development where no local approvals have been submitted to the Commission and found consistent with the CMP. These individual notices advised applicants that their Certificates of Filing would expire upon adoption of these rules or otherwise provided a future expiration date based on the amendments. Affected applicants were thus provided with an opportunity to obtain and/or submit local approvals and permits to the Commission prior to the effective date of this rulemaking or expiration of the associated completeness document.

The Executive Director retains the ability to determine that a preliminary or final municipal or county approval may take effect because it does not raise a substantial issue with respect to the CMP (see N.J.A.C. 7:50-4.37 and 4.40). This review process provides an opportunity for consideration of the particular circumstances of a development application and associated local approval(s) submitted for Commission review. As an example, such circumstances could include the Commission's receipt of a local approval in the days leading up to the expiration of the associated Certificate of Filing. If the Commission's review determines that approval raises no substantive issues, meaning all CMP land use and environmental standards are met, the Executive Director has the authority to allow the approval to take effect even after the expiration date of the Certificate of Filing. A similar decision could be made for a local approval issued and submitted one or two days after the expiration date of a Certificate of Filing. The Commission believes current CMP procedures provide sufficient flexibility to appropriately address the situations that inevitably arise when expiration dates are

assigned. In other cases, particularly those where substantial issues related to an application and local approval have not been resolved, or CMP standards and/or municipal zoning have significantly changed in the years since a Certificate of Filing was issued, applicants and property owners will need to apply to the Commission for new Certificates of Filing.

9. COMMENT: One commenter said that a Certificate of Filing should remain in effect without expiration while applicants are pursuing local approvals or assembling property for a development project. (471)

RESPONSE: The Commission affirms its rationale for establishing a five-year duration for completeness documents and does not support broad extensions of the type described by the commenter. The purpose of these amendments is to reduce administrative burdens on Commission staff, local permitting agencies, and applicants, while ensuring that proposed development is consistent with current CMP and municipal standards by providing a more efficient and effective way of taking current environmental conditions of lands proposed for development into consideration. Allowing Certificates of Filing to remain in effect based on a subjective determination as to what constitutes “pursuit” of a local approval would be administratively burdensome to document and track, contrary to the intent of the amendments. Likewise, extending the life span of a Certificate of Filing to accommodate an applicant’s timeline for assemblage or acquisition of property would be extremely difficult to implement by regulation and likely impossible to track, given

that the Commission is generally unaware of and uninvolved in such property transactions.

It is also important to note that Certificates of Completeness and Certificates of Filing are not approvals. Rather, these documents signify that a complete application for development in the Pinelands Area has been submitted to the Commission and allow the applicant to move forward with obtaining required approvals from municipal and county permitting agencies. Completeness documents do not provide protection from changes to regulations in the CMP or at the State or municipal level. Expiration ensures that outdated completeness documents are not used to advance applications unlikely to meet current CMP standards. Over time, the likelihood of regulatory changes that could affect consistency of the proposed development with CMP, State, or municipal regulations tends to increase. The practical impact on affected applicants is that they must reapply to the Commission if they wish to pursue development of their property.

Under these amendments, a Certificate of Filing does not expire if the applicant obtains a local approval and the Commission issues a letter stating that the local approval can take effect. An applicant needs only one local permit or approval, followed by a Commission letter allowing it to take effect, to have the associated Certificate of Filing remain in effect in perpetuity. For example, after these amendments take effect, if the Commission issues a Certificate of Filing on May 1, 2026 indicating consistency with applicable standards, the applicant could use that Certificate of Filing to obtain municipal site plan approval on January 15, 2031. Upon timely receipt of that approval and assuming all standards continue to be met, the Commission would complete its review and issue a

letter within 15-30 days allowing the site plan approval to take effect. That effective local approval prevents the Certificate of Filing from expiring on May 1, 2031, and allows the applicant to continue to obtain any other necessary permits and approvals such as septic permits and building permits.

10. COMMENT: One commenter said that automatic expiration of Certificates of Filing constitutes a taking of property. (471)

RESPONSE: The Commission respectfully disagrees. The Commission's issuance of a Certificate of Filing does not confer or remove any ownership or development rights. As described above, it merely documents that an applicant has filed a complete application for development with the Commission, and it identifies any aspects of the proposal that are inconsistent with the CMP or municipal ordinances. Issuance of the Certificate of Filing allows the applicant to obtain necessary municipal or county approvals for the development proposal. If a Certificate of Filing expires in accordance with these amendments, the applicant or property owner will simply need to submit a new application to the Commission for review and processing.

11. COMMENT: One commenter expressed support for expiration of Certificates of Completeness documents and certain Waivers of Strict Compliance granted prior to March 2, 1992. (487)

RESPONSE: The Commission thanks the commenter for their support.

Regional Growth Areas and Pinelands Development Credits (N.J.A.C. 7:50-5.28, 5.43, and 5.46)

12. COMMENT: One commenter expressed support for the intent of the amendments at N.J.A.C. 7:50-5.28(a)3v but opposed allowing municipal discretion to exempt units made affordable to low- and moderate-income households from Pinelands Development Credit (PDC) requirements. Rather, they requested the rule contain an automatic exemption for such units and advocated that no PDCs be required for any inclusionary development projects, not just the affordable units. (471)

RESPONSE: The Commission appreciates the support for the amendment's intent but does not agree with and cannot implement the requested change. The Pinelands Protection Act (N.J.S.A. 13:18A; L.1979, c111, s. 14, eff. June 29, 1979. Amended by L.1987, c. 267, s.2, eff. Sept. 11, 1987) prohibits the Commission from considering the number of low- or moderate-income housing units as a criterion for approval, rejection, or conditional approval of any municipal master plan or land use ordinance (see N.J.S.A. 13:18A-12a). As such, the Commission does not have the authority to require municipalities to exempt any or all affordable or inclusionary housing units from the requirement to redeem PDCs.

However, the Commission has reviewed and certified municipal ordinances that exempt certain housing types, such as affordable units, from PDC redemption pursuant to the municipal flexibility provisions of the CMP. The amendments codify this successful

practice by expressly allowing municipalities to adopt such exemptions if they so choose and if specified requirements are met. These requirements are intended to ensure that a reduction in the overall number of PDC opportunities that a municipality is required to provide in its RGA zoning plan does not occur. Therefore, any exemption from PDC redemption requirements must be offset by increased and/or guaranteed PDC use elsewhere within the municipality's Regional Growth Area so that the necessary number of PDC opportunities is maintained.

Under these amendments, a municipality may adopt an ordinance exempting 100% affordable housing projects or inclusionary developments from PDC redemption, provided the municipal land use ordinance continues to accommodate the minimum number of required opportunities for the use of PDCs in the municipality's Regional Growth Area zoning plan. Over the past 10-15 years, Pinelands municipalities have accomplished these sorts of amended zoning plans by transferring PDC obligations to other lands or zones in the municipal RGA or adopting mandatory PDC requirements for development of market rate units in one or more zoning districts or redevelopment areas. Broad PDC exemptions for all units in inclusionary developments in one or more RGA zoning districts are likely to be challenging to accommodate. A more limited approach, such as through a redevelopment plan designed to permit a specific project on a specific parcel of land, has and will continue to be more feasible. However, all such proposals will have to be reviewed in the context of the municipality's overall Regional Growth Area plan.

13. COMMENT: One commenter expressed support for the amendments at N.J.A.C. 7:50-28, specifically those providing greater flexibility in the distribution of housing types zoned for in Regional Growth Areas, allowing PDC use for non-residential development, and allowing certain housing types, such as affordable housing, to be exempt from PDC requirements. (487)

RESPONSE: The Commission thanks the commenter for their support.

General Comments

14. COMMENT: One commenter said the rule proposal must be supported. (189)

RESPONSE: The Commission appreciates the commenter's support.

15. COMMENT: One commenter expressed support for a prohibition of deforestation. (39)

RESPONSE: The rulemaking does not expressly prohibit deforestation. However, the redesignation of the Black Run watershed from Rural Development Area to Forest Area reduces development potential and, consequently, the extent of deforestation associated with development. The amendments also include revisions to the PDC program, which incentivize the preservation of sensitive environmental and agricultural lands within the Pinelands.

Federal Standards Statement

Section 502 of the National Parks and Recreation Act of 1978 (16 U.S.C. § 471i) called upon the State of New Jersey to develop a comprehensive management plan for the Pinelands National Reserve. This legislation set forth rigorous goals that the plan must meet but did not specify standards governing individual uses or topics, such as those covered by the adopted amendments. The plan was subject to the approval of the United States Secretary of the Interior, as are all amendments to the CMP.

There are no other Federal requirements that apply to the subject matter of the amendments being adopted.

Full text of the adoption follows:

displayed on the meter for a representative number of impulses. If the “hold” setting is employed after measuring an impulse, press the reset button to prepare for measurement of the next impulse. If [the] **there are numerous** impulses [follow each other rapidly as for example in a fusillade], it is not necessary to measure every impulse. [In such a case, measure as many impulses as feasible, estimate the number of impulses occurring, and the time period during which they occur.] **Impulsive sounds that are rapidly repetitive over a duration of one second or longer shall be measured as continuous airborne sound.**

vi. While making sound level measurements, observe whether the meter reading is increased by extraneous sound sources such as passing vehicles, aircraft flying overhead, barking dogs, etc. In such cases, postpone the sound level measurement until the extraneous sound has abated. [This shall not apply, however, if the source of the extraneous sound is located on the facility under investigation.]

vii. There are instances in which the sound propagation from a source is such that the sound level varies significantly with [altitude] **elevation**. In such cases, [connect the sound level meter to its microphone by a long cable and, after calibrating, elevate the microphone with a long pole or other means to measure the sound level at different altitudes.] **the investigator may also conduct measurements at the window or other appropriate elevation of the affected person. A field calibration check of the assembled sound measurement equipment shall be performed in accordance with (f)ix below.**

viii. (No change.)

ix. [No less frequently than at one hour intervals during the investigation,] **Prior to beginning sound measurements**, and again at the conclusion of measurements, [calibrate] **perform a field calibration check** of the sound level meter, check the condition of the batteries, measure the wind speed, and record the results for inclusion in the Noise Measurement Report. If the sound level meter has drifted more than 0.5 dB off calibration, or if the sound level meter battery check procedure indicates that the battery charge is too low, or if the wind speed has increased to greater than 12 miles per hour (5.4 meters per second), then measurements taken since the previous calibration check shall be considered invalid. A meter with an electronic display showing a “low battery” indication may continue to be operated for the duration specified in the manufacturer’s manual without invalidating the previous readings, if a subsequent calibration check is satisfactory. [Wind gusts over 12 miles per hour (5.4 meters per second) that begin after at least one hour of measurements shall not invalidate measurements already collected.] **Periodic wind gusts greater than 12 mph shall not invalidate measurements taken during periods when sustained wind speeds remain at or below 12 mph.**

2.-3. (No change.)

7:29-[2.10]**2.8** Calculations

(a) Corrected source sound level: Correct the total sound level for the neighborhood residual sound in accordance with the procedure for using Table 1 to determine the sound level from the sound source of interest. If the difference between the total sound level and the neighborhood residual sound level is greater than 10 dB, no correction is necessary.

TABLE 1

THE DETERMINATION OF SOURCE SOUND LEVEL FROM TOTAL AND NEIGHBORHOOD RESIDUAL SOUND MEASUREMENTS

A Sound Level Difference (Decibels)	B Correction Factor (Decibels)
0.5	9.6
1	[7] 6.9
2	[4] 4.3
3	3
4	[1.8] 2.2
5	[1.6] 1.7

A Sound Level Difference (Decibels)	B Correction Factor (Decibels)
6	[1.2] 1.3
7	[1] 1.0
8	[0.75] 0.7
9	0.6
10	0.5
Greater than 10	0.0

Procedure for Using Table 1 (No change.)

7:29-[2.11]**2.9** Qualifications of enforcement personnel

For the purposes of this chapter, an employee representing an authorized enforcement agency shall be considered qualified to [make noise] **conduct sound** measurements and enforce [the State’s Noise] rules] **this chapter** or a municipal noise ordinance approved by the Department,[as the case may be] if such person completes a noise certification course, and is recertified, at least once every two years, at a **Department-approved** noise certification course [which] that is offered by [the Department of Environmental Sciences of Cook College,] Rutgers, the State University of New Jersey, or another **Department-approved institution, found at the Department’s noise control website (currently at www.nj.gov/dep/enforcement/ncp.html).** The Department [of Environmental Protection] shall provide an extension for recertification on a case-by-case basis beyond the [two year] **two-year** period for a person until the next time the recertification course is offered. Such requests shall be made, in writing, **by submitting a Department-approved form, available from the Department’s noise control website**, to the Department at least 10 working days prior to the expiration of the person’s certification. **The Department will consider, on a case-by-case basis, a request for an extension for recertification that is submitted fewer than 10 working days prior to the expiration of the person’s certification, if the person presents documentation of an emergency or extenuating circumstance that prevented timely submission of the request. If a scheduled recertification course is canceled, the person’s certification shall automatically be extended, without making a request to the Department, until the next time the recertification course is offered.**

(a)

PINELANDS COMMISSION

Pinelands Comprehensive Management Plan Fees; Hearing Procedures; Action on Applications; Certificates of Filing; Public Hearings; Waivers of Strict Compliance; Map Status; Standards for Development and Land Use in Regional Growth Areas; Pinelands Development Credits; Pilot Program for Alternate Design Wastewater Treatment Systems

Proposed Amendments: N.J.A.C. 7:50-1.6, 4.3, 4.15, 4.34, 4.41, 4.70, 5.3, 5.28, 5.43, 5.46, 5.47, and 10.22

Authorized By: New Jersey Pinelands Commission, Susan R. Grogan, Executive Director.

Authority: N.J.S.A. 13:18A-6.j.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2025-063.

A **public hearing** concerning this notice of proposal will be held virtually on July 15, 2025, at 9:30 A.M.

A link to the virtual public hearing and more information about the live hearing will be provided on the Pinelands Commission's (Commission) website at <https://www.nj.gov/pinelands/home/hearings/>.

Submit written comments by regular mail, facsimile, or email by August 15, 2025, to:

Susan R. Grogan, P.P., AICP
Executive Director
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
Facsimile: (609) 894-7330
Email: planning@pinelands.nj.gov or through the Commission's website at <http://nj.gov/pinelands/home/contact/planning.shtml>

The name and email address of the commenter must be submitted with all public comments. Commenters who do not wish their names and affiliations to be published in any notice of adoption subsequently prepared by the Commission should so indicate when they submit their comments.

The agency proposal follows:

Summary

The New Jersey Pinelands Commission ("Pinelands Commission" or "Commission") proposes to amend N.J.A.C. 7:50-1, General Provisions, 4, Development Review, 5, Minimum Standards for Land Uses and Intensities, and 10, Pilot Programs of the Pinelands Comprehensive Management Plan (CMP). The CMP has been guiding land use and development activities in the Pinelands since it took effect on January 14, 1981. Since that time, the CMP has been amended many times, most recently in December 2023, through a set of amendments related to water management, which strengthened the ecological protections of the Kirkwood-Cohansey aquifer (See 55 N.J.R. 247(a)).

The proposed amendments relate to: (1) application fees; (2) the expiration of completeness documents and waivers of strict compliance; (3) Regional Growth Areas and the Pinelands Development Credit Program; (4) the redesignation of the Black Run watershed in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area; and (5) minor clarifications and updates.

The proposed amendments were discussed and reviewed at multiple public meetings of the Commission's CMP Policy & Implementation Committee between 2022 and 2024. With respect to the proposed amendment to the Pinelands Land Capability Map, a more significant outreach effort was undertaken over an extended period of time. The rulemaking was the subject of discussion at numerous public Policy & Implementation Committee meetings in 2015 and 2016, during which time a series of meetings were also held with Evesham Township officials and representatives of the major property owner in the affected area. A full rulemaking was drafted at that time, but ultimately did not proceed. In more recent years, Commission staff drafted a simpler rulemaking and met with Evesham Township representatives, neighboring residents, legislators, and the non-profit organization charged with overseeing the existing Black Run Preserve. All indicated a strong interest in providing increased protection to the area.

If requested, Commission staff will provide a presentation on the proposed amendments at a public meeting of the Pinelands Municipal Council (PMC). The PMC, created by the Pinelands Protection Act, is made up of the mayors of the 53 municipalities in the Pinelands Area, or their designees. The PMC is empowered to review and comment upon changes to the CMP proposed by the Commission and advises the Commission on matters of interest regarding the Pinelands. The PMC has unfortunately been inactive since late 2022, but could play an important role in the review of these and any future proposed CMP amendments.

Application Fees

Since April 2004, the Commission has assessed application fees as a means to cover a portion of the costs associated with the review of development applications and related services that support the application process (see 36 N.J.R. 1804(a)). The Commission previously amended its fee schedule in June 2006 (see 38 N.J.R. 2708(a)), December 2008 (see

40 N.J.R. 6805(a)), March 2018 (see 50 N.J.R. 969(a)), and December 2023 (see 55 N.J.R. 247(a)).

A series of amendments to the Commission's application fee requirements are now being proposed to better align fees with the staff resources expended on development applications involving: the resolution of an existing, identified violation of the CMP; a Waiver of Strict Compliance to alleviate an extraordinary hardship; or a Letter of Interpretation. The proposed fee increases are reflected in the proposed amendments at N.J.A.C. 7:50-1.6(e), (g), and (h).

Applications Involving CMP Violations

New rules at N.J.A.C. 7:50-1.6(e)3 and 4 are proposed to address staff resources expended on the review of development applications that are submitted, in whole or in part, to resolve an identified violation of the CMP. Proposed new paragraph (e)3 will assess an additional fee of \$1,000 when a major development application is submitted, in whole or in part, to resolve an identified violation. Proposed new paragraph (e)4 will assess an additional fee of \$500.00 when a minor development application is submitted, in whole or in part, to resolve an identified violation. The terms "development, major" and "development, minor" are defined at N.J.A.C. 7:50-2.11. Major development means any subdivision of land into five or more lots, construction of five or more dwelling units, nonresidential development on a site of more than three acres in size, or grading, clearing, or disturbance of an area in excess of 5,000 square feet. In both cases, this new fee is to be assessed in addition to the application fee already required pursuant to N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f).

Violations of the CMP most often involve development that has occurred on a parcel in the Pinelands Area without prior application to the Commission or local approval by the relevant county or municipality. Such development typically consists of clearing, expansion of nonresidential buildings or structures (for example, parking lots), or construction of accessory structures. A violation may also occur when development on a parcel is not in accordance with a previously approved site plan, leading to inconsistencies with the approved stormwater management plan or maintenance of required buffers to wetlands. When such a violation is identified, the landowner is usually required to submit a development application to the Commission for the development that has occurred without approval. Existing violations of the CMP are often identified during the review of a separate and subsequent development proposal for which an application is submitted after the unpermitted development activity has occurred. In such cases, the applicant is required to amend their development application to resolve the violation.

The fee increase is proposed to recognize the additional staff resources required to identify, evaluate, and resolve violations. Multiple site visits are often necessary, as are meetings with applicants, their representatives, and relevant county and municipal officials. Staff must often interpret aerial photography, spanning decades, to identify the extent of violations and the timeframe within which they occurred. In some cases, staff are asked to appear in court in support of municipal enforcement actions. Applicants are often required to design and submit restoration plans that the Commission must review and sometimes monitor. The increased fee is in no way intended to be punitive. It is merely a way of ensuring that fees for various types of development applications appropriately correspond to the staff resources required to review and process them.

Pursuant to the current rules, an applicant, regardless of whether the application involves a violation, is assessed an application fee based on the application fee provisions at N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f), as well as the characteristics of the proposed development. This may include any existing development included in the application to resolve an identified violation. For example, if an applicant constructed an accessory structure or cleared an acre of land without prior application to the Commission or approval by the relevant municipality, the applicant would be assessed the same fee as an applicant that applied and received approvals prior to the construction or clearing. Pursuant to the proposed amendment, the application to resolve the violation would be assessed an additional fee of \$500.00 or \$1,000, depending on the size and intensity of the development.

In the 10-year period between 2013 and 2023, there were approximately 1,000 CMP violations reported, of which approximately 650 were pursued by the Commission. The majority occurred on privately

owned parcels. Less than 10 percent were associated with public development, which includes State, county, and municipal lands and projects. Of the 650 violations pursued, 75 percent met the definition of minor development.

The fees assessed for minor development applications involving a violation were generally less than \$500.00 per application. The proposed amendment would require an additional \$500.00 when a minor development application is submitted, in whole or in part, to resolve an identified violation.

Less common are substantial violations involving extensive clearing, soil disturbance, or the construction of new or expanded nonresidential structures at a scale that meets the definition of major development. Examples in recent years include installation of storage buildings, establishment of a composting facility, and expansion of active recreational facilities. In these cases, an application to resolve the violation would be assessed an additional fee of \$1,000.

Given the staff time and effort necessary to review and resolve violations, even those characterized as minor development, the Commission believes these increased fees are justified and appropriate.

Recodified N.J.A.C. 7:50-1.6(e)6 is proposed for amendment to maintain the existing application fee cap of \$25,000 for applications submitted by a public agency and \$50,000 for all other applications. However, the rule is amended to allow those caps to be exceeded if the application involves an existing violation. Pursuant to the proposed amendment, if an assessed application fee reaches the established fee cap and the application for development involves the resolution of an existing violation, then the proposed rule would allow the cap to be exceeded by as much as \$500.00 for a minor development application and by as much as \$1,000 for a major development application.

The existing rule at N.J.A.C. 7:50-1.6(g) provides an application fee cap of \$500.00 for applications submitted by a qualified tax-exempt religious association or corporation or a qualified tax-exempt non-profit organization. In similar fashion to the amendment proposed at paragraph (e)6, an amendment is proposed at subsection (g) to allow the established cap to be exceeded if the application involves the resolution of an existing violation. Pursuant to the proposed amendment, if an assessed application fee reaches the \$500.00 fee cap and the application for development involves the resolution of an existing violation, then the proposed rule would allow the cap to be exceeded by as much as \$500.00 for a minor development application and by as much as \$1,000 for a major development application.

Applications Requiring a Waiver of Strict Compliance

The CMP provides procedures and standards by which the Commission is authorized to waive strict compliance with the standards in the CMP (see N.J.A.C. 7:50-4 Part V). If a development proposal is not consistent with all applicable requirements of the CMP, it cannot be carried out without a valid Waiver of Strict Compliance. Waivers granted pursuant to these provisions are intended to provide relief where strict compliance with the CMP will create an extraordinary hardship or where the waiver is necessary to serve a compelling public need.

Proposed new N.J.A.C. 7:50-1.6(e)2 addresses staff resources expended on the review of development applications requiring a Waiver of Strict Compliance to alleviate an extraordinary hardship. The proposed rule will assess an additional fee of \$250.00 for any application submitted that requires such a waiver. This lump sum fee is assessed in addition to any applicable fee for development assessed in accordance with N.J.A.C. 7:50-1.6(a), (b), (c), (d), or (f).

The proposed fee is necessary to recognize the additional staff resources required to review and process waiver applications seeking to alleviate an extraordinary hardship in accordance with N.J.A.C. 7:50-4.63. All such applications involve additional staff resources beyond those that are required of a typical development application, as staff must: ensure that the applicant has properly met all notice requirements provided by the CMP; schedule an opportunity for public comment; review and consider any submitted public comment; draft a report and resolution, along with a recommendation for the Commission's consideration; and schedule the waiver application for final consideration at a Commission meeting. These procedural obligations are in addition to the substantive review that must also occur, requiring historical research

related to ownership of the parcel and contiguous lands and determining the minimum buffers that must be maintained to one or more wetlands areas on a parcel.

The new \$250.00 fee is not expected to impact many applicants. Over the past 10 years, the Commission has approved an average of just three extraordinary hardship waiver applications per year. The increased fee is, therefore, likely to impact only a small number of applicants and is not expected to generate a significant increase in application fee revenue. The proposed fee is also quite modest, in recognition of the fact that waivers to alleviate an extraordinary hardship are almost always associated with an application to develop only one single-family dwelling unit.

It should be noted that, for any waiver granted to alleviate an extraordinary hardship that has expired in accordance with N.J.A.C. 7:50-4.70, the applicant must resubmit an application for a new waiver if they wish to pursue the development. Such an application will be assessed a fee in accordance with N.J.A.C. 7:50-1.6, including the additional \$250.00 fee if the application still requires a waiver.

If an applicant is seeking a waiver to alleviate an extraordinary hardship for the sole purpose of demonstrating that the parcel is of "limited practical use" pursuant to N.J.A.C. 7:50-9.2(a), the proposed rule will not require the applicant to pay the additional \$250.00 fee. The Limited Practical Use Land Acquisition Program (LPU Program) offers owners of small properties with a limited development potential an opportunity to sell their properties to the State. The regulations associated with the LPU Program were adopted by the Commission in 1995 and are set forth in the CMP at N.J.A.C. 7:50-9. To be eligible for an acquisition pursuant to the LPU Program, the property must be less than 50 acres in size and the property owner may not own 50 or more acres total anywhere in the Pinelands National Reserve. In addition, the Pinelands Commission must have denied an application requesting a waiver for the development of a residential unit on the property. While the staff does devote time and attention to the review and processing of such waiver applications, it is typically somewhat less extensive. More importantly, the Commission does not want to discourage property owners interested in pursuing State acquisition through the LPU Program.

While the Commission may also approve waivers based upon a compelling public need in accordance with N.J.A.C. 7:50-4.64, no additional fee is proposed for that type of waiver. This latter category of waiver generally involves large, nonresidential development that, pursuant to the existing rules, are assessed an application fee that appropriately aligns with staff resources spent on the review and processing of such applications.

Applications Requesting a Letter of Interpretation

Letters of Interpretation (LOI) are issued by the Commission pursuant to N.J.A.C. 7:50-4, Part VI, at the request of an applicant. LOIs may be requested for any standard set forth in the CMP and, upon issuance by the Commission, are valid for five years. The majority of LOI applications involve requests for an allocation of Pinelands Development Credits (PDCs) to a particular parcel. Most other LOI applications relate to the extent of wetlands or wetlands buffer areas on specific parcels.

New rules at N.J.A.C. 7:50-1.6(h)2 and 3 are proposed to establish distinct fees for wetlands-related Letters of Interpretation (LOIs) in order to better reflect the amount of staff time and effort typically required for these types of applications. The existing rules at N.J.A.C. 7:50-1.6(h) assess a fee of \$250.00 for all LOIs, except there is no fee for an initial LOI involving the allocation of PDCs or an amended PDC LOI after a period of five years. The proposed rule at paragraph (h)2 increases the application fee to \$1,000 for an LOI that determines the presence or absence of wetlands or wetlands transition areas on a parcel. The proposed rule at new paragraph (h)3 increases the application fee to \$1,000, plus \$100.00 per acre of a parcel, or portion thereof, for an LOI that verifies wetlands boundaries or determines the extent of any required wetlands transition area. As an example, an application for an LOI as to the extent of wetlands or required buffers on a parcel of 25.3 acres would be assessed a fee of \$1,000, plus \$2,600 for a total of \$3,600. While such an increase is not insignificant for the applicant, it appropriately reflects the need for site visit(s), fieldwork, and sometimes complex analysis to determine multiple wetlands buffer requirements, given the size of the parcel.

It should be noted that the proposed rule includes a cap on the fee for an LOI involving the extent of wetlands or required wetlands buffer areas. In keeping with existing fee caps at recodified N.J.A.C. 7:50-1.6(e)6, the maximum fee will be \$25,000 if the LOI applicant is a public entity and \$50,000 if the applicant is a private landowner or development. While it is unlikely that there will be many wetlands-related LOI applications on parcels large enough to reach these caps, the Commission, nevertheless, feels that it is appropriate to consider and address that possibility in the rule.

As noted above, these fee increases are proposed to better reflect staff resources expended on the review and processing of applications requesting LOIs where extensive fieldwork and analysis by staff is required. The increased fees are consistent with those currently assessed by the Department of Environmental Protection (DEP) at N.J.A.C. 7:7A-18.1(f) for similar types of LOIs. The Commission believes the DEP's LOI fee structure adequately and appropriately reflects the staff resources expended on these types of applications. A 1993 Memorandum of Agreement (MOA) between the Commission and the DEP provides additional justification for the Commission's decision to align its LOI fees with the DEP's fees for similar LOIs. Pursuant to the MOA, the DEP delegated to the Commission, its responsibility to fulfill the requirements of the Section 404 program of the Federal Clean Water Act and to establish a framework for the protection of wetlands within the Pinelands Area. Through this agreement, the Commission assumed responsibility for issuing LOIs to verify the presence or absence of wetlands and to verify wetlands boundaries in the Pinelands Area.

Recodified N.J.A.C. 7:50-1.6(h)4 is proposed for amendment to raise the application fee for all LOIs that do not involve wetlands or the allocation of PDCs from \$250.00 to \$500.00. Such LOIs could involve the clarification or interpretation of any provision of the CMP, such as whether an existing use qualifies for the provisions at N.J.A.C. 7:50-5.2 that permits expansion or changes to nonconforming uses. While relatively few such LOI applications are submitted to the Commission, they can require significant staff resources to research and analyze. The increased fee remains quite modest, while better reflecting the necessary level of staff time and effort.

There will continue to be no fee for an initial PDC LOI application or an amended PDC LOI application submitted five years after the prior LOI was issued. Likewise, the application fee for an amended PDC LOI requested within five years of issuance of the original LOI will remain \$250.00, plus \$6.25 per acre of land for which the amended LOI is requested.

The fee increase is not expected to generate a significant increase in revenue, because the Commission receives and processes relatively few non-PDC LOI applications each year. Since January 2014, the Commission has received approximately 35 non-PDC LOI applications, which equates to an average of four per year. All but two of these applications requested LOIs related to wetlands, either for the presence or absence of wetlands or for confirmation of the extent of wetlands and required wetlands buffer areas. Each applicant paid a fee of just \$200.00 or \$250.00 based on the CMP regulations in effect at the time of application. Pursuant to the proposed rules, the required fee would be a minimum of \$500.00, with additional fees assessed for those LOIs seeking confirmation of wetlands delineations or determination of wetlands buffer requirements. While clearly not a major component of the Commission staff's application review workload, the Commission believes it is important that application fees better reflect staff resources expended on applications requesting these types of LOIs.

Expiration of Completeness Documents and Waivers of Strict Compliance

A series of amendments are proposed to establish expiration provisions for completeness documents and certain Waivers of Strict Compliance. The purpose of these amendments is to reduce the administrative burden imposed on Commission staff, local permitting agencies, and applicants, while also ensuring that any proposed development is consistent with current CMP standards and taking into consideration current environmental conditions of lands proposed for development. The proposed changes are reflected at N.J.A.C. 7:50-4.15, 4.34, and 4.70.

Expiration of Completeness Documents

The CMP provides procedures and standards for the issuance of completeness documents referred to as Certificates of Completeness and Certificates of Filing. No county or municipal permitting agency is permitted to deem any application for development in the Pinelands Area complete unless it is accompanied by either a Certificate of Completeness or a Certificate of Filing issued by the Executive Director of the Commission.

A Certificate of Completeness, issued in accordance with N.J.A.C. 7:50-4.15, verifies that a complete application for development has been filed with the Commission for development in a county or municipality whose master plan and land development ordinances *have not been* certified by the Commission. Prior to December 1994, a Certificate of Completeness was referred to in the CMP as a Certificate of Compliance (see 26 N.J.R. 4795(a)). Certificates of Compliance are incorporated in the statistics provided below and are treated as Certificates of Completeness in the existing rules and as amended in this rulemaking.

A Certificate of Filing, issued in accordance with N.J.A.C. 7:50-4.34, verifies that a complete application for development has been filed with the Commission for development in a county or municipality whose master plan and land development ordinances have been certified by the Commission. As of 2013, the master plans and land use ordinances of all counties and municipalities in the Pinelands Area have been certified in accordance with N.J.A.C. 7:50-3 Parts II and IV.

Once an applicant has received a completeness document issued by the Commission, they may proceed to the local permitting agency to apply for any necessary county or municipal approvals. Pursuant to the existing rules at N.J.A.C. 7:50-4.19, 4.22, 4.37, and 4.40, Commission staff must review any preliminary or final local development approval to ensure that the approved development conforms to the minimum standards of the CMP and the relevant certified local land development ordinance. This review process ensures that any previously identified inconsistencies communicated in the completeness document have been resolved and that any other modifications to the proposal since the completeness document was issued are consistent with current CMP standards. As part of that review, staff must also consider whether the proposed development is consistent with any CMP standards that have been amended since the issuance of the completeness document. This aspect of the review can be substantial, depending on the time elapsed since the completeness document was issued, the scope of the project, and whether any significant changes to the environmental conditions of the land proposed for development have occurred.

In the past 15 years alone, significant amendments have been made to CMP standards regulating onsite wastewater treatment systems, residential clustering, stormwater management, and water management. Amendments to CMP standards often render the application review that preceded the issuance of the completeness document obsolete. The more time that has elapsed between the issuance of a completeness document and the local approval, the greater the chance that the proposed development no longer meets current CMP standards. In many cases, decades may have passed, properties may have been sold multiple times, and applicants and local permitting agencies are unaware that a proposed development project is no longer meeting the current standards of the CMP or the municipal land use ordinance.

If Commission staff reviews a local development approval and finds that the approved development does not conform with the minimum standards of the CMP and the provisions of the certified local land use ordinance, then the local approval is called up for review pursuant to N.J.A.C. 7:50-4.38 or 4.42. This triggers the need to schedule and hold a public hearing, for Commission staff to compile a report to be submitted to the Pinelands Commission, and for the Commission to make a determination on whether to approve, approve with conditions, or disapprove the local approval. In almost all cases, the applicant opts to revise their development proposal to resolve any inconsistencies prior to the Commission's rendering a formal decision. Any revised proposal must also be resubmitted to the local permitting agency for review and approval, in some cases triggering additional hearings on the application before the local Planning or Zoning Board.

Amendments are proposed at N.J.A.C. 7:50-4.15 to establish expiration provisions for Certificates of Completeness, and amendments are proposed at N.J.A.C. 7:50-4.34 to establish expiration provisions for Certificates of Filing. These proposed expiration provisions (new N.J.A.C. 7:50-4.15(b) and (c) and 4.34(c) and (d)) are the same for both types of completeness documents. Pursuant to the proposed new subsections, any certificate issued prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission. Any certificate issued on or after January 1, 2004, will expire five years after it has been issued unless the applicant has obtained local approval and the Executive Director has determined that the locally approved development is consistent with the minimum standards of the CMP.

Pursuant to the proposed new subsections, an applicant seeking local development approval, whose Certificate of Completeness or Certificate of Filing has expired, will need to reapply to the Pinelands Commission to receive a valid completeness document prior to any subsequent county or municipal approval. Through the process of reapplying, the applicant will be made aware of any inconsistencies that the development proposal has with respect to current CMP standards, taking into consideration current environmental conditions of the lands proposed for development. This will allow the applicant to address those inconsistencies prior to receiving local approval and, therefore, reduce the incidence of applicants having to return to the local permitting agency with revised development proposals.

Although the master plans and land use ordinances of all counties and municipalities in the Pinelands Area are certified, the rules for development review in jurisdictions without certification are maintained in the event that county or municipal certification is revoked or suspended in the future, in accordance with N.J.A.C. 7:50-3.64. Therefore, the proposed amendments will apply to any future Certificates of Completeness issued in the event that a county or municipality is no longer certified.

Upon adoption of the proposed rulemaking, Certificates of Completeness and Certificates of Filing issued between 1980 and 2003 will be deemed expired. The Commission issued approximately 12,600 certificates during that period. Of those issued, approximately 2,500 certificates were for development that did not obtain a local approval that was reviewed and approved by the Executive Director. Pursuant to the current rules, these 2,500 applications, filed between 20 and 43 years ago, could pursue local development approval at any time, using their now very old certificates as evidence of completion of an application with the Commission. As described above, it is unlikely that the development proposed in these decades-old applications meets current CMP or municipal standards, given the time elapsed. The proposed rules recognize the problems that can and have arisen when property owners attempt to pursue local approvals using such outdated documents, only to subsequently discover that their projects do not comply with current CMP standards and may need to be significantly redesigned. Assigning an expiration date to these old certificates sends an appropriate signal to property owners, applicants, and municipalities that new applications and reviews are necessary.

Certificates of Completeness and Certificates of Filing issued after 2004 will expire five years after their date of issuance pursuant to the proposed rules, unless the applicant received local approval for the development, and the local approval was reviewed and approved by the Executive Director. Between 2004 and 2023, the Commission issued approximately 4,600 certificates. Of those issued, approximately 1,700 certificates were for development that never obtained a local approval that was reviewed and approved by the Executive Director. Of those 1,700 certificates, approximately 1,250 certificates were issued prior to 2018 and would be deemed expired pursuant to the proposed rules. The remaining 450 certificates will expire once five years have elapsed from the date of issuance, unless a local approval is granted and the approval is reviewed and approved by the Executive Director.

It is also noted that, pursuant to the proposed rules, it is not sufficient for an applicant to have received a local approval in order to avoid the expiration of their completeness document. The local approval must also have been reviewed, determined to be consistent with the CMP, and allowed to take effect by the Executive Director. The CMP requires, at

N.J.A.C. 7:50-4.18 and 4.35, that notice of any preliminary or final site plan, subdivision, or other development approval be provided to the Commission within five days of issuance. However, there are instances where the Commission is not notified or does not receive all of the required information associated with a local approval to enable its review for consistency with the CMP. This may include site plans or professional reports. In those instances, the completeness document will not be protected from expiration.

If a completeness document expires pursuant to the proposed rules, the applicant must reapply to the Commission and receive a valid Certificate of Filing prior to proceeding to the local permitting agency for county or municipal approval. In such cases, applicants will have to submit an application fee in accordance with N.J.A.C. 7:50-1.6. Most certificates that will immediately expire pursuant to the proposed rules are for single-family residential units on existing lots. In fact, 94 percent of the certificates issued by the Commission prior to 2004 for residential development were for minor development (for example, applications for four or fewer residential units). Pursuant to the proposed rule, those applicants whose certificates expired will be required to reapply for a new Certificate of Filing, which will be assessed an application fee of \$250.00 per dwelling unit or lot, whichever is greater, in accordance with N.J.A.C. 7:50-1.6(b). Some expired certificates were associated with much larger proposed developments involving significant acreage, which will appropriately be assessed larger application fees as they necessitate more comprehensive reviews. For example, an applicant may need to complete updated surveys to determine the presence of critical habitat for a threatened or endangered animal species or reconfigure a project's design in order to accommodate new or additional stormwater management measures.

Expiration of Waivers of Strict Compliance

As described above, the CMP provides procedures and standards for the Commission to waive strict compliance with the minimum standards of the CMP (see N.J.A.C. 7:50-4 Part V). These exemptions, required pursuant to the 1979 Pinelands Protection Act, are called "Waivers of Strict Compliance" (Waivers). Waivers are somewhat similar in concept, although not identical, to zoning variances issued by municipalities. Unlike variances; however, Waivers of Strict Compliance are exemptions from CMP standards and can only be granted by the Pinelands Commission to alleviate extraordinary hardships or to satisfy compelling public needs. The Commission must also determine that granting the waiver will not result in a substantial impairment of Pinelands resources and will not be inconsistent with the purposes, objectives, or general spirit of the Pinelands Protection Act, the Federal Act, or the Comprehensive Management Plan.

In March 1992, the Commission adopted a series of amendments to the CMP waiver regulations that provide greater environmental protections to Pinelands resources by setting stricter waiver standards (see 24 N.J.R. 832(b)). Among those amendments was an expiration provision for waivers granted to alleviate an extraordinary hardship. Pursuant to the current rules, at N.J.A.C. 7:50-4.70(c), such waivers, granted on or after March 2, 1992, expire after five years unless all necessary construction permits have been issued and the authorized work was commenced within 12 months of issuance of the permits and no such permit becomes invalid. Notably, the expiration provision did not apply to waivers granted prior to March 2, 1992, that continued to be valid in perpetuity.

Proposed new N.J.A.C. 7:50-4.70(e) establishes an expiration provision for Waivers of Strict Compliance granted prior to March 2, 1992, to alleviate an extraordinary hardship. Pursuant to the proposed rule, these types of waivers will be deemed expired one year from the effective date of the adoption of this rulemaking. The Commission believes it is necessary to periodically reevaluate the conditions through which waivers are granted to ensure that potential environmental changes and amendments to the CMP are given adequate consideration. This responsibility clearly extends to waivers that were granted between 25 and 35 years ago that are currently valid in perpetuity. While the March 1992 amendment did not include such expiration provisions, the Commission feels that it is appropriate to do so, now that at least 25 years have elapsed, allowing affected property owners ample time to proceed with development.

The existing rule, at N.J.A.C. 7:50-4.70(e), which provided a limited number of applicants with the option of requesting that their active waiver application be reviewed pursuant to the pre-1992 CMP waiver regulations, is proposed for deletion, as there are no longer any applications for which these provisions could apply.

The Commission estimates that there are approximately 200 waivers approved between 1981 and March 1992 that could be affected by the proposed rulemaking. These waivers were almost exclusively for the development of one residential unit on an existing lot. According to Commission records, these applicants did not subsequently complete a development application or obtain a municipal building permit to develop the proposed residential unit. The Commission will make every effort to contact these affected applicants and property owners and advise them of the pending waiver expiration and their options. Some may be able to complete a development application and receive a municipal building permit within the one-year period. However, it is likely that many will not. If an applicant's waiver expires pursuant to the proposed rulemaking, they must reapply to the Commission if they want to pursue the development for which the expired waiver was approved. This will require the submission of any application fee assessed in accordance with N.J.A.C. 7:50-1.6.

There may be instances where the proposed development no longer requires a waiver. Many of the affected waivers were granted in the early 1980s, prior to the Commission's certification of many municipal master plans and land use ordinances. Numerous changes in zoning and Pinelands management area designations were made during that initial certification process. For example, lands originally designated as a Forest Area by the CMP could have been redesignated to a Rural Development Area through the Commission's certification of a municipal zoning map. Permitted density in the Rural Development Area is significantly higher than that permitted in the Forest Area. If a waiver was originally required because a property did not meet the lot area or density requirements for a Forest Area, it may no longer be necessary now that the property is in a management area and zone where more intensive development is permitted.

Applications that still require a Waiver of Strict Compliance will be processed by the Commission in accordance with current CMP waiver standards and procedures. Such applications will also be assessed the \$250.00 fee proposed in this rulemaking, unless the waiver request is solely to demonstrate that the parcel is of "limited practical use" pursuant to N.J.A.C. 7:50-9.2(a). If an application does not meet the current waiver standards, the Commission must deny the requested waiver.

An applicant requesting a new waiver for the same development proposal that previously received a waiver cannot be guaranteed to receive another waiver. The standards at N.J.A.C. 7:50-4.63, which provide the conditions that must be demonstrated by the applicant for the Commission to deem an extraordinary hardship to exist, have been amended several times since 1981, and most substantially in March 1992. Those amendments more clearly defined when hardship conditions exist, and narrowed the circumstances that qualify for an extraordinary hardship. Pursuant to the proposed rulemaking, there are likely to be waivers that expire for which the applicant will not qualify for an extraordinary hardship if they reapply pursuant to the current CMP standards. If so, the Commission must deny the waiver request. In cases where a waiver is denied, the land may become eligible for State acquisition through the LPU Program described above.

There may be circumstances where an applicant reapplies for a waiver and demonstrates that an extraordinary hardship exists pursuant to current CMP standards, but where the Commission finds that the waiver would result in substantial impairment to Pinelands resources. As noted above, the Commission cannot waive strict compliance if it will result in a substantial impairment of the resources of the Pinelands. Prior to March 1992, the CMP did not expressly define substantial impairment. The March 1992 amendments set standards, at N.J.A.C. 7:50-4.65, that determine whether the requested waiver would result in substantial impairment. The purpose of these amendments was not only to provide clear standards, but also to make them more stringent than the Commission's past practice. Pursuant to the proposed rulemaking, there are likely to be waivers that expire for which the applicant will be able to meet the current CMP standards for demonstrating an extraordinary

hardship, but will not be able to meet the current standards for substantial impairment. In such cases, the Commission must grant the waiver, but instead of allowing any on-site development to occur, the waiver will grant the applicant an allocation of PDCs based on the fair market value of the parcel and the market value of the PDCs at the time the waiver application is completed in accordance with N.J.A.C. 7:50-4.62(d)2. Such applicants will be entitled to a minimum one-quarter PDC.

In cases where a waiver is approved and it will not result in a substantial impairment to Pinelands resources, the applicant may proceed with the development application. If the waiver granted waives strict compliance with one or more of the standards at N.J.A.C. 7:50-6, then the applicant will be required to purchase and redeem one-quarter PDC in accordance with N.J.A.C. 7:50-4.62(d)1iii. This PDC requirement was adopted as part of the March 1992 amendments and, therefore, was not a requirement imposed on waivers granted prior to March 1992. The Commission continues to maintain that this provision helps to reduce the overall impact of each waiver on the resources of the Pinelands as it results in the permanent protection of important forested or agricultural land in the Preservation Area District, Special Agricultural Production Areas, and Agricultural Production Areas.

It is important to note that only those waivers granted to relieve an extraordinary hardship will be impacted by these amendments. Waivers granted to satisfy a compelling public need pursuant to N.J.A.C. 7:50-4.64 will continue to be valid in perpetuity. The Commission believes this distinction is appropriate, given that the development associated with such waivers typically consists of larger municipal or county facilities necessary for public safety or other public purposes (for example, site remediation or infrastructure).

Regional Growth Areas and the Pinelands Development Credit Program

Minimum Standards for Land Use Distribution and Intensities; Pinelands Development Credits; N.J.A.C. 7:50-5.28, 5.43, 5.46, and 5.47

A driving force for the establishment of the Pinelands Protection Act in 1979 was the realization that a vast tract of relatively unspoiled land would eventually be lost through the effects of scattered and piecemeal development. While each new development by itself may not have caused irreparable harm to the unique Pinelands ecosystem, the continuation of the development patterns occurring in the 1960s and 1970s would, in time, be the death knell for the Pinelands. The State and Federal Pinelands legislation, and the plan developed in response to that legislation (the CMP), have as a primary purpose, the preservation and protection of the essential character of the Pinelands, which is that of an area with large unbroken landscapes. The CMP seeks to maintain this character by channeling growth to areas already experiencing development and by protecting outlying areas through a variety of management techniques.

Pinelands Regional Growth Areas, generally located on the outer fringes of the Pinelands Area, were designed to accommodate most of the region's anticipated growth. On the other hand, lands within the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area were afforded protection through rigorous land use policies intended to minimize disturbance and conserve important ecological and agricultural resources. It is estimated that approximately 80 percent of the residential development approved in the Pinelands Area over the past several decades is located within Regional Growth Areas, which comprise only eight percent of the land in the Pinelands Area. Less than one percent of the approved residential units during that same time period is located within the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area; areas which together represent almost 42 percent of the Pinelands Area's land mass.

One of the key growth management and preservation techniques established in the CMP is the PDC program, a transferable development rights program designed to: (1) shift development away from the Preservation Area District, Special Agricultural Production Area, and Agricultural Production Area; and (2) provide a way for landowners in these three management areas to benefit from increased land values in Regional Growth Areas. The PDC program works by allocating development rights to properties in "sending areas"—the Preservation Area District, Special Agricultural Production Area, and Agricultural

Production Area. These rights can be sold and used to increase the density of residential development in Regional Growth Areas, allow for development on otherwise nonconforming lots in Regional Growth Areas, Pinelands Villages, and Pinelands Towns, and offset the environmental impacts associated with waivers of strict compliance. In order for the rights to be available for sale, they must be severed from a sending area property. The severance process requires recordation of an agricultural or conservation easement on the property to permanently protect it against future residential and non-agricultural development. As of June 30, 2024, nearly 58,000 acres of land in Pinelands sending areas have been preserved in this manner and 4,471 rights have been used for development, predominantly in Regional Growth Areas.

The amendments now being proposed are intended to update provisions related to development and land use in Regional Growth Areas and standards related to the allocation, use, and severance of PDCs. The primary purpose of these amendments is to codify long-standing Commission practice of affording municipalities flexibility in designing their master plans and land use ordinances to accommodate a variety of housing types, higher residential densities, redevelopment designations, and nonresidential and mixed use development opportunities in their Regional Growth Areas. Not only does this sort of flexibility allow municipalities to respond to changing market demands and other State mandates, it also ensures that opportunities for the use of PDCs remain real, which, in turn, provides continued value to sending area property owners with PDCs to sell.

The proposed amendment revises N.J.A.C. 7:50-5.28(a)1, which requires that municipalities zone their Regional Growth Areas, so as to accommodate a specific number of dwelling units, based on a prescribed density per acre of developable land. As currently worded, this section indicates that the prescribed number of units must be equal to “and not exceed” the prescribed density. Municipalities will still be required to zone their Regional Growth Area in a manner that accommodates a minimum residential density; however, N.J.A.C. 7:50-5.28(a)1 will no longer prohibit municipal zoning plans from exceeding the number of required units. This amendment recognizes that the CMP has, for many years, included other provisions that specifically allow for density increases in Regional Growth Area residential zoning capacity. The amendment is also an acknowledgement that it is simply impractical to require that a municipality consistently zone for a very specific number of units in a large geographic area where development and redevelopment occurs or is proposed on a daily basis. The intent of the amendment is to recognize the ability of municipalities to plan for well-balanced communities based on local needs and conditions, which can shift significantly over time.

Additional amendments are proposed to clarify N.J.A.C. 7:50-5.28(a)3, which sets forth requirements for the accommodation of opportunities to use PDCs. While this paragraph will continue to require that municipal zoning plans provide for a certain number of PDC opportunities, it is being subcodified. Newly codified N.J.A.C. 7:50-5.28(a)3i will simply specify the number of PDC opportunities that must be provided. The requirement that a reasonable proportion of such opportunities be associated with development of single-family detached homes is being deleted. This amendment is being made to recognize that desired housing types change over time and vary from site to site and municipality to municipality. It is a component of a zoning plan that is more appropriately left to municipal discretion. Furthermore, a requirement to zone for single-family-detached development is not conducive to the efficient use of land as it tends to involve larger lot zoning and “sprawl.”

As newly codified and amended, N.J.A.C. 7:50-5.28(a)3ii will now set forth only the simple requirement that municipal zoning plans ensure all residentially zoned districts are reasonably expected to be developed within their assigned density ranges. The guidelines for such density ranges, codified at N.J.A.C. 7:50-5.28(a)j, are eliminated. These were included in the CMP as guidance for municipalities only and, over time, have proven to be unnecessary.

Recodified N.J.A.C. 7:50-5.28(a)3iii is clarified to recognize that both municipal master plans and land use ordinances must provide for the use of PDCs to achieve bonus residential densities.

New N.J.A.C. 7:50-5.28(a)3iv provides Pinelands municipalities with the express authority to meet their assigned PDC zoning obligations by requiring the use of PDCs for nonresidential development. This amendment does not require any increase or change in the number of PDC opportunities to be accommodated in a municipal Regional Growth Area. Rather, it simply makes explicit that a municipality has the option of shifting requirements for the use of PDCs from one type of development (residential) to another (nonresidential). Whereas, for residential development, PDCs are generally required based on density, the use of PDCs for nonresidential development could be based on floor area, impervious surface, or developed acreage, depending on the type of use that a municipal ordinance or redevelopment plan seeks to accommodate. The amendment recognizes that Pinelands municipalities need the ability to adapt their certified zoning plans to changing conditions or development opportunities. Provided these adaptations are made in a way that does not harm the PDC program, the Commission supports them. In fact, the Commission has certified a number of municipal ordinances in recent years that require the use of PDCs for certain nonresidential uses or in certain zoning districts. This has proven to be an effective way of preserving PDC demand and, in some cases, enhancing it. N.J.A.C. 7:50-5.28(a)3iv is essentially a codification of this particular example of municipal flexibility.

New N.J.A.C. 7:50-5.28(a)3v acknowledges that Pinelands municipalities may adopt zoning plans that identify housing types for which no PDC use will be necessary, including housing units made affordable to low- and moderate-income households pursuant to N.J.S.A. 52:27D-311. If a municipality makes this choice, its zoning plan must include provisions that guarantee the use of PDCs for other housing types or in the municipality’s other Regional Growth Area zoning districts. This can most easily be accomplished through the imposition of a requirement that a certain percentage of the units to be developed on a parcel in a given zoning district require the use of PDCs, regardless of project density. The minimum number of PDC opportunities required in the municipality’s Regional Growth Area must still be provided, thereby ensuring that there is no overall reduction in PDC opportunities. Many Pinelands municipalities have adopted such provisions over the past 10 to 20 years based on the municipal flexibility provisions of the CMP. N.J.A.C. 7:50-5.28(a)3v merely codifies this successful practice by expressly stating that municipalities have this option if certain requirements are met.

It is important to note that N.J.A.C. 7:50-5.28(a)3v should not be construed as an automatic exemption of all low- and moderate-income housing units from the requirement to purchase and redeem PDCs. Such an exemption must be expressly incorporated into a municipal land use ordinance and coupled with a requirement for the use of PDCs for other housing types (for example, market rate units) in order for low- and moderate-income units to be “exempt.” Allowing certain housing types to be exempted, addresses concerns expressed by stakeholders and members of the public that dwelling units proposed to meet affordable housing obligations will be made infeasible by the added cost of PDCs.

N.J.A.C. 7:50-5.28(a)4 is amended to clarify that the existing PDC requirements associated with municipal density or lot area variances apply to residential uses only. This has always been the intent of this particular section, but occasional confusion has arisen with variances involving nonresidential development. The addition of the word “residential” will serve to prevent future issues from developing.

New N.J.A.C. 7:50-5.28(a)7ii is added to specify the requirements that must be met when a municipality elects to provide for increased residential zoning capacity in its Regional Growth Area in accordance with N.J.A.C. 7:50-5.28(a)1 and 3. This is yet another instance where the CMP is being updated to reflect the Commission’s long-standing practice of providing municipalities with the flexibility to make these sorts of decisions when designing or amending their Regional Growth Area zoning plans, provided certain conditions related to infrastructure, environmental limitations, and the accommodation of PDCs are satisfied. If a municipality wishes to zone for increased residential density in a particular portion of its Regional Growth Area, whether in an existing zone, or in a newly created zone or redevelopment area, infrastructure (that is, roads, water, sewer) must be available or able to be provided to serve the area(s) in question. Such area(s) must be free of significant environmental limitations, such as wetlands or critical habitat for rare

animals. Finally, PDCs must be a required component of zones or redevelopment areas where higher densities than those required by the CMP are to be permitted.

Over the past 10 to 20 years, Pinelands municipalities have proposed and the Commission has approved many redevelopment plans and land use ordinance amendments that permit densities well in excess of what the CMP requires. These plans and ordinances have satisfied the conditions described above, enabling the Commission to approve the changes in zoning based on the flexibility afforded to municipalities by the CMP. In terms of PDC requirements, municipalities have typically incorporated a requirement that PDCs be redeemed for 20 to 30 percent of the market-rate units to be developed in a project. Such a requirement has not resulted in significant changes to the theoretical number of PDC opportunities provided through municipal zoning plans. However, by reframing PDC use as a mandatory element of residential development in a Regional Growth Area zone, rather than as an optional bonus density mechanism, the use of PDCs becomes much more certain, no matter what the ultimate density of any particular project might be. This greater certainty benefits both the developer and the holders of PDCs, while allowing Pinelands municipalities the flexibility they need to make zoning changes and capture new market demand. Codification of this successful practice in the CMP is now appropriate.

Recodified N.J.A.C. 7:50-5.28(a)7iii is amended to clarify the ability of municipalities to vary from the residential density assignments set forth at N.J.A.C. 7:50-5.28(a)1. This section will now only provide municipalities with the ability to implement 10 percent decreases in the number of dwelling units assigned to their Regional Growth Areas. The ability to implement a 10 percent increase is being deleted. Given the amendments discussed above, which explicitly acknowledge the ability of Pinelands municipalities to zone their Regional Growth Areas for higher densities, limitation to and standards for a 10 percent increase are no longer necessary.

Finally, recodified N.J.A.C. 7:50-5.28(a)7iv is amended to limit opportunities for municipalities to decrease their Regional Growth Area-assigned residential densities to 2.5 units per acre of developable land. The amendment specifies that this density reduction is available only to those municipalities who have already implemented such decreases, as evidenced through the Commission's prior certification of amended master plans and land use ordinances.

Existing N.J.A.C. 7:50-5.28(a)7iii was adopted by the Commission in 2002 in order to provide municipalities with the highest assigned Regional Growth Area densities (3.0 units per developable acre or higher) with the ability to reduce their residential zoning capacities (see 34 N.J.R. 1024(a)). The Commission believed this decreased density prescription could result in more appropriate patterns of development in certain Regional Growth Areas while providing municipalities with increased flexibility in the design of their zoning plans, so as to better achieve local objectives, recognize areas with natural or cultural resource constraints, and accommodate the use of PDCs. The amendment was largely a response to ongoing concerns raised by some municipalities with the impacts of the CMP's assigned densities on their ability to plan for community development.

At the time of adoption of the amendment, the Commission predicted that perhaps four of the 12 municipalities with assigned Regional Growth Area densities of 3.0 units per acre, or more, might seek to implement the density decrease. In the years that followed, only three of the municipalities did so, and their revised zoning plans were certified by the Commission between 2002 and 2008. In subsequent years, numerous development projects were effectively "grandfathered" by various iterations of the State's Permit Extension Act and two of the three municipalities routinely granted extensions of prior approvals, thereby delaying or, in some cases, negating the decreased densities permitted by the revised zoning plans. This meant that development largely proceeded pursuant to the prior zoning plans and densities, with little to none of the benefits the Commission hoped would accrue to the PDC program. It is also noteworthy that, subsequent to the Commission's approval of the density decreases, the three municipalities adopted zoning changes and/or redevelopment plans that permit significantly higher densities, in some cases, to accommodate affordable housing obligations and in other cases

to respond to market demand for housing types other than single-family detached dwellings.

Shortly after adopting the density reduction rule described above, the Commission convened a task force for the purposes of updating housing demand estimates and determining how much demand should be accommodated with Pinelands development areas. The task force's final report, issued in January 2007, made a number of conclusions. Among them were findings that areas within the Pinelands Area that are targeted for residential development (Regional Growth Area, Pinelands Towns, and certain Pinelands Villages) could readily accommodate housing demand well beyond 2020. The task force also recommended that zoning policies in these areas should promote greater land development efficiency to reduce sprawl and meet the diverse housing needs of the population. Specifically, the task force concluded that average densities of at least 4.5 units per acre of developable land were necessary to encourage the efficient use of land and reasonably accommodate future housing needs, largely within Regional Growth Areas. The Pinelands Housing Task Force report is available on the Commission's website at www.nj.gov/pinelands/landuse/recent/housing/Housing%20Final%Rpt.pdf. This density recommendation exceeds the Regional Growth Area assignments set forth at N.J.A.C. 7:50-5.28(a)1 and illustrates the importance of providing Pinelands municipalities with the flexibility to zone for increased densities in appropriate portions of their Regional Growth Areas. It also highlights the need to limit the ability of municipalities to significantly decrease their permitted Regional Growth Area densities. Given the findings of the Housing Task Force and the demonstrated lack of municipal interest in implementing and maintaining the decreased density offered by the CMP, there is no justification for continuing to allow municipalities to reduce their densities to 2.5 units per developable acre.

The proposed amendments also revise N.J.A.C. 7:50-5.43(a) by clarifying where and why PDCs may be used in the Pinelands Area. The use of PDCs was traditionally limited to achieving residential density bonuses in Regional Growth Areas; therefore, N.J.A.C. 7:50-5.43(a) has, for years, referenced only that opportunity for PDC use. However, a series of prior amendments to the CMP expanded opportunities and requirements for the use of PDCs to other Pinelands management areas and types of development. Likewise, the amendments now proposed at N.J.A.C. 7:50-5.28(a)3 make clear that municipalities have the ability to incorporate the use of PDCs into their zoning and redevelopment plans in a wide variety of ways. Therefore, N.J.A.C. 7:50-5.43(a) is being amended to more broadly refer to the use of PDCs for development in Regional Growth Areas, as well as for waivers of strict compliance granted by the Commission (N.J.A.C. 7:50-4.62(a)), variances granted by municipalities in Pinelands Villages and Pinelands Towns (N.J.A.C. 7:50-5.27(c)), variances granted by municipalities for undersized lots that qualify for development of homes pursuant to the CMP's cultural housing provisions (N.J.A.C. 7:50-5.32(b)), and development within designated Municipal Reserve Areas (N.J.A.C. 7:50-5.63(b)).

N.J.A.C. 7:50-5.43(b)5 is amended to clarify that all PDC allocations are rounded to the nearest one-quarter of a credit, not only those exceeding one-quarter (0.25) of a credit. For example, if a parcel is eligible for an allocation of 0.13 PDCs based on the formula at N.J.A.C. 7:50-5.43(b)1 and 2, that allocation will be rounded up to 0.25 PDCs. The one exception to this "rounding rule" will be allocations of less than 0.125 PDCs. Such allocations will not be rounded to the nearest quarter PDC, as that would result in an allocation of zero PDCs. In these situations, allocation of "fractional" (less than one-quarter) PDCs will continue, unless the property owner qualifies for an increase to 0.25 PDCs through the special allocation provisions set forth at N.J.A.C. 7:50-5.43(b)6 or 7. While this amendment is unlikely to affect a large number of PDC allocations, it is consistent with current practice in the calculation of most other allocations and recognizes that obtaining an allocation of at least 0.25 PDCs is important because it is the minimum denomination that can be severed, sold, or redeemed.

Also, amendments are proposed to update the language at N.J.A.C. 7:50-5.46 that currently allows PDCs allocated to different parcels of land in sending areas to be aggregated and used to achieve bonus density in a Regional Growth Area. N.J.A.C. 7:50-5.43 establishes how PDCs are allocated and other sections, described above, provide for the use of PDCs

for a variety of purposes beyond density bonuses in a Regional Growth Area. As amended, N.J.A.C. 7:50-5.46 will now simply state that PDCs may be aggregated for use in accordance with any of the provisions specified at N.J.A.C. 7:50-5.43(a).

Finally, N.J.A.C. 7:50-5.47(b) is amended to clarify the required content of deed restrictions that are recorded for purposes of severing PDCs from a parcel of land in a sending area. The existing CMP at N.J.A.C. 7:50-5.47(b) mistakenly uses the word "sold," leading to the perception that severance of PDCs and recordation of the required deed restriction occurs when PDCs are sold. In practice, PDCs must be allocated by the Commission and severed from the land by the property owner through a recorded deed restriction before any sale, transfer, or redemption can occur. Therefore, one word in this section is being changed to indicate that PDC deed restrictions must refer to the number of PDCs allocated to the parcel subject of the deed restriction.

Redesignation of Black Run Watershed, Evesham Township, Burlington County

The Commission is proposing to redesignate an area in Evesham Township, Burlington County, from a Pinelands Rural Development Area to a Pinelands Forest Area. The proposed amendment is an outgrowth of two important Commission initiatives: the 2006 Southern Medford/Evesham Sub-Regional Resource Protection Plan and the 2008 Ecological Integrity Assessment. These initiatives, described in further detail below, confirmed the ecological sensitivity and importance of protecting a largely undisturbed watershed in Evesham Township known as the Black Run. Subsequently, protection of the Black Run and surrounding areas was once again emphasized as a priority during the Commission's 2014 comprehensive plan review process.

Southern Medford/Evesham Plan

In June 2004, the Commission began an innovative natural resource conservation planning project for the southern portions of Evesham and Medford Townships. The Commission organized a Steering Committee comprised of representatives from the New Jersey Department of Environmental Protection and the two municipalities to oversee development of a conservation plan for a 22-square-mile project area. This Steering Committee appointed an 18-person Project Advisory Committee and a 17-person Technical Support Group to help guide the Steering Committee's decisions. With the support of Commission staff, the three committees met regularly throughout 2004 to gather and evaluate data and discuss and formulate a series of strategies that would offer increased protection to the Black Run watershed and surrounding areas. Numerous public meetings were held to gather suggestions and review proposed zoning changes. All potentially affected landowners were notified of the planning project and made aware of their opportunities to participate in public meetings. The recommended strategies were detailed in the Southern Medford/Evesham Sub-Regional Natural Resources Protection Plan authored by Commission staff and issued in 2006. A copy of the plan, and additional information about the Southern Medford/Evesham planning process, is available on the Commission's website at <http://www.nj.gov/pinelands/landuse/recent/medeves/>.

The Southern Medford/Evesham Plan includes innovative zoning, land preservation, resource management, and community design recommendations, all premised on the fact that the Black Run watershed was identified as having high ecological values based on water quality data, rare plant and animal documentation, and landscape, wetlands, and watershed integrity assessments. The plan notes that less than 10 percent of the land in the Black Run drainage area is disturbed. As disturbance in excess of 10 percent of land area is considered a tipping point for ecological impacts, the report urged that this area be protected through a series of regulatory and land preservation strategies. In terms of land preservation, the plan recommended acquisition and deed restriction of properties in the study area by various governmental agencies and non-profit conservation organizations. Land stewardship efforts were to be promoted through public education for homeowners, builders, and planning and zoning boards. In addition, surveys were recommended to identify the area's rare plants with the intent of helping public landowners, homeowner's associations, and the municipalities to protect, manage, and recover native plant populations.

In terms of regulatory strategies, the Southern Medford/Evesham Plan recommended a number of zoning changes to reduce future zone capacity and land disturbance in high-quality natural resource areas. Additional zoning strategies called for creating incentives to transfer development potential out of high-value natural resource areas to areas more capable of accommodating it. Clustering of residential development was also recommended, with the hope that it would result in the conservation of significant acreage. The plan also recommended the creation of a green belt consisting of public lands, preservation areas, and low-density zoning districts through the middle of the study area in Evesham and Medford Townships as a means of further protecting the area's water quality and maintaining biodiversity.

The Pinelands Commission endorsed the Southern Medford/Evesham Plan in 2006 and spent the next several years working to implement many of the plan's recommendations. Notably, the CMP was amended in 2009, to require clustering of residential development in all Pinelands Forest and Rural Development Areas, including those in Medford and Evesham Townships. Both municipalities adopted ordinances to implement the mandatory clustering provisions. Evesham Township designed its clustering provisions in such a way as to offer greater protection to the Black Run watershed, one of the primary goals of the Southern Medford/Evesham Plan. However, neither municipality pursued any of the other recommended zoning changes, so the Commission focused its efforts on education, surveys, and land preservation.

Ecological Integrity Assessment

In April 2008, the Commission completed a report entitled [An Ecological-Integrity Assessment of the New Jersey Pinelands: A Comprehensive Assessment of the Landscape and Aquatic and Wetland Systems of the Region](#) ("EIA Report"), which comprehensively and objectively evaluated the ecological status of the entire ecosystem within the Pinelands Area. The EIA Report evaluated three levels of the Pinelands ecological hierarchy: the entire regional upland-forest and wetland landscape; aquatic systems and associated watersheds; and freshwater wetlands and adjacent upland areas. The EIA Report's evaluation of Pinelands ecology was guided by three basic principles concerning landscape, aquatic, and wetland-drainage integrity. The principles were based on the results of various ecological studies conducted both within the Pinelands and elsewhere.

Landscape integrity focuses upon species that move across wetlands and uplands and processes that operate at a regional-landscape level. The guiding principle behind the idea of landscape integrity is that the conservation of characteristic Pinelands plant and animal species and communities, including wide-ranging species, requires the protection of relatively large tracts of Pinelands habitat, including upland forests, wetlands, and water bodies. Thus, landscape integrity is a measure of the extent of Pinelands habitat in an area.

Aquatic integrity primarily focuses upon processes that operate at the watershed level and the species and communities that are influenced by the quantity and quality of surface waters. The guiding principle behind the idea of aquatic integrity is that the conservation of characteristic Pinelands water quality and lake, pond, and stream communities and the indigenous plant and animal species that make up these communities requires the protection of associated watersheds. Thus, aquatic integrity is a measure of the percentage of land within a watershed that is neither developed land nor upland agriculture.

A wetland-drainage unit is a discrete area of wetlands and the adjacent uplands that contribute surface water and groundwater to those wetlands. Wetland-drainage integrity focuses upon land uses that affect the quantity and quality of groundwater flowing to palustrine wetlands. The guiding principle behind the idea of wetland-drainage integrity is that the conservation of characteristic Pinelands palustrine wetlands and the indigenous plant and animal species that inhabit these wetlands requires the protection of adjacent uplands that influence the hydrologic integrity of the wetlands. Thus, wetland-drainage integrity is a measure of the percentage of land within a wetland-drainage unit that is neither developed land nor upland agriculture.

The EIA Report characterized landscape integrity using a moving-window analysis to measure the amount of Pinelands habitat within a circle referred to as a "window." A moving-window analysis moves a

“window” across a layer of rasterized or cell-based spatial data, performs a specified calculation on the data within the window, and assigns the result of that calculation to the center cell within the window. The window then moves to the next cell, performs the same calculation again, and applies the results to the center cell of that window. This process continues until all the cells in the input-raster layer have been analyzed and an output-raster layer with the new values is created. To assess landscape integrity, the EIA Report analyzed 10×10-meter Pinelands-habitat cells using a 1,000-meter-radius window. Pinelands-habitat cells were classified using the 2002 DEP land-use/land-cover data. The result of the analysis was a data layer composed of about 31 million Pinelands-habitat cells, with each cell assigned a landscape-integrity score represented by the percentage of habitat in the surrounding window. High landscape integrity was equated with a high percentage of surrounding Pinelands habitat.

The EIA Report characterized aquatic integrity and wetland-drainage integrity using the same measure of ecological integrity. Aquatic and wetland-drainage integrity scores were assigned by determining the percentage of each watershed or wetland-drainage unit, respectively, that was neither developed land nor upland agriculture. The percentage of each watershed or wetland-drainage unit that was neither developed land nor upland agriculture was then assigned to that watershed or wetland-drainage unit and to every 10×10-meter cell therein. High aquatic and wetland-drainage integrity scores were equated with a low percentage of developed land and upland agriculture.

The overall ecological integrity of the 900,000-plus-acre Pinelands Area was determined by using a composite of all three integrity measures—landscape, aquatic, and wetlands-drainage integrity. The ecological integrity score represents an average of the landscape-, aquatic-, and wetlands-drainage-integrity scores for each 10×10-meter Pinelands-habitat cell. High ecological integrity was equated with a high average score. All three measures of integrity, as well as the composite measure of integrity were determined for the entire Pinelands Area and for each of the Pinelands management areas.

In 2009, the Commission completed an analysis of Pinelands management area boundaries using the EIA Report’s integrity scores as the basis for recommended changes. In particular, areas worthy of protection due to their high ecological-integrity scores were identified as candidates for redesignation from growth-oriented management areas to more conservation-oriented management areas, such as the Pinelands Forest Area. Ultimately, 11 areas large enough to be of regional significance were delineated. Not surprisingly, given the results of the already completed Southern Medford/Evesham Plan, one of the identified areas was the Black Run watershed and surrounding lands in Medford and Evesham Townships. This area, comprising approximately 3,700 acres, was recommended for redesignation from a Rural Development to a Forest Area. Ultimately, the Commission elected not to proceed with proposal or adoption of any of the recommended management area adjustments and instead worked with individual municipalities on rezoning efforts, where appropriate, and when opportunities arose.

Plan Review Process

Since the completion of the Southern Medford/Evesham Plan and the Ecological Integrity Assessment, various efforts to provide increased protection to the Black Run watershed and surrounding areas have been undertaken. Municipal ordinances were adopted to mandate the clustering of residential development. Land acquisition efforts were successful in preserving hundreds of acres in the area. While these efforts were not insignificant, large portions of the watershed remain unprotected, a problem that was emphasized during the Commission’s fourth comprehensive review of the CMP. Completed in 2014, this plan review process involved the establishment of a Plan Review Committee, comprised of five Commission members, and a vigorous effort to solicit public comment on the CMP and its implementation. The Plan Review Committee held 14 meetings throughout 2012 through 2014, all of which were open to the public, and additional public meetings were held during the summer of 2012 for purposes of receiving public comment. Written comments were also encouraged and received on a wide variety of topics. All written comments received by the Commission were posted and

remain available on the Commission’s website at <http://www.nj.gov/pinelands/cmp/planreview/Public%20comments.pdf>.

Ultimately, after review and evaluation of public comment, the Plan Review Committee developed a list of specific recommendations that became the focus of the Commission’s staff’s efforts from 2014 to date. Eight such recommendations were of such high priority to the Commission and interest to the public that they were discussed in detail in the Commission’s Fourth Report on Plan Implementation, issued in 2014 (see <http://www.nj.gov/pinelands/cmp/planreview/PR%20reports/PlanReviewReportFinalDraft.pdf>). One of the eight high priority recommendations involved protection of the Black Run watershed.

Strategies to protect the Black Run watershed and surrounding areas were then discussed at several public meetings of the Commission’s CMP Policy & Implementation Committee in 2015 and 2016 and again beginning in 2022. These discussions identified the need to better recognize the environmental sensitivity of the area through a change in Pinelands management area designations. Details on the proposed management area change, which can only be implemented through an amendment to the CMP, are provided below.

Subchapter 5, Minimum Standards for Land Uses and Intensities, of the CMP establishes requirements that govern the type, location, and intensity of land uses permitted throughout the Pinelands. Part II of Subchapter 5 establishes nine land use management areas and sets forth the goals, objectives, and permitted uses for each. The boundaries of these management areas are provided on the Land Capability Map, adopted as part of the CMP at N.J.A.C. 7:50-5.3(a)24.

Although refined over the years through the Commission’s approval of municipal land use ordinances, the boundaries of the management areas were originally established by the Commission in 1980 when the CMP was adopted. The management area delineation procedure began with the Commission’s definition of what constituted the “essential character” of the Pinelands Protection Area (defined as that area located outside the legislatively defined Pinelands Preservation Area). Seven criteria were developed: the presence of ecologically critical areas; undisturbed watersheds; wetlands; cranberry cultivation areas; areas of deep aquifer recharge; unique resources requiring high levels of protection; and public lands managed for resource protection or recreation. Undisturbed watersheds were drainages that had very little development in them (less than five percent), particularly development that degrades surface and groundwater quality and fragments the Pinelands ecosystem. Wetlands included cedar swamps, hardwood swamps, pitch pine lowland forests, bogs, inland marshes, and coastal marshes. Unique resources requiring high levels of protection included the Pine Plains and a surrounding buffer zone and subwatersheds supporting characteristic Pinelands aquatic species. The presence of threatened and endangered species was one of the most important factors in determining the designation of a subwatershed as an ecologically critical area.

These seven components, and their mapped expressions, served as the determinants of the essential character of the Pinelands environment within the Preservation Area. The delineation of areas of essential character provided the basis for the designation of Pinelands Forest Areas, largely undisturbed forest and coastal wetlands adjoining the Preservation Area and extending into the southern portion of the Pinelands. Designation of other management areas followed, including Rural Development Areas, which were generally defined as transitional areas, separating the less developed, forested areas of the Pinelands from growth areas, serving as both buffers and reserves for future development. The identification of conflict areas was the last step. Conflict areas were areas where lands considered suitable for appropriate patterns of development overlapped with areas displaying essential character. When a conflict area that was classified as a Rural Development Area exhibited essential character as an undisturbed watershed or had greater than 75 percent wetlands or critical areas, it was reclassified as a Forest Area. Additionally, areas of less than 1,000 acres that did not exhibit essential character but were entirely surrounded by areas of essential character became Forest Areas.

Upon adoption of the CMP in 1980, the majority of the Black Run watershed within the Pinelands Area in Evesham Township was designated as a Rural Development Area. The area was identified as a conflict area by the Commission in its original delineation procedure but

ultimately designated a Rural Development Area primarily because of the presence of an existing landfill and its anticipated impacts on water quality.

The new information made available to the Commission as a result of the Southern Medford/Evesham planning process and the Ecological Integrity Assessment strongly suggests the presence of the existing landfill was given a disproportionate amount of weight in 1980, resulting in the designation of this area as a Rural Development Area. It is clear that the Black Run watershed area demonstrates the characteristics associated with a Forest Area designation and is worthy of the enhanced protection that would be provided by such a management area designation. Since the Southern Medford/Evesham Plan and Ecological Integrity Assessment were completed, additional lands in the Black Run and surrounding areas in Evesham and Medford Townships have been permanently protected by various non-profit and governmental agencies. More recently, surveys in the area have confirmed the presence of threatened and endangered species. All of these factors emphasize the importance of protecting the area and provide the basis for a change in management area designations to do so.

Rule Change and Impact

To accomplish a management area redesignation of this magnitude, it is necessary for the Commission to amend the CMP. Specifically, it is proposing to amend the Land Capability Map at N.J.A.C. 7:50-5.3(a)24 to reflect a revision in Pinelands management area boundaries. The Black Run watershed and nearby preserved, publicly owned, or severely environmentally constrained lands, previously located in a Rural Development Area, will now be located in a Pinelands Forest Area. A map depicting the boundaries of the redesignated area is available on the Commission's website at https://nj.gov/pinelands/cmp/amend/Amended%20Land%20Capability%20Map_archE.pdf.

The redesignated area encompasses approximately 2,440 acres in Evesham Township and is located in close proximity to Evesham's existing Pinelands Forest Area. Close to 60 percent of the redesignated area (1,450 acres) is already preserved or in public ownership. Only 990 acres of privately owned land remain available for development within the area proposed for redesignation. The majority of the undeveloped land in what would become Evesham's new Forest Area is comprised of wetlands and required wetlands buffer areas, making any new development on such lands unlikely, regardless of zoning or management area designation.

Upon the Commission's adoption of the proposed amendment to the Land Capability Map, Evesham Township will be required to revise its master plan and land use ordinances to reflect the new management area designation. Maximum permitted density in the affected area will decrease from one unit per 3.2 acres of privately owned vacant upland to one unit per 15.8 acres of privately owned vacant upland in order to comply with CMP standards for Pinelands Forest Areas. The likely result in terms of municipal zoning is a new Forest Area zone with a residential density of one unit per 25 acres. Mandatory clustering on one acre lots will be required and all development will need to be served by septic systems, as is the case pursuant to the current Rural Development Area designation and zoning. The pattern of permitted residential development, therefore, will not change, nor will the environmental standards that apply to all development. Rather, it is the theoretical zoning capacity of the area that will decrease significantly. The current municipal zoning plan would allow for the development of 249 units, based on currently permitted residential densities. After the redesignation to the Pinelands Forest Area, residential zoning capacity would decrease to 38 units. While a significant decrease in theoretical zoning capacity, much of the redesignated area is so heavily constrained by wetlands and other environmental limitations that development is a virtual impossibility on the majority of vacant lots, regardless of zoning. For the few developable upland properties in the redesignated area, however, development potential will certainly be reduced, which the Commission believes is appropriate, given the environmental sensitivity of the area.

Clearly, the Commission has considered a number of different strategies to increase protection of the Black Run watershed over the years, including the creation of innovative density transfer and off-site clustering programs. While both had merit, they are complex, require

significant cooperation among landowners, and rely on the identification of an available area for development outside the watershed that has access to infrastructure and limited environmental constraints. The Commission's primary goal is to decrease disturbance in, and increase protection of, the Black Run watershed, something that can most readily be accomplished through the management area redesignation discussed above. Evesham Township retains the ability to modify its zoning plan in ways that further encourage cluster development in the area.

Minor Amendments

The Commission is proposing to update internal cross-references and terms and correct a minor omission.

Commission Hearing Procedures (N.J.A.C. 7:50-4.3)

Minor changes are being proposed at N.J.A.C. 7:50-4.3 to replace the term "freeholder director" with "director of the board of county commissioners" in response to recent legislation that changed the title of "freeholder" and "chosen freeholder" to "county commissioner" and the term "board of chosen freeholders" to "board of county commissioners." (See P.L. 2020, c. 67)

Public Hearings on Local Approvals (N.J.A.C. 7:50-4.41)

An internal citation is being updated in the first sentence from N.J.A.C. 7:50-4.35(c) to 4.35(e).

Alternative Design Treatment Systems Pilot Program (N.J.A.C. 7:50-10.22)

A minor, non-substantial change is being made at N.J.A.C. 7:50-10.22(a)5ix to correct the reference to the operation and maintenance manual required as part of this Pilot Program.

As the Commission has provided a 60-day comment period on this notice of proposal, this notice is excepted from the rulemaking calendar requirement, pursuant to N.J.A.C. 1:30-3.3(a)5.

Social Impact

The proposed fee amendments are expected to have a positive social impact for New Jersey's taxpayers because the increased fees will, on a relative basis, reduce the need for general State funding to support the legislatively mandated permitting responsibilities of the Commission. The proposed amendments to the application fee schedule will help to ensure that the Commission has the resources necessary to undertake its statutorily mandated review of development applications to ensure that such projects adhere to the land use and environmental requirements of the Pinelands CMP.

The establishment of expiration dates for various Commission documents should also have a positive social impact by eliminating any uncertainty that currently exists concerning the continued validity of approvals and documents issued decades ago. The amendments will also provide Pinelands municipalities with a greater ability to address questions from residents and property owners about their ability to rely on old approvals and documents. It is better for municipalities if applicants have up-to-date documents and it is better for applicants to understand how their old development proposals might be affected by current standards. The expiration of old completeness documents and required completion of new applications with the Commission will provide that opportunity and prevent issues from arising only after a municipal construction permit or other approval has been issued.

The proposed amendments relative to zoning plans and the PDC program recognize the importance of municipal flexibility in designing their own Regional Growth Area zoning plans, based on community needs and desires, market conditions, etc. The 24 municipalities throughout the Pinelands Area that contain Regional Growth Areas may find it easier to adjust density requirements and zoning plans to fit local circumstances, provide opportunities for affordable housing, and foster desired development patterns. While municipalities have long had the ability to do so, the provisions being added and amended throughout N.J.A.C. 7:50-5.28(a) will make this explicit. The reaction from both municipalities and property owners in Regional Growth Areas is expected to be positive.

The proposed amendment to the Land Capability Map is expected to have a positive social impact because it recognizes an environmentally sensitive area and appropriately reduces its development potential. The

existing Black Run Preserve (Preserve) is of great importance, not only to Evesham Township residents, but also to the larger Burlington and Camden County communities, as evidenced by the formation and involvement of a non-profit conservation organization dedicated to management and continued protection of the Preserve. Redesignation of the Preserve and surrounding lands from the Rural Development Area to the Forest Area will reduce the potential for future land use conflicts with and negative environmental impacts on the existing Preserve. Although clustered residential development in the redesignated area will still be permitted, the number of units and amount of associated disturbance will be reduced and the amount of protected open space required as part of a cluster development will be increased.

Economic Impact

The proposed amendments make a number of changes to the Commission’s application fee requirements. New fees are established for certain applications requiring waivers of strict compliance and for applications involving resolution of identified violations of the CMP. Increased fees are proposed for applications seeking LOIs, with the exception of those related to the allocation of PDCs. It is difficult to predict the exact impact of these fee increases, as the actual amount of revenue generated by the application fees in the future will be a function of the number and type of applications submitted to the Commission each year.

For the most part, the fee changes will result in relatively modest increases of between \$250.00 to \$1,000 for any particular application. In what is likely to be a very limited number of instances involving requests for wetlands-related LOIs on very large parcels, the increase will be more significant. Given the amount of staff resources that must be dedicated to such requests, the Commission believes the increase is warranted. It should be noted that the Commission does not require applicants to secure wetlands-related LOIs. Rather, Commission staff regularly makes determinations as to the extent of wetlands and the size of required wetlands buffers as part of its review of development applications. For those applicants who prefer to obtain wetlands-related LOIs prior to submitting development applications or are required to do so by other agencies, the increased fee will be assessed.

Although in most cases, the proposed amendments will result in modest increases, the Commission recognizes that applicants may view them in a negative light. However, it must be recognized that even with the proposed increases, the Commission’s fee schedule does not recapture all of the Commission’s permit-related expenses. Rather, the Commission expects that, if current application trends continue, perhaps only 50-60 percent of the Commission’s total permit-related expenses could be recouped through application fee revenue.

Upon the expiration of Certificates of Filing and certain waivers of strict compliance in accordance with the proposed amendments, new applications will need to be submitted to the Commission. Such applications will require payment of application fees and completion of new or updated site plans and surveys. While this might mean increased or unanticipated costs, applicants will benefit from the identification of potential inconsistencies with the CMP at the outset of the Commission’s review of a new application, rather than later in the review process when an applicant may have relied on a very old waiver or completeness document to obtain municipal approval. The requirement to obtain a new Certificate of Filing will facilitate identification and earlier notice of potential problems and the impact of new or revised standards, perhaps ultimately reducing costs associated with lengthy reviews and multiple redesigns of projects.

The proposed amendments related to Regional Growth Area zoning plans and the PDC program are not expected to have significant economic impacts on municipalities, developers, or property owners. The amendments do not impose new or increased PDC obligations, nor do they require Pinelands municipalities to revise their zoning plans. Rather, the amendments set forth the requirements that must be met if a municipality elects to create new zoning districts, increase permitted densities in existing zoning districts, or seek to accommodate new types of uses through redevelopment plans. When such changes are made, increased opportunities for PDC use may result, as well as more certainty in terms of demand for PDCs, which should have a positive economic impact in

terms of the ability of PDC holders to sell their PDCs for appropriate prices.

The proposed amendment at N.J.A.C. 7:50-5.43(b)5 will result in the rounding of PDC allocations of at least 0.125 PDCs to 0.25 PDCs. This will have a positive economic impact on the owners of properties in PDC sending areas to which the Commission has made such allocations. PDCs are severed, bought, sold, and redeemed in one-quarter credit increments, with 0.25 PDCs being the minimum increment necessary for any such transactions. The value of 0.25 PDCs varies over time. In 2024, the average sales price for 0.25 PDCs was \$21,827.

The economic impact of the proposed amendment to the Land Capability Map will be perceived as negative by many of the owners of vacant land in the new Pinelands Forest Area due to the decrease in permitted residential density. Most of these lots are so constrained by wetlands and required wetlands buffers, however, that on-site development is currently infeasible or, at best, highly unlikely, without the Commission’s approval of a waiver of strict compliance. These landowners, as well as those who own the few vacant developable properties in the redesignated area, will retain an opportunity for residential cluster development, albeit at lower density than that currently permitted. Owners of vacant undersized lots will also have the opportunity to “transfer” density to developable noncontiguous lots elsewhere in Evesham Township’s Forest or Rural Development Areas pursuant to N.J.A.C. 7:50-5.30.

Owners of developable upland properties in the new Forest Area will experience a significant decrease in development potential, which clearly has a negative economic impact. Given the highly sensitive nature of the area, however, the Commission believes this decreased development potential is fully warranted and necessary.

Evesham Township will incur costs associated with the master plan and ordinance amendment process required to implement the new Forest Area designation. The municipality will be required to amend its master plan and land use ordinance to create a new Forest Area zoning district or assign one of its existing Forest Area zoning district designations and create a revised zoning map. Additional master plan and ordinance amendments will be required if Evesham Township elects to implement a new density transfer program or revise its existing cluster development standards for the new Forest Area zone. These costs might include notification to all property owners of the proposed master plan and zoning changes.

Environmental Impact

As the purpose of many of the proposed amendments is to strengthen the level of environmental protection afforded through the CMP, overall environmental benefits should result. No negative impacts from these proposed amendments are expected.

The proposed amendments to the Commission’s application fees schedule are not expected to have any negative environmental impact as they do not modify the land use and environmental standards of the CMP in any way. If anything, the proposed increased fees assessed to applications involving resolution of violations of the CMP may serve as a disincentive to future violations of CMP standards, which would have a positive environmental impact.

The proposed expiration dates for various Commission completeness documents should have a positive environmental impact by alerting landowners and applicants to the current environmental standards of the CMP that must be met. Additional benefits will be realized through establishment of an expiration date for waivers of strict compliance which, by definition, involves development that does not meet all CMP environmental standards.

The proposed amendments related to Regional Growth Area and the use of PDCs are largely a codification of the current Commission practice; however, they may, nevertheless, have a positive environmental impact. Maintaining and enhancing demand for PDCs through changes to municipal zoning plans ensures the existence of an active market for PDCs, which facilitates sales and encourages owners of sending areas lands to participate in the PDC program by deed restricting their properties.

It is unknown how many of the 24 Regional Growth Area municipalities will avail themselves of the flexibility provisions related to

residential density and assignment of PDC opportunities to nonresidential uses. Many have already done so, and the amendments merely codify practices that the towns and Commission have employed for many years based on the existing flexibility provisions throughout the CMP. It is likely that municipalities will continue to make zoning changes and adopt redevelopment plans that provide for higher densities and a variety of housing types within already designated Regional Growth Areas. No negative environmental impacts are anticipated. In fact, making the rules clearer for municipalities who wish to accommodate more housing or development within the existing boundaries of their Regional Growth Areas may ultimately forestall future requests for expansion of these growth areas into portions of the Pinelands Area that the Commission is charged with protecting.

The proposed amendment at N.J.A.C. 7:50-5.43(b)5 to round up certain fractional PDC allocations could have a positive environmental impact. It will provide landowners whose properties have PDC allocations between 0.125 and 0.25 with the ability to complete the PDC severance process and subsequently sell or redeem their development rights. Previously, landowners with these fractional allocations were unable to do so, because PDCs are severed and transacted in quarter-credit increments. With an increase to 0.25 PDCs, affected landowners will be able to record the required deed restriction and sever their credits. The severance process results in permanent preservation of forested and agricultural lands in the Pinelands Preservation Area District, Agricultural Production Area, or Special Agricultural Production Area.

The proposed amendment to the Land Capability Map is expected to have a positive environmental impact as it provides the potential for reduced impacts on and increased protection of some of the most environmentally sensitive lands in the Pinelands Area, namely, the Black Run watershed and lands in the surrounding Pinelands Forest Area. Redesignation of the 2,440-acre area from the Rural Development Area to the Forest Area carries with it a reduction in theoretical residential zoning capacity from 249 to 38 potential units. The clustering of residential units on one-acre lots will be required, just as it is in the current Rural Development Area zoning plan, but fewer permitted units will mean smaller clusters of development, less land disturbance, and larger areas of preserved open space in this highly sensitive area.

Federal Standards Statement

Section 502 of the National Parks and Recreation Act of 1978 (16 U.S.C. § 471i) called upon the State of New Jersey to develop a comprehensive management plan for the Pinelands National Reserve. This legislation set forth rigorous goals that the plan must meet, but did not specify standards governing individual uses or topics, such as those covered by the proposed amendments. The plan was subject to the approval of the United States Secretary of the Interior, as are all amendments to the CMP.

There are no other Federal requirements that apply to the subject matter of the amendments being proposed.

Jobs Impact

The proposed amendments are not expected to have a significant jobs impact.

The amendments do increase certain development application fees on the private and public sectors; however, the added costs are relatively minor and not expected to result in a loss of jobs. The proposed establishment of an expiration date for various completeness documents and waivers issued by the Commission may trigger the need for submission of new development applications to the Commission. If new or revised site plans, updated surveys, or new stormwater management plans are necessary for such applications, increased job opportunities for engineers and other environmental consultants may result. The proposed amendments to the Land Capability Map and the standards related to Regional Growth Area zoning plans and the use of PDCs may affect the number of new homes permitted in portions of the Pinelands Area, potentially impacting the number of jobs associated with new home construction. However, it is impossible for the Commission to estimate the number of jobs that might result.

The remainder of the proposed amendments are not expected to have any impact on the creation or loss of jobs.

Agriculture Industry Impact

The proposed amendments are not expected to significantly impact the agriculture industry.

To the extent that members of the agriculture industry located within the Pinelands Area intend to engage in activities that will necessitate submission of a development application, they may be impacted by the proposed fee increases. It is important to note that, for the most part, principal agricultural activities do not require the submission of development applications and will, therefore, continue to pay no fees to the Commission. The proposed fee increases, including \$250.00 for a waiver of strict compliance application and \$500.00 or \$1,000 for an application involving resolution of a violation, are relatively small and unlikely to affect many farm owners. The same is true for the increased fee for various types of LOIs. More importantly, there will continue to be no fee for the most commonly requested type of LOI, namely, the allocation of PDCs to any particular parcel in a PDC sending area.

The proposed amendments establishing expiration dates for certain waivers of strict compliance and completeness documents issued by the Commission could impact farm owners and operators. They may need to submit new development applications to the Commission and demonstrate consistency with current CMP standards and municipal land use ordinance provisions. Development applications in the Agricultural Production Area and Special Agricultural Production Area, where the vast majority of Pinelands farms are located, most often involve the development of one single-family home. Application fees for such proposals remain modest (\$250.00), as are the costs typically associated with approval for minor development.

The proposed amendments related to Regional Growth Area zoning plans and the PDC program are expected to have a positive impact on the agriculture industry. By providing municipalities with explicit authority to zone for higher densities in their Regional Growth Area if PDC use is mandatory, or to shift PDC obligations from residential to nonresidential uses when warranted, there will be continued and more certain demand for PDCs. The amendments also eliminate the ability of municipalities to implement significant decreases in their Regional Growth Area residential zoning capacities, thereby preserving existing opportunities for the use of PDCs. All of these amendments keep the market for PDCs active, which generates increased prices being paid to the holders of PDCs, a large number of whom are farmers or long-time landowners in the agricultural sending areas of the Pinelands. By helping to ensure that consistent, guaranteed opportunities for PDC use in Regional Growth Area will exist in the future, an economic incentive will remain for sending area landowners to sever and sell PDCs.

The proposed amendment to round certain fractional allocations of PDCs up to equal 0.25 PDCs may also benefit farm owners in the PDC sending areas. Such landowners will now have the minimum PDC increment required for severance and sale. As noted previously, 0.25 PDCs hold significant value, with an average sales price of nearly \$22,000 in 2024.

The proposed amendment to the Land Capability Map is expected to have no impact on the agriculture industry. There is limited active agriculture in the area being redesignated from the Rural Development Area to the Forest Area, where farming will continue to be a permitted use.

Regulatory Flexibility Analysis

The proposed amendments revising the Commission's application fee schedule will not impose any additional reporting or recordkeeping requirements on small businesses, nor will the amendments require small businesses to employ professional services. As discussed in the Economic Impact, the proposed amendments may have an impact on developers and property owners involved or interested in certain development projects within the Pinelands Area. As most businesses in the Pinelands Area may be characterized as small in size and number of employees, the proposed fee amendments may have an impact on "small business" as defined by the Regulatory Flexibility Act, N.J.S.A. 52:14B-16 et seq. However, because the Commission's fee schedule is based on the type of development application submitted, the proposed amendments are expected to have the same impact on small businesses as on any other entity. The proposed fee increases are also modest and not expected to

impact a large percentage of the Commission’s applicants. Given that the resources of the Pinelands are important to all State citizens, and the proposed amendments are necessary to provide revenue for appropriate review and protection of these resources, no lesser requirements for small businesses are provided.

Housing Affordability Impact Analysis

In accordance with N.J.S.A. 52:14B-4, as amended effective July 17, 2008, by P.L. 2008, c. 46, the Commission has evaluated the proposed amendments to determine the impact, if any, on the affordability of housing or on the average cost of housing.

The proposed amendments to the Commission’s application fee requirements are unlikely to have any noticeable effect on housing affordability. Increased fees (\$500.00 for minor development; \$1,000 for major development) are proposed to be assessed to resolve a violation of the CMP, which could occur as part of residential development application. Also, the proposed \$250.00 fee for an application requiring a waiver of strict compliance based on extraordinary hardship will, in nearly all cases, involve proposed development of a single-family detached home. The fee increases will have an impact on such applications. However, the amount of the increased fees will constitute a very small portion of the total project cost for all such developments, even those proposing only one unit. Therefore, the Commission believes it is extremely unlikely the economic impacts of the proposed fee amendments would evoke a change in the average costs associated with housing.

Similarly, the proposed amendments to establish expiration dates for certain completeness documents and old waivers of strict compliance are unlikely to have any significant impact on housing affordability. When a waiver or completeness document expires, submission of a new and possibly revised development application to the Commission will be required. Some of these applications will be for residential projects of varying sizes, housing types, and locations. In order for a new waiver or Certificate of Filing to be issued, the payment of application fees will be necessary, as will preparation and submission of new or revised site plans and supporting studies or reports. While there are costs associated with fulfilling these requirements, they are not unreasonable given the importance of ensuring that development in the Pinelands Area meets all current CMP standards. The need to obtain new waivers or Certificates of Filing is unlikely to have a marked impact on housing affordability.

The proposed amendments at N.J.A.C. 7:50-5.28(a)1 and 7ii acknowledge that Pinelands municipalities have the flexibility to increase permitted densities within their Regional Growth Area in order to permit a wider variety of housing types, which is often necessary to accommodate the provision of affordable housing. The proposed amendment at N.J.A.C. 7:50-5.28(a)3v expressly provides these municipalities with the ability to relieve affordable housing units from the requirement to redeem PDCs if certain conditions are met. These amendments should have a positive impact on the affordability of housing.

The proposed amendment to the Land Capability Map affects lands in Evesham Township that are currently zoned for single-family residential development. All such development must be clustered on one-acre lots and served by on-site septic systems, pursuant to both the current Rural Development Area designation and the proposed Forest Area designation. The CMP does not permit sewer service in these two management areas, making them unlikely and largely inappropriate targets for the development of affordable housing. Therefore, the proposed amendments are unlikely to evoke a change in the average costs associated with housing in the affected area.

Smart Growth Development Impact Analysis

N.J.S.A. 52:14B-4, as amended effective July 17, 2008, by P.L. 2008, c. 46, requires that the proposed amendments be evaluated to determine their impacts, if any, on housing production in Planning Areas 1 and 2, or within designated centers, pursuant to the State Development and Redevelopment Plan (State Plan). Planning Areas 1 and 2 do not exist in the Pinelands Area. Likewise, the State Plan does not designate centers within the Pinelands Area. Rather, N.J.S.A. 52:18A-206.a provides that the State Plan shall rely on the Pinelands CMP with respect to the Pinelands. Therefore, the Commission has evaluated the impact of the proposed amendments on Pinelands management areas that are equivalent to Planning Areas 1 and 2 and designated centers (that is, Regional

Growth Areas, Pinelands Villages, and Pinelands Towns), as designated by the CMP.

The proposed amendments related to application fees and expiration of old waivers and completeness documents are not expected to have any impact on housing production. The proposed redesignation of lands from the Rural Development Area to the Forest Area in Evesham Township will have no impact on housing production in Regional Growth Areas, Pinelands Villages, or Pinelands Towns.

The proposed amendments at N.J.A.C. 7:50-5.28 may have a positive impact on housing production in the Regional Growth Area. These amendments effectively codify the flexibility municipalities have to make changes to their zoning plans for purposes of accommodating housing of all types and intensities in their Regional Growth Areas. The provision of explicit standards will be of benefit to municipalities, landowners, and developers seeking to increase permitted residential densities in order to facilitate housing projects in the Regional Growth Area.

No other smart growth impacts are anticipated from the proposed amendments.

Racial and Ethnic Community Criminal Justice and Public Safety Impact

The Commission has evaluated this rulemaking and determined that it will not have an impact on pretrial detention, sentencing, probation, or parole policies concerning adults and juveniles in the State. Accordingly, no further analysis is required.

Full text of the proposal follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

SUBCHAPTER 1. GENERAL PROVISIONS

7:50-1.6 Fees

(a)-(b) (No change.)

(c) The application fee for a commercial, institutional, industrial, or other non-residential development application submitted pursuant to N.J.A.C. 7:50-4.14, 4.33, 4.52, or 4.66 shall be calculated in accordance with the following, based on typical construction costs, except as provided at (c)1 through 10 below:

Construction Cost	Required Application Fee
\$0 - \$500,000	1.25 percent of construction costs
\$500,001 - \$1,000,000	\$6,250 + one percent of construction costs above \$500,000
Greater than \$1,000,000	\$11,250 + 0.75 percent of construction costs above \$1,000,000

Typical construction costs shall include all costs associated with the development for which the application is being submitted, including, but not limited to, site improvement and building improvement costs, but shall not include interior furnishings, atypical features, decorative materials, or other similar features. Supporting documentation of the expected construction costs shall be submitted as part of the application for development, unless the maximum fee pursuant to [(e)3] **(e)6** below is required, in which case, no such documentation shall be necessary.

1.-10. (No change.)

(d) (No change.)

(e) The application fee required at the time of submission of a development application in accordance with (a) through (d) above or (f) below shall:

1. Be increased by \$3,125 if an individual on-site septic system is proposed pursuant to N.J.A.C. 7:50-6.84(a)5iv(2)[(1)](J) or (3);

2. **Be increased by \$250.00 if a Waiver of Strict Compliance is required pursuant to N.J.A.C. 7:50-4.63, unless the application is submitted solely for purposes of demonstrating that a parcel is of limited practical use pursuant to N.J.A.C. 7:50-9.2(a);**

3. **Be increased by \$1,000 for any application for major development that is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan;**

4. Be increased by \$500.00 for any application for minor development that is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan;

[2.] **5.** (No change in text.)

[3.] **6.** [Not] **Except where an increased fee is required pursuant to (e)3 or 4 above, not exceed \$50,000, unless a public agency is the applicant, in which case, the fee shall not exceed \$25,000.**

(f) (No change.)

(g) The application fee for a development application submitted by a qualified tax-exempt religious association or corporation or a qualified [tax exempt] **tax-exempt** non-profit organization shall be \$500.00 or the amount calculated in accordance with (a) through (d) above, whichever is less. **If the development application is submitted, in part or in whole, for purposes of resolving an outstanding violation of this Plan, the application fee shall be increased in accordance with (e)3 or 4 above.** For purposes of this provision, the term "qualified tax-exempt religious association or corporation" means a religious association or corporation [which] **that is exempt from Federal income taxation [under] pursuant to Sections 501(c)(3) or (d) of the Internal Revenue Service Code, Title 26, Subtitle A, Chapter 1, Subchapter F, Part I, Sections 501(c)(3) and (d).** For purposes of this provision, the term "qualified tax-exempt non-profit organization" means a non-profit organization [which] **that is exempt from [federal] Federal income taxation [under] pursuant to Section[s] 501(c)(3) of the Internal Revenue Service Code, Title 26, Subtitle A, Chapter 1, Subchapter F, Part I, Section[s] 501(c)(3).**

(h) The fee for a Letter of Interpretation or Amended Letter of Interpretation submitted pursuant to N.J.A.C. 7:50-4, Part VI, shall be determined according to the following:

1. There shall be no fee for a Letter of Interpretation involving the allocation of Pinelands Development Credits, except for an Amended Letter of Interpretation requested within five years of the issuance of the original Letter of Interpretation, in which case, the fee shall be \$250.00 plus \$6.25 per acre of land for which the amended allocation is requested; [and]

2. The application fee for [any other] a Letter of Interpretation or Amended Letter of Interpretation **to determine the presence or absence of wetlands or wetlands transition areas shall be [\$250.00.] \$1,000;**

3. **The application fee for a Letter of Interpretation or Amended Letter of Interpretation to verify a wetlands line or to determine the extent of any required wetlands transition areas shall be \$1,000 plus \$100.00 per acre of the parcel, or portion thereof, subject to the provisions at (e)6 above; and**

4. **The application fee for any other Letter of Interpretation or Amended Letter of Interpretation shall be \$500.00.**

(i)-(l) (No change.)

SUBCHAPTER 4. DEVELOPMENT REVIEW

7:50-4.3 Commission hearing procedures

(a) (No change.)

(b) Notice of public hearing.

1. (No change.)

2. Persons entitled to notice:

i. Notice of public hearings shall be given by the Commission:

(1)-(5) (No change.)

(6) If the public hearing involves an amendment proposed by the Commission pursuant to N.J.A.C. 7:50-7, by sending a copy of the notice, by mail, to the mayor of each Pinelands municipality and to the [freeholder] **director of the board of county commissioners** and county executive of each Pinelands county. In addition, a copy of the notice shall be published in all the official newspapers of the Pinelands Commission and posted on the Commission's website.

(7) If the public hearing involves an inter-governmental memorandum of agreement pursuant to N.J.A.C. 7:50-4.52, by sending a copy of the notice, by mail, to the mayor of each Pinelands municipality and **to the [freeholder] director of the board of county commissioners** and county executive of each Pinelands county that may be directly affected by the memorandum of agreement under consideration. In addition, a copy of the notice shall be published in those official newspapers of the Pinelands Commission having general circulation in the area that may be directly

affected by the memorandum of agreement and posted on the Commission's website.

(8) (No change.)

(9) If the public hearing involves a comprehensive plan submitted to the Commission pursuant to N.J.A.C. 7:50-5.4(c)6, by sending a copy of the notice and the comprehensive plan, by mail, to the mayor of each Pinelands municipality and the [freeholder] **director of the board of county commissioners** and county executive, if any, of each Pinelands county. In addition, a copy of the notice shall be published in all of the official newspapers of the Pinelands Commission and posted on the Commission's website.

ii. (No change.)

3.-4. (No change.)

(c)-(e) (No change.)

7:50-4.15 Action by Executive Director on application

(a) Within 90 days following the receipt of a complete application for development, the Executive Director shall review the application and all information submitted by the applicant or any other person relating to the application and upon completion of such review, issue a Certificate of Completeness stating whether the application should be approved, approved with conditions, or disapproved. The application may be approved or approved with conditions only if the development as proposed, or subject to any conditions [which] **that** may be imposed, conforms to each of the minimum standards for development approval established [by] **at** N.J.A.C. 7:50-4.16. The Executive Director may propose in said Certificate of Completeness any reasonable condition that he or she finds is necessary to achieve the objectives of this Plan. The Executive Director shall provide a copy of the Certificate of Completeness to the applicant, the Commission, all persons who have individually submitted information concerning the application, all persons who have requested a copy of said decision, and any person, organization, or agency that has registered [under] **pursuant to** N.J.A.C. 7:50-4.3(b)2i(2).

(b) Any Certificate of Completeness issued by the Executive Director on or after January 1, 2004, shall expire five years from the date of issuance, unless:

1. **The applicant has obtained local approval and the Executive Director has determined that the approval raises no substantial issues with respect to the conformance of the proposed development with the minimum standards of this Plan pursuant to N.J.A.C. 7:50-4.19 or 4.22; or**

2. **The applicant has obtained approval by the Commission pursuant to N.J.A.C. 7:50-4.5.**

(c) Any Certificate of Completeness issued by the Executive Director prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission.

7:50-4.34 Certificate of Filing; required for determination of completeness

(a) Upon determining that an application is complete, the Executive Director shall issue a Certificate of Filing.

(b) No local permitting agency shall determine that any application for development is complete unless it is accompanied by a Certificate of Filing issued pursuant to this section. Such certificate may identify any inconsistencies of the proposed development with the standards of this Plan or the local certified land use ordinances and may indicate that if such inconsistencies are not resolved by a local approval, that local approval will be subject to review by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.37 and 4.40. Any such information [contained] in the Certificate of Filing is for the guidance of the applicant and local permitting agency only. Such information in no way shall be considered a final determination by either the Executive Director or the Pinelands Commission.

(c) Any Certificate of Filing issued by the Executive Director on or after January 1, 2004, shall expire five years from the date of issuance, unless:

1. **The applicant has obtained local approval and the Executive Director has determined that the approval raises no substantial issues with respect to the conformance of the proposed development with the minimum standards of this Plan pursuant to N.J.A.C. 7:50-4.37 or 4.40; or**

2. The applicant has obtained approval by the Commission pursuant to N.J.A.C. 7:50-4.5.

(d) Any Certificate of Filing issued by the Executive Director prior to January 1, 2004, shall be deemed expired and may not be used to obtain local approval or approval by the Commission.

7:50-4.41 Public hearing

If the Executive Director determines that the approval should be reviewed by the Commission, he or she shall, within 45 days following receipt of a completed notice of final determination given pursuant to N.J.A.C. 7:50-4.35[(c)](e), conduct a public hearing to be held pursuant to the procedures set [out in] **forth** at N.J.A.C. 7:50-4.3. The applicant shall have the burden of going forward and the burden of proof at the public hearing. Applications from applicants who do not provide notice for any hearing and do not make a timely request for adjournment shall be recommended for denial. For applicants who do not appear at more than one scheduled public hearing, the Executive Director may determine that no further adjournment of the public hearing will be provided. Following conclusion of the public hearing, the Executive Director shall review the record of the public hearing and issue a report on the public hearing to the Commission. The Executive Director may recommend that the Commission approve the application, approve the application with conditions, or disapprove the application. The Executive Director shall give written notification of his or her findings and conclusions to the applicant, the Commission, the local permitting agency, all persons who have individually submitted information concerning the application, all persons who have requested a copy of said determination, and any person, organization, or agency that has registered [under] **pursuant to** N.J.A.C. 7:50-4.3(b)2i(2). However, an applicant may, at his or her option, waive all time limits for review imposed by the Pinelands Protection Act or this Plan and request that the hearing be held by an [Administrative Law Judge] **administrative law judge** pursuant to the procedures established [in] **at** N.J.A.C. 7:50-4.91.

7:50-4.70 Effect of grant of waiver; expiration; recordation; effective date

(a)-(d) (No change.)

[(e) The N.J.A.C. 7:50-2.11 definitions of “contiguous lands,” “fair market value” and “impaired wetlands,” and N.J.A.C. 7:50-4.2(b)7 and 4.61 through this section, as amended or adopted effective March 2, 1992, shall apply to all applications except for those applications on which an Executive Director’s determination was issued prior to March 2, 1992. For those applications, the above-referenced provisions in effect prior to March 2, 1992 shall govern, provided that:

1. The Pinelands Commission action on the Waiver of Strict Compliance is based on information that was submitted to the Pinelands Commission prior to March 2, 1992;

2. The applicant has not requested that the application be reviewed pursuant to the N.J.A.C. 7:50-2.11 definitions of “contiguous lands,” “fair market value” and “impaired wetlands,” and N.J.A.C. 7:50-4.2(b)7 and 4.61 through this section, as amended or adopted effective March 2, 1992; and either

3. The Pinelands Commission acts on the application at its next regularly scheduled meeting after the time to appeal under N.J.A.C. 7:50-4.91 has expired and no request for appeal has been received; or

4. A timely request for an appeal is received under N.J.A.C. 7:50-4.91 or the Executive Director’s determination is referred to the Office of Administrative Law by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.69 (formerly N.J.A.C. 7:50-4.65).]

(e) Waivers approved pursuant to former N.J.A.C. 7:50-4.66(a)1, repealed effective March 2, 1992, shall expire one year from the effective date of these rules.

SUBCHAPTER 5. MINIMUM STANDARDS FOR LAND USES AND INTENSITIES

7:50-5.3 Map status

(a) The following maps, the originals of which are maintained at the offices of the Commission, are hereby designated and established as a part of this Plan and shall be as much a part of this Plan as if they were set out in full in this Plan:

1.-23. (No change.)

24. Land Capability, Plate 28, as amended as of [June 19, 2006] **(the effective date of this rulemaking);**

25.-26. (No change.)

7:50-5.28 Minimum standards governing the distribution and intensity of development and land use in Regional Growth Areas

(a) Any use not otherwise limited pursuant to N.J.A.C. 7:50-6 may be permitted in a Regional Growth Area, provided that:

1. Except as provided [in] **at** (a)2, 3, 4, 5, 6, and 7 below and Part IV of this subchapter, the total number of dwelling units authorized by a municipality for a Regional Growth Area shall be equal to [and not exceed] the following density per acre of developable land:

i.-xxx. (No change.)

2. (No change.)

3. The land use element of a municipal master plan and land use ordinance shall reasonably permit development to occur within a range of densities[.]; provided that [the]:

i. The total amount of residential development permitted [in] at (a)1 above is exceeded by at least 50 percent through the use of Pinelands Development Credits; [that a reasonable proportion of the density increase permits the development of single family detached residences; and that the]

ii. All residentially zoned districts [in which the ranges are established] are reasonably expected to be developed within [the] their assigned density ranges[.];

[i. The following guidelines may be used by municipalities in establishing these ranges:

(1) Less than .5 dwelling units per acre;

(2) One-half to one dwelling units per acre;

(3) One to two dwelling units per acre;

(4) Two to three dwelling units per acre;

(5) Three to four dwelling units per acre;

(6) Four to six dwelling units per acre;

(7) Six to nine dwelling units per acre;

(8) Nine to twelve dwelling units per acre; and

(9) Twelve and greater dwelling units per acre.]

[ii.] **iii. Municipal master plans [or] and land use ordinances shall provide that development at a density [which] that is greater than the lowest density in each range can be carried out only if the increase in density is achieved through a density bonus for use of Pinelands Development Credits[.];**

iv. Municipal master plans and land use ordinances may accommodate all or a portion of the Pinelands Development Credit obligation assigned at (a)3i above by requiring the use of Pinelands Development Credits for nonresidential development; and

v. Municipalities may identify housing types for which no PDC use will be necessary, including housing units made affordable to low, and moderate-income households pursuant to N.J.S.A. 52:27D-311, provided the municipal land use ordinance includes provisions to guarantee the use of Pinelands Development Credits for other housing types or in other zoning districts within the municipality’s Regional Growth Area, such that the minimum requirements at (a)3i above are met.

4. Any local approval, including variances, [which] **that** grants relief from **residential** density or lot area requirements shall require that Pinelands Development Credits be used for all dwelling units or lots in excess of that otherwise permitted, unless a Waiver of Strict Compliance for the dwelling unit or lot has been approved by the Pinelands Commission pursuant to N.J.A.C. 7:50-4, Part V.

5.-6. (No change.)

7. Nothing [in] **at** (a) above is intended to prevent a municipality, as part of a certified master plan or land use ordinance, from:

i. (No change.)

ii. Increasing the total number of dwelling units assigned pursuant to (a)1 and 3 above in order to achieve identified municipal objectives; provided that infrastructure is available or can be provided to serve the areas to be zoned for increased residential density, such areas do not include significant environmental limitations and the use of Pinelands Development Credits is required for a percentage of the

permitted dwelling units. Said percentage shall be established in consideration of the type of dwelling unit permitted, maximum permitted density, and the rate at which Pinelands Development Credits have been used in the municipality's Regional Growth Area as a whole;

[ii.] iii. [Increasing or decreasing] **Decreasing** by as much as 10 percent the total number of dwelling units assigned pursuant to (a)1 above[.]; provided that the Pinelands Development Credit program requirements set forth [in] **at** (a)3 above are met relative to the adjusted dwelling unit total and provided further that the adjustment is consistent with land tenure patterns, the character of portions of the regional growth area, the provision of infrastructure and community services, and the natural resource characteristics of the area; or

[iii.] iv. Decreasing the total number of dwelling units assigned pursuant to (a)1 above to a density of no less [that] **than** 2.5 units per acre of developable land[.]; provided that **any such decrease is certified by the Commission pursuant to N.J.A.C. 7:50-3 as of (the effective date of this rulemaking) and:**

- (1)-(3) (No change.)
- 8. (No change.)
- (b) (No change.)

7:50-5.43 Pinelands Development Credits established

(a) Except for land which is owned by a public agency on January 14, 1981, land [which] **that** is thereafter purchased by the State for conservation purposes, land [which] **that** is subject to an easement limiting the use of land to [nonresidential] **non-residential** uses or land otherwise excluded from entitlement pursuant to (b) below, every parcel of land in the Preservation Area District, an Agricultural Production Area, or a Special Agricultural Production Area shall have a use right known as "Pinelands Development Credits" that can be used [to secure a density bonus for lands located] **for development** in Regional Growth Areas **and in accordance with N.J.A.C. 7:50-4.62(d), 5.27(c), and 5.32(b).**

(b) Pinelands Development Credits are hereby established at the following ratios:

1.-4. (No change.)

5. Pinelands Development Credit allocations [exceeding one-quarter of a Pinelands Development Credit] shall be rounded to the nearest one-quarter of a Credit, **with the exception of any such allocation that totals less than 0.125 Pinelands Development Credits, unless the standards at (b)6 or 7 below are met.**

6.-8. (No change.)

(c) (No change.)

7:50-5.46 Aggregation of Pinelands Development Credits

Pinelands Development Credits may be aggregated from different parcels for use in [securing a bonus for a single parcel of land in a Regional Growth Area, provided that the density does not exceed the limits of the density range specified in the municipal district in which the parcel is located] **accordance with N.J.A.C. 7:50-5.43(a).**

7:50-5.47 Recordation of deed restriction

(a) (No change.)

(b) Such deed restriction shall specify the number of Pinelands Development Credits [sold] **allocated** and that the parcel may only be used in perpetuity for the following uses:

1.-4. (No change.)

(c) (No change.)

SUBCHAPTER 10. PILOT PROGRAMS

7:50-10.22 General standards

(a) Alternate design pilot program treatment systems shall be authorized for residential use in all municipalities; provided that the following standards are met:

1.-4. (No change.)

5. Conditions for **the** use of alternate design pilot program treatment systems are as follows:

i.-viii. (No change.)

ix. The property owner shall record, with the deed to the property, a notice consistent with the sample deed notice approved pursuant to (a)2vi above that identifies the technology, acknowledges the owner's

responsibility to operate and maintain it in accordance with the manual required at [(a)2vi] **(a)2iv** above, and grants access, with reasonable notice, to the local board of health, the Commission, and its agents for inspection and monitoring purposes. The recorded deed shall run with the property and shall ensure that the maintenance requirements are binding on any owner of the property during the life of the system and that the monitoring requirements are binding on any owner of the property during the time period the monitoring requirements apply pursuant to this pilot program or any subsequent rules adopted by the Commission that apply to said system;

x.-xiii. (No change.)

(b)-(c) (No change.)

OTHER AGENCIES

(a)

ECONOMIC DEVELOPMENT AUTHORITY

Authority Assistance Programs

Garden State Film and Digital Media Jobs Program

Proposed Readoption of Specially Adopted Amendments with Substantial Changes: N.J.A.C. 19:31T-1.1 through 1.7, 1.10, 1.11, 1.12, and 1.14

Proposed Readoption of Specially Adopted New Rules with Substantial Changes: N.J.A.C. 19:31T-1.8, 1.9, and 1.13

Authorized By New Jersey Economic Development Authority, Tim Sullivan, Chief Executive Officer.

Authority: P.L. 2019, c. 506, P.L. 2020, c. 156, P.L. 2021, c. 160, P.L. 2021, c. 367, P.L. 2023, c. 97, and P.L. 2024, c. 33.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2025-066.

Submit written comments by August 15, 2025, to:

Alyson Jones, Managing Director of Legislative and Regulatory Affairs
New Jersey Economic Development Authority
PO Box 990
Trenton, NJ 08625-0990
Alyson.Jones@njeda.gov

Take notice that in accordance with P.L. 2019, c. 506, P.L. 2020, c. 156, P.L. 2021, c. 160, P.L. 2021, c. 367, P.L. 2023, c. 97, and P.L. 2024, c. 33, the New Jersey Economic Development Authority ("NJEDA" or "Authority") is proposing to readopt the specially adopted amendments and new rules and proposing substantial changes to implement the provisions of the Garden State Film and Digital Media Jobs Act, N.J.S.A. 54:10A-5.39b and 54A:4-12b.

The specially adopted amendments and new rules became effective on February 26, 2024, upon acceptance for filing by the Office of Administrative Law (OAL). The specially adopted amendments and new rules were to be effective for a period not to exceed 180 days from the date of filing, that is, until August 26, 2024. Concurrently, the amendments and new rules were proposed for amendment in accordance with the normal rulemaking requirements of the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. As the NJEDA filed the original notice of readoption before August 26, 2024, the expiration date was extended 180 days to February 22, 2025, pursuant to N.J.S.A. 52:14B-5.1.c. The concurrently proposed amendments and new rules would have become effective and permanent upon notice of adoption if filed on or before February 22, 2025. See N.J.A.C. 1:30-6.4(f).

On February 22, 2025, Governor Murphy extended the expiration date of the specially adopted amendments and new rules for one year. The new expiration date is February 22, 2026. See 57 N.J.R. 388(a). The notice of concurrent proposal expired on April 1, 2025, pursuant to N.J.A.C. 1:30-6.4. The Authority is now proposing to readopt the specially adopted



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
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PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

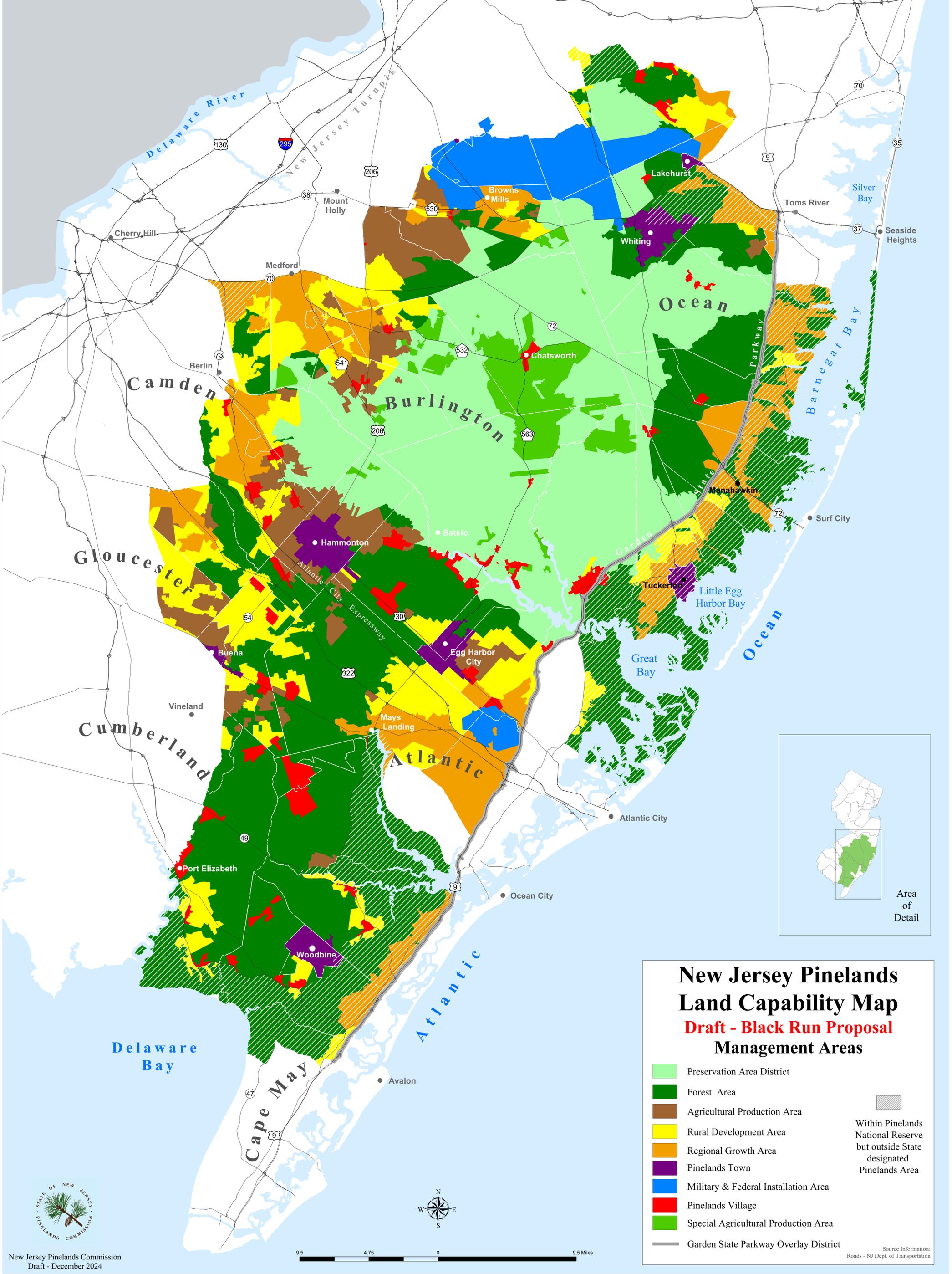
In an effort to decrease the time to download large files, the Pinelands Commission has separated the public comments on the package of Pinelands Comprehensive Management Plan amendments into four files. Please click on the links below to access each of the files:

[A. Public Comments 1-99](#)

[B. Public Comments 100-256](#)

[C. Public Comments 257-367](#)

[D. Public Comments 368-490](#)



Area of Detail

New Jersey Pinelands Land Capability Map Draft - Black Run Proposal Management Areas

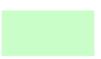
 Preservation Area District	
 Forest Area	
 Agricultural Production Area	
 Rural Development Area	
 Regional Growth Area	
 Pinelands Town	
 Military & Federal Installation Area	
 Pinelands Village	
 Special Agricultural Production Area	
 Garden State Parkway Overlay District	
	 Within Pinelands National Reserve but outside State designated Pinelands Area

Source Information:
Roads - NJ Dept. of Transportation

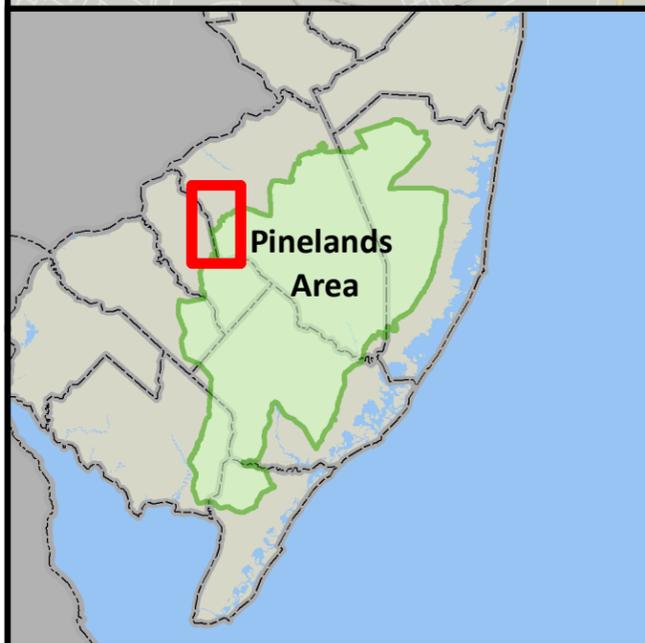
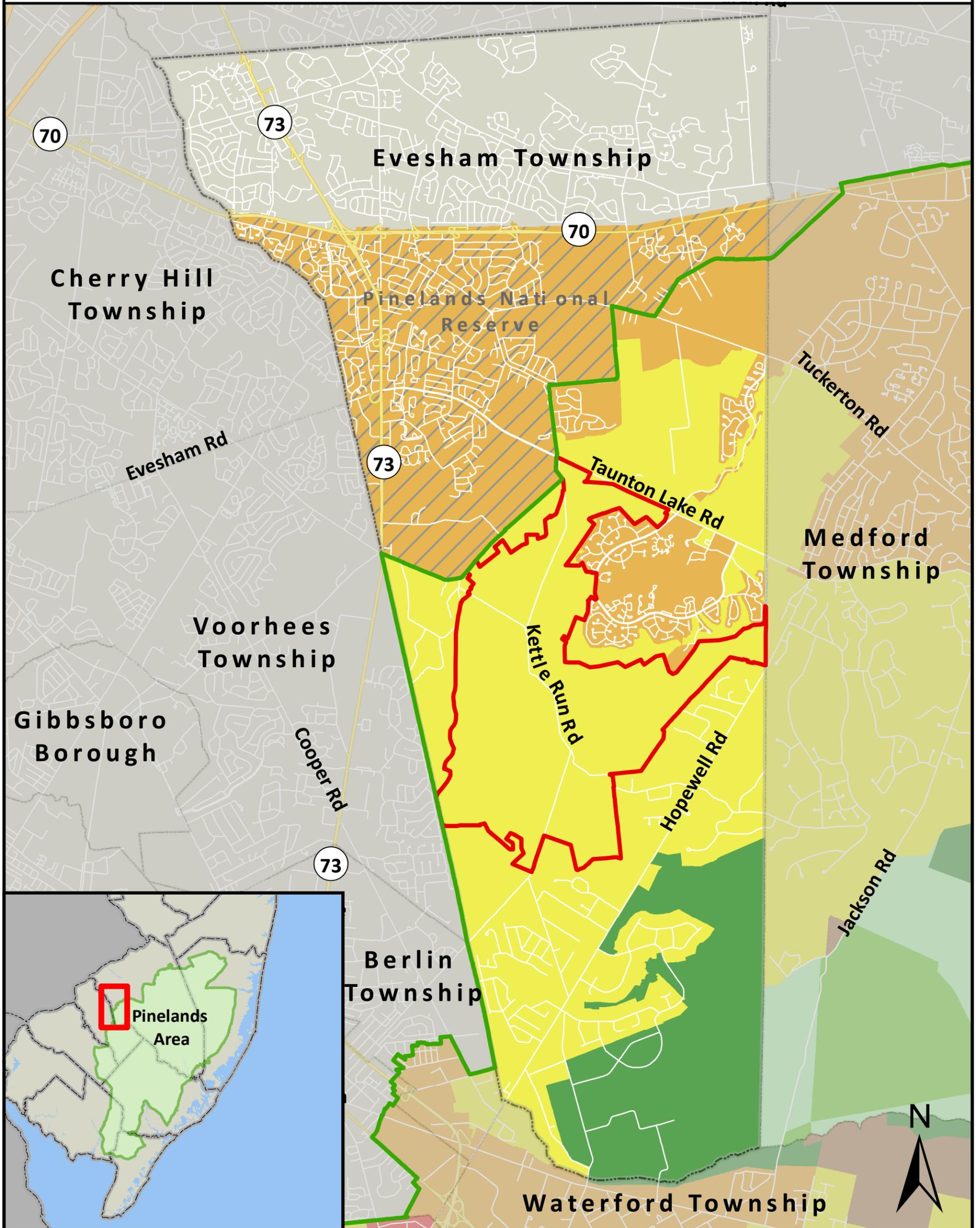


Pinelands Commission Draft Black Run Rule Proposal

Pinelands Management Areas

- | | | |
|---|--|--|
|  Municipal Boundaries |  Preservation Area District |  Rural Development Area |
|  Pinelands Area Boundary |  Forest Area |  Pinelands Town |
|  Proposed Redesignation to Forest Area |  Agricultural Production Area |  Pinelands Village |
| |  Special Agricultural Production Area |  Regional Growth Area |

February 2025



**Plein Air Paint Along Program
October 2, 2025**





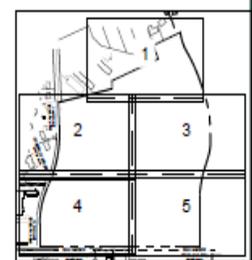
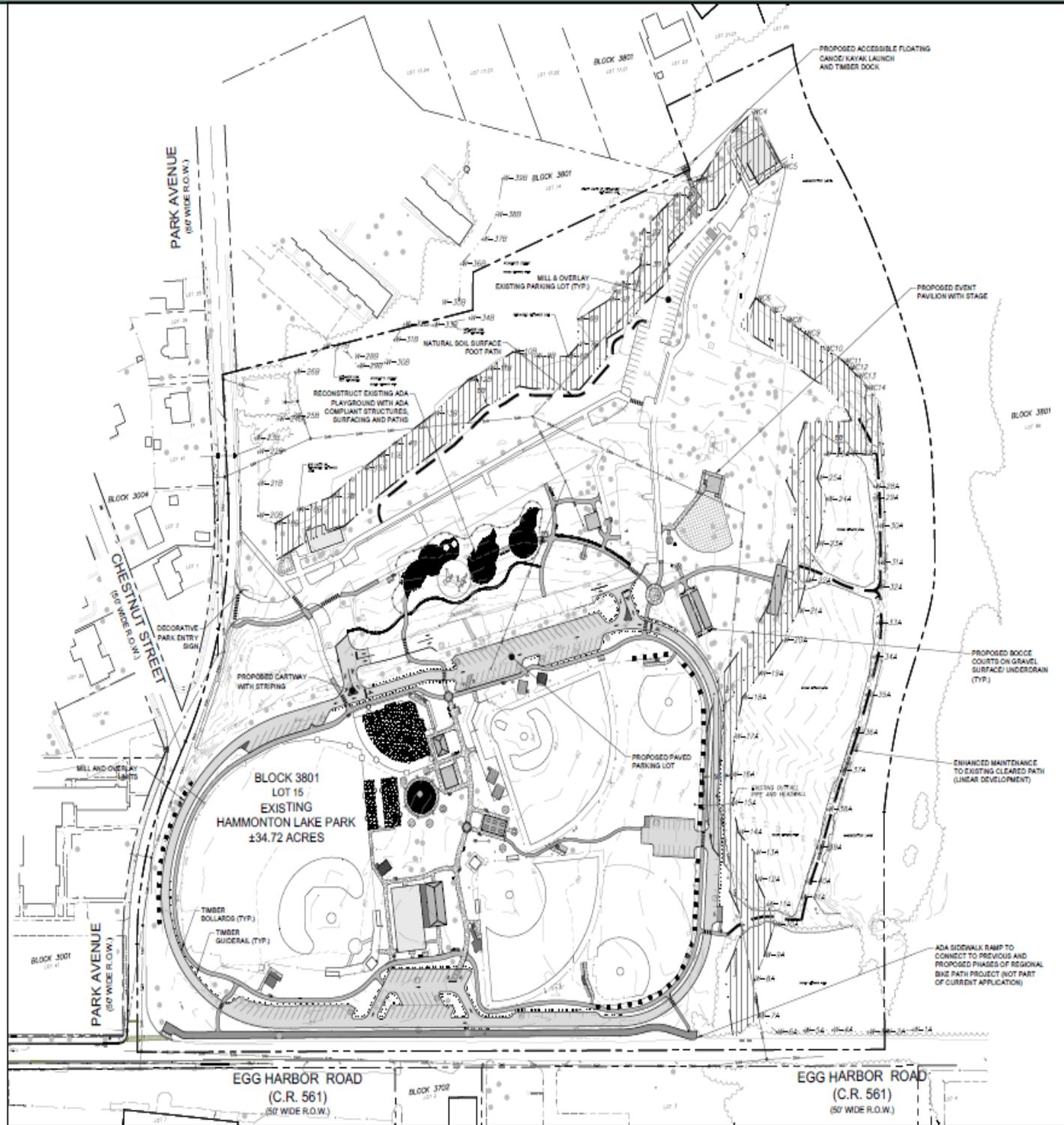












KEY MAP
SCALE: 1"=500'
SCALE: 1"=80'

Anthony M. Ableman
ANTHONY M. ABLEMAN
NEW JERSEY PROFESSIONAL ENGINEER
NO. 35202

ADAMS, REHMANN & HEGGAN
ASSOCIATES, INC.
315 BELLEVUE AVENUE
HAMMONTON, NJ 08037-3709
TEL: 856-381-1100
FAX: 856-381-1101
WWW.ARHINC.COM

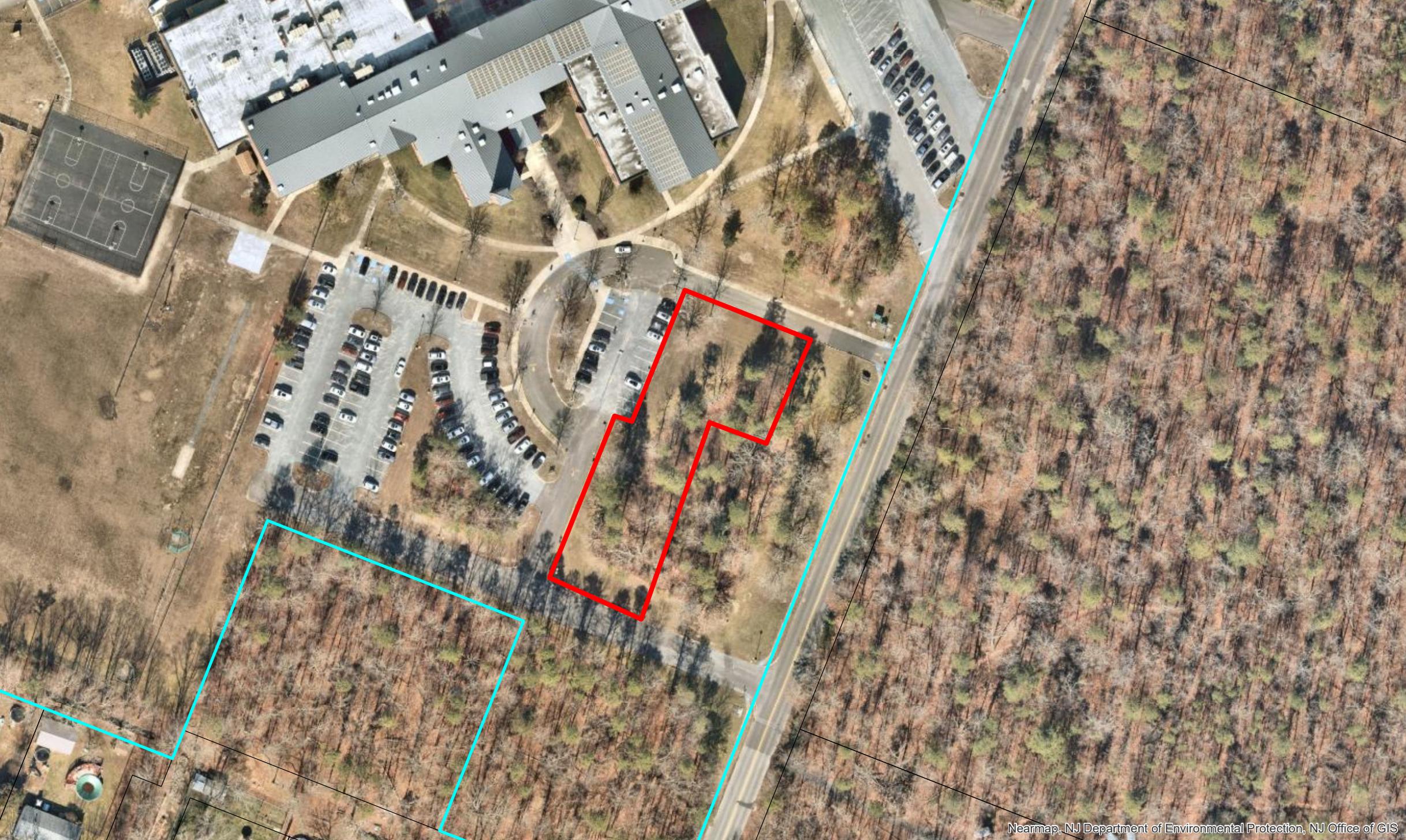
PRELIMINARY COMMENTS/REVISION #1: 3/28/24
PRELIMINARY COMMENTS/REVISION #2: 3/28/24
DATE AS NOTED/REVISION #1: 3/28/24
DATE AS NOTED/REVISION #2: 3/28/24
PROJECT: HAMMONTON LAKE PARK IMPROVEMENTS - BLOCK 3801, LOT 15
PROJECT NO: 24-001

OVERALL SITE PLAN FOR
HAMMONTON LAKE PARK
IMPROVEMENTS
BLOCK 3801, LOT 15
TOWN OF HAMMONTON, ATLANTIC COUNTY, NEW JERSEY

DATE	APR 15, 2024
SCALE	1"=80'
PROJECT	HAMMONTON LAKE PARK IMPROVEMENTS
DATE	04/15/24
PROJECT NO.	24-001
SCALE	1"=80'









RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-0345.019)

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:

1987-0345.019

Applicant:	Lenape Regional High School District
Municipality:	Medford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	September 17, 2025
Proposed Development:	Installation of 13,744 square feet of artificial turf at Shawnee High School.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-0345.019 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



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Re: Application # 1987-0345.019
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for installation of 13,744 square feet of artificial turf at the Shawnee High School. 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 10, 2025 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, P.E., C.M.E. (via email)
Jason Howell (via email)



State of New Jersey

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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Application No.: 1987-0345.019
Block 4704, Lot 3
Medford Township

This application proposes installation of 13,744 square feet of artificial turf at Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

The existing 57,600 square foot football field at Shawnee High School is comprised of artificial turf. This application proposes to replace existing grassed areas located at both ends of the existing football field with artificial turf. The existing grassed areas are currently utilized for track and field events.

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.

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

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

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

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

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct two stormwater infiltration basins beneath the proposed artificial turf.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to the required land owners within 200 feet of the above referenced parcel was completed on May 28, 2025. Newspaper public notice was completed on June 1, 2025. The application was designated as complete on the Commission's website on August 27, 2025. The Commission's public comment period closed on September 12, 2025. The Commission received three oral public comments at its September 12, 2025 meeting regarding this application.

Public commenter: Jason Howell opposed the application because artificial turf athletic fields contain "forever" chemicals that result in negative health effects.

Public commenter: Jerry Henger expressed general opposition to the use of plastic materials, urging the pursuit of alternative solutions due to plastics' tendency to degrade over time and their harmful impact on both the environment and human health.

Public commenter: Margaret Stephens expressed concern that the proposed artificial turf athletic field could pose risks to both human health and the environment. She advocated for the use of natural grass instead, emphasizing that, under the precautionary principle, such installations should not move forward until their potential impacts are thoroughly understood.

Staff response: The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. The regulations contained in the CMP address land use and development within the Pinelands Area, but do not extend to or address the composition of construction materials for projects such as roads, buildings or athletic fields. Absent adoption of an amendment to the regulations contained in the CMP, the Commission does not have the regulatory authority to prohibit the use of any construction material that is not otherwise prohibited by the State of New Jersey or the United States.

CONDITIONS

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

Sheets 1, 3 & 4- March 20, 2025; revised to July 29, 2025

Sheet 2- July 29, 2025

Sheet 5- June 3, 2025; revised to July 29, 2025

Sheets 6, 7 & 8- March 20, 2025; revised to September 15, 2025

2. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.
3. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
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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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

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 6, 2025 and include the following information:

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

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



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1988-0532.005)

Commissioner _____ moves and Commissioner _____
seconds the motion that:

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

1988-0532.005

Applicant:	Monroe Township
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	October 23, 2025
Proposed Development:	Demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts.

WHEREAS, an approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel without application to, and approved by, the Commission; and

WHEREAS, that development constitutes a violation of the application and approval requirements of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, the applicant proposes to address this violation by including the demolition of the concerned building and the construction of the two basketball courts in this application; and

WHEREAS, the applicant proposes to remove the stone parking area and revegetate the concerned area with native grass species; and

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1988-0532.005 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

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

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Re: Application # 1988-0532.005
Block 11701, Lot 19
Monroe Township

Dear Mr. DeHart:

The Commission staff has completed its review of this application for demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts. 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 November 14, 2025 meeting.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Secretary, Gloucester County Planning Board (via email)
Jessica Hauber (via email)



State of New Jersey

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PHILIP D. MURPHY
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TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Application No.: 1988-0532.005
Block 11701, Lot 19
Monroe Township

This application proposes demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts located on the above referenced 8.74 acre parcel in Monroe Township. There is an existing municipal community center located on the parcel.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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 within existing developed and grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

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

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of one stormwater infiltration basin.

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

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

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on June 30, 2025. Newspaper public notice was completed on July 6, 2025. The application was designated as complete on the Commission's website on September 25, 2025. The Commission's public comment period closed on October 10, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 15 sheets, prepared by Remington & Vernick Engineers and dated as follows:

 Sheets 1 & 7 - September 26, 2024
 Sheets 2-6, 8-13 & 15 - September 26, 2024; revised to June 5, 2025
 Sheet 14 - September 26, 2024; revised to March 24, 2025
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. The nine space stone parking area shall be removed by March 1, 2026 and the area shall

be revegetated by May 1, 2026.

6. To address the violation associated with the development of the two basketball courts that were constructed prior to the completion of an application with the Commission, the proposed stormwater infiltration basin shall be constructed by April 1, 2026.

CONCLUSION

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



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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on November 10, 2025 and include the following information:

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

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



State of New Jersey
 THE PINELANDS COMMISSION
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PHILIP D. MURPHY
 Governor
 TAHESHA L. WAY
 Lt. Governor

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

LAURA E. MATOS
 Chair
 SUSAN R. GROGAN
 Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
 Planning Specialist

Date: November 5, 2025

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed 11 ordinances and one master plan reexamination report that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Berlin Borough Ordinance 2025-11 – amends Chapter 335, Zoning and Land Use, of the Code of Berlin Borough by increasing the maximum permitted size of tool, storage, or garden sheds in the R-1, PR-1, R-2, and PR-2 zones from 150 square feet to 200 square feet. The PR-1 and PR-2 zones are located within a Pinelands Regional Growth Area.

Dennis Township Ordinance 2025-04 – amends Chapter 185, Zoning, of the Code of Dennis Township by amending various definitions as well as provisions regulating fences and walls, signs, and conditional uses. The ordinance increases the maximum height for fences and walls in side yards from three feet to six feet; in front yards from three feet to four feet; and in rear yards from four feet to six feet. It also adds provisions related to electronic, LED, and digital signs, as well as decreasing the minimum setback for industrial park and warehouse signs from 100 feet to 10 feet. Additionally, the ordinance amends the conditional use standards for small solar energy systems to clarify setback requirements for ground-mounted solar arrays.

Dennis Township Ordinance 2025-07 – amends Chapter 165, Subdivision of Land, by repealing and replacing Article VII, Performance Guaranty; Inspections; Certificate of Occupancy, with updated provisions. The ordinance revises the types of development improvements that may be covered by a performance guaranty as well as provisions related to the term and amount of maintenance guaranties. The ordinance also establishes inspection fees related to the inspection of required improvements.

Estell Manor City 2025 Master Plan Reexamination Report – includes an update on the major problems and objectives related to land development identified in previous reexamination reports (2001, 2008, 2014), a discussion of the changes in policies and objectives since the last report, updated

demographic information, and a summary of recommended changes to the master plan and land use regulations. The report recommends that home professional offices be permitted in any district that permits residential uses. Estell Manor City permits residential uses in zones within a Forest Area, an Agricultural Production Area, and a Pinelands Village. The CMP allows, at the option of the municipality, for home occupations to be permitted in these management areas.

Evesham Township Ordinance 20-9-2025 – amends Chapter 160, Zoning, of the Code of Evesham Township by repealing and replacing the definitions of both “Personal Services, General” and “Personal Services, Neighborhood” to clarify permitted private education service centers. The Commercial-1 (C-1) Zone and EVCO Overlay both permit general personal services as a principal use and the Commercial-2 (C-2) and Commercial-3 (C-3) Zones both permit neighborhood personal services as a principal use. The C-2 Zone is located in a Pinelands Rural Development Area. The EVCO Overlay, C-1, and C-3 zones are located outside the Pinelands Area.

Pemberton Township Ordinances 29-2009, 29-2021, 10-2022, 48-2023, 1-2024, and 19-2025 – amend Chapter 190, Zoning, of the Code of Pemberton Township.

Ordinance 29-2009 – amends Section 190-12E(2) to permit new single-family dwellings on existing undersized lots of record in the Agricultural Residential (AR) District and provides bulk, yard, and area standards based on lot size. *Ordinance 19-2025* amends that section to clarify that the bulk, yard, and area standards provided at Section 190-12E(2) apply only to undersized lots that are already developed with a residential use.

Ordinance 29-2021 – conditionally permits Class 2 (Manufacturing), Class 3 (Wholesale), and Class 4 (Distribution) cannabis uses in the AR, Agricultural Production (AP), General Commercial/Light Industrial (GCLI), and Neighborhood Commercial Pinelands (NCP) districts. Class 1 (Cultivation) cannabis uses are conditionally permitted in the AR and AP districts, and Class 5 (Retail) and Class 6 (Delivery) cannabis uses in the GCLI and NCP districts. The ordinance also establishes associated conditional use standards. The AR and AP Districts are located in an Agricultural Production Area. The NCP District is located in a Regional Growth Area. The former GCLI District was located in both an Agricultural Production Area and a Regional Growth Area.

Ordinance 10-2022 – amends Ordinance 29-2021 by establishing a condition that Class 1 and Class 2 cannabis uses in the AR and AP districts be limited to those activities consistent with the definitions of “Agricultural or Horticultural Use or Purpose” or “Agricultural Products Processing Facility” as provided in the Township code. It also makes minor revisions to clarify height regulations and minimum lot area requirements needed to comply with CMP septic dilution standards for various classes of cannabis uses.

Ordinance 48-2023 – establishes off-street parking requirements for various classes of cannabis uses. Additionally, the ordinance amends Chapter 65, Cannabis, regarding licensing, local taxation, and the number of permitted cannabis establishments throughout the Township.

Ordinance 1-2024 – eliminates the GCLI District within the Pinelands Area and rezones two areas within an Agricultural Production Area to the new GCLI-2 and GCLI-3 districts, and one area in the Regional Growth Area to the new GC District. District standards are provided for each new zone, which permit similar uses as those permitted under the prior GCLI designation.

The ordinance also establishes definitions for various types of warehouses. It clarifies that standard warehouses are permitted in the GCLI-2 and GCLI-3 Districts.

Ordinance 19-2025 – removes Class 3 and Class 4 cannabis uses as conditionally permitted uses in the AR and AP districts within the Pinelands Area portion of the Township. It also permits Class 2, 3, 4, 5, and 6 cannabis uses in the GCLI-2 and GCLI-3 districts, and Class 5 and 6 cannabis uses in the General Commercial (GC) District. The GCLI-2, GCLI-3, and GC districts are established via Ordinance 1-2024 (discussed above). These lands were formerly zoned GCLI, which was a longstanding commercial light-industrial district that included areas within an Agricultural Production Area and Regional Growth Area. Class 2, 3, 4, 5, and 6 cannabis use are similar to other commercial and light industrial uses historically permitted in the GCLI district.

The ordinance further adds various cross-references between CMP-related standards in the Township's code and the newly established GCLI-2, GCLI-3, and GC Districts. It also eliminates existing cross-references between CMP-related standards and the former GCLI District.

Tabernacle Township Ordinance 2025-03 – amends Chapter 17, Zoning, of the Code of Tabernacle Township. The ordinance specifies minimum accessory building setback requirements for residential lots between 1 and 1.99 acres or two or more acres, as well as for farmland-assessed property located in Agricultural Production Zones and Special Agricultural Zones. The Agricultural Production Zone is located in a Pinelands Agricultural Production Area, and the Special Agricultural Zone is located in a Pinelands Special Agricultural Production Area.

New Jersey Pinelands Commission

Alternate Design Wastewater Treatment Systems Pilot Program



November 5, 2025

Implementation Report

**NEW JERSEY PINELANDS ALTERNATE DESIGN WASTEWATER
TREATMENT SYSTEMS PILOT PROGRAM**

IMPLEMENTATION REPORT

NOVEMBER 5, 2025

THE NEW JERSEY PINELANDS COMMISSION

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Background

Water resources are one of the most important attributes of the Pinelands Area, particularly for the sustainability and resiliency of healthy ecosystems. The water quality requirements of N.J.A.C. 7:50-6, Part VIII provide for the protection of water resources by limiting the amount of nitrogen that enters the environment both because nitrogen is a significant pollutant and it also serves as an indicator of changes in overall water quality. For these reasons, the Pinelands Comprehensive Management Plan (CMP) limits the nitrate nitrogen concentration in wastewater such that the overall concentration of nitrate-nitrogen in groundwater exiting the parcel or entering an adjacent waterbody does not exceed to 2 mg/L. Based on the Septic Dilution Model, a single-family dwelling served by a standard septic system must be located on 3.2-acre parcel to meet the 2 mg/L nitrate-nitrogen standard in groundwater. Under specific development standards set in N.J.A.C. 7:50-5, the CMP authorizes residential developments on lots between one and 3.2 acres. This gap between the permitted development of dwellings on parcels comprised of less than 3.2 acres and the inability to allow development on those parcels to be served by onsite septic systems resulted in the need to identify advanced wastewater technologies that could reduce nitrogen in wastewater.

In 2000, the Pinelands Commission formed a special Pinelands Ad Hoc Septic System Committee (Committee) to research alternate septic system technologies that might better meet the water quality requirements of the CMP (N.J.A.C. 7:50-6.84), for residential development on parcels smaller than 3.2 acres. The Committee was comprised of seven Commission members and one representative each from the Pinelands Municipal Council, the Pinelands Preservation Alliance, and the New Jersey Builders Association. In its research efforts, the Committee consulted wastewater engineering professionals, state and regional on-site technology demonstration projects, alternate treatment system technology manufacturers, Pinelands area county health departments, and other state and local agencies. Throughout the process, the Committee coordinated its research and program development efforts with the New Jersey Department of Environmental Protection (NJDEP).

The Committee unanimously recommended that a Pilot Program be established for the approval, installation and monitoring of wastewater treatment technologies and that the program should provide conditions and safeguards to govern their use. The Commission solicited proposals from advanced wastewater technology manufacturers and subsequently identified five technologies to be included in the Pilot Program initially. As part of that initial solicitation, the systems were pre-screened to evaluate the viability of achieving the necessary nitrogen reduction in system effluent. The approved technologies in the earliest phase of the pilot program were Amphidrome, Ashco RFS III, Cromaglass, Bioclere, and FAST treatment systems.

The Pilot Program

The Pinelands Commission adopted a set of amendments to the CMP that authorized the use of the technologies through the Alternate Design Treatment Systems Pilot Program (Pilot Program). These CMP standards are codified at N.J.A.C. 7:50-10, 10.21 et seq. The Pilot Program provides a means to test whether

certain technologies can be maintained and operated to meet the water quality standards of the CMP in a manner that a homeowner can be reasonably expected to follow. The approved alternate design treatment technologies are authorized for use in all municipalities for the duration of the program, whether or not the specific terms of the program are reflected in a municipal ordinance.

When it is necessary to add new advanced technology systems to the Pilot Program, technologies that are expected to meet the Pinelands water quality standards are invited to apply. The Commission most recently invited applications for new technologies to participate in the Pilot Program in 2021. As part of the application process, the manufacturers must provide the Commission with detailed engineering plans and specifications for the technology, a description of an alarm and telephone dialer to alert offsite maintenance personnel of a system malfunction, a monitoring protocol for the sampling and analysis of effluent samples, operation and maintenance manuals for the technology, as well as samples of the following documents: system warranty, maintenance contract, and deed notice.

Implementation of the Pilot Program commenced on August 5, 2002. After that date, applications for residential development to be served by onsite septic system(s) on lots smaller than 3.2 acres were required to use an approved alternate design wastewater treatment system and participate in the Pilot Program. As part of the development approval process, each alternate design treatment system must be covered under a five-year comprehensive parts and labor warranty and a five-year operation and maintenance contract. Quarterly sampling and analysis of treated effluent is required during the initial three years of operation for each residential system installed under the Pilot Program with analytical results submitted to the Commission.

Among the technologies that participated in the initial phase of the Pilot Program, Amphidrome and Bioclere were found to be capable of meeting the Pinelands water quality standards and were allowed to graduate from the Pilot Program in 2010. Both were authorized for residential use on minimum one-acre parcels. The piloted FAST system graduated from the Pilot Program in 2016 and was authorized for residential use on 1.4-acre parcels. Graduating from the Pilot Program means that the quarterly monitoring protocol that is required for each installed system is no longer necessary and the CMP has been amended to authorize the use of that technology in the Pinelands going forward. The other two technologies that participated in the Pilot Program initially, Ashco RFS III and Cromaglass were removed from the Pilot Program in 2006 and 2013, respectively. Ashco A RFS III was removed because of lack of sales, and Cromaglass was removed for not achieving the necessary nitrogen reduction to meet the Pinelands water quality standards.

In 2011, the Commission replaced the systems that graduated or were removed from the Pilot Program with four new pre-screened technologies. These new technologies included BioBarrier, Busse GT, Hoot ANR, and SeptiTech. Subsequently, BioBarrier and Busse GT were removed from the Pilot Program in 2020. SeptiTech on the other hand graduated from the Pilot Program and was authorized for use on one-acre parcels.

In the third and current round of the Pilot Program which began in 2021, there are five technologies that are participating. Fuji Clean CEN Series, Pugo Systems, and Waterloo Biofilter, were admitted into the Pilot Program in 2021. Hoot ANR has been in the Pilot Program since 2011. Busse GT, which was initially removed from the Pilot Program in 2020, applied for readmission and has been included in the third round of the program as well. Table 1 provides a summary of all pilot technologies that have ever participated in the program, along with their status, the basis for recommended actions in the past or in the current report, and the minimum required parcel size to meet the Pinelands water quality standards.

Implementation Report

The CMP requires the Executive Director to report on the Pilot Program no later than November 5, 2025. The report must include findings on nitrogen treatment capabilities, maintenance requirements, costs and problems of maintaining the systems, as well as any recommendations for ongoing evaluation or graduation of any technology from the Pilot Program.

This implementation report focuses specifically on the five treatment technologies currently in the Pilot Program, namely: Hoot ANR, Fuji Clean CEN Series, Waterloo Biofilter Residential Model treatment system, Pugo Residential wastewater treatment system, and Busse Innovative Systeme GmbH Model MF-B-400. While this report briefly discusses various aspects of each of the technologies that have previously participated in the Pilot Program, more detailed information on the program and a more thorough discussion of the permanently approved and eliminated technologies are available in previous reports on the Commission's website.

Per N.J.A.C. 7:50-10.23(c)1-6, this report evaluates the five technologies that are currently being piloted with respect to the following:

1. The level of nitrogen in the effluent from each alternate design Pilot Program treatment technology (Note: 14 mg/L total nitrogen (TN) in treated effluent is required to meet Pinelands water quality standards for residential use on minimum one-acre parcels);
2. The maintenance required for each technology to meet the effluent requirements;
3. The cost of installing and maintaining each treatment technology;
4. The problems associated with the installation, operation and maintenance of each treatment technology, the frequency of the problems, and the measures taken to address and eliminate the problems;
5. The number of systems of each technology that have been authorized under the Pilot Program; and
6. Whether the Pilot Program, when viewed in its entirety, has served to further the purposes and objectives of the Pinelands Protection Act, the Federal Act, and the CMP.

Pilot Technologies Past and Present

Table 1 identifies the current status, staff recommendations, and basis for those recommendations for each of the wastewater treatment technologies that are currently participating or previously participated in the Pilot Program.

Table 1. Status, minimum lot size, and staff recommendations for each treatment technology currently participating or previously participated in the Pilot Program.				
Technology	Status	Minimum Parcel Size Required (Acre)	Recommendation in this Report	Basis for Recommendation, Removal, or Graduation Status
Fuji Clean	Pilot phase	Not verified	Additional time for data collection and evaluation	Insufficient data for evaluation
Hoot ANR	Pilot phase	Not verified	Additional time for data collection and evaluation	Insufficient data for evaluation
Busse MF-B-400	Pilot phase (evaluation pending installations)	Not verified	Additional time for potential sales	To allow more opportunity for sales
Pugo Systems	Pilot phase (evaluation pending installations)	Not verified	Additional time for potential sales	To allow more opportunity for sales
Waterloo Biofilter	Pilot phase (evaluation pending installations)	Not verified	Additional time for potential sales	To allow more opportunity for sales
Amphidrome	Graduated from Pilot Program	1.0	No change in status	Achieved water quality standards for 1.0 acres
Bioclere	Graduated from Pilot Program	1.0	No change in status	Achieved water quality standards for 1.0 acres
FAST	Graduated from Pilot Program	1.4	No change in status	Achieved water quality standards for 1.4 acres
Ashco A RFS III	Removed from Pilot Program	3.2	No change in status	Removed due to lack of sales
BioBarrier	Removed from Pilot Program	2.2	No change in status	Did not meet water quality standards
Cromaglass	Removed from Pilot Program	3.2	No change in status	Did not meet water quality standards

Table 2 identifies the type of biological nutrient removal process employed by each technology that has been admitted into the Pilot Program over the duration of the program.

Table 2. Microbiological treatment processes of technologies that are currently participating or previously participated in the Pilot Program.	
Technology	Microbiological Treatment Type
Hoot ANR	Activated Sludge (Suspended Growth)
Fuji Clean CEN Series	Contact filtration Fixed-film media (Attached Growth)
Busse MF-B-400	Membrane Bioreactor (Suspended Growth)
Pugo Systems	Stacked Fixed Media (Attached Growth)
Waterloo Biofilter	Fixed-Film Trickling Filter (Attached Media)
Amphidrome	Sequencing Batch Aerated Aggregate Filter (Attached Growth)
Ashco RFS III	Recirculating Sand Filter (Attached Growth)
Bioclere	Trickling Plastic Media Filter (Attached Growth)
BioBarrier	Membrane Bioreactor (Suspended Growth)
Cromaglass	Sequencing Batch Reactor (Suspended Growth)
FAST	Fixed-Film (Attached and Suspended Growth)
SeptiTech (STAAR)	Fixed-Film Trickling Filter (Attached Growth)

Pilot Program Technologies Currently Under Evaluation

In November 2021, four new pre-screened treatment technologies were admitted into the Pilot Program. Eligibility was limited to technologies that had attained NSF Standard 245 certification and/or U.S. Environmental Protection Agency (USEPA) Environmental Technology Verification (ETV). Both the NSF Standard 245 and the USEPA Verification certification programs evaluate a technology’s ability to reduce nitrogen in wastewater.

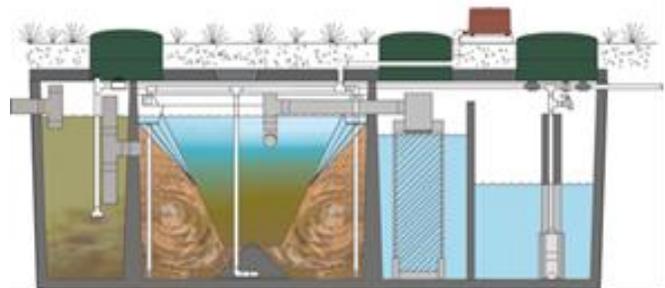
Vendors of NSF Standard 245 and/or USEPA ETV certified technologies were invited to apply for participation in the Pilot Program. The Commission received applications from the vendors of Pugo Systems, Fuji Clean CEN Series, Busse Innovative Systeme GmbH Model MF-B-400, and Waterloo Biofilter residential wastewater treatment systems. Based on the evaluation of the performance data, Pugo System was expected to produce a final effluent TN concentration of 17 mg/L; Fuji Clean, Busse MF-B-400, and Waterloo Biofilter were expected to produce final effluent TN concentrations of 14 mg/L. Using the Pinelands septic dilution model, the Pugo systems could be allowed to serve single family dwellings on 1.26-acre parcels, and the other three technologies could serve single family dwellings on 1.0-acre parcels to meet the 2 mg/L nitrate-nitrogen standard in the CMP.

Upon reviewing NSF's reported performance and cost data, the Pinelands Commission authorized the use of these four technologies for participation through the Pilot Program. Along with Hoot ANR, which has been in the program since 2011, there are currently five technologies participating in the Pilot Program. Subsequently, the NJDEP issued a generic Treatment Works Approval (TWA) to authorize Pinelands Area Health Departments to approve the four newly piloted treatment systems as well as those that were previously admitted into the Pilot Program, such as Hoot ANR.

The following sections provide details on the processes used in each technology to reduce nitrogen in wastewater effluent. In addition, these sections on each technology offer recommendations on continued inclusion in the Pilot Program.

Hoot ANR

The Hoot ANR treatment system is an extended aeration/activated sludge treatment process coupled with anaerobic denitrification. The unit is comprised of five principal components: a Pretreatment Tank, Aeration Chamber, Clarifier, Media Tank, and Final Clarifier/Pump Tank.



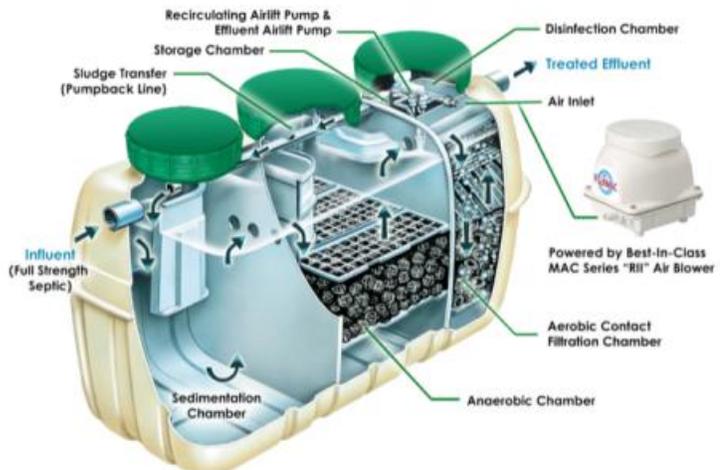
The Pre-Treatment tank provides separation and anaerobic digestion of influent solids and functions much like a septic tank by reducing up to 50% Total Settable Solids (TSS) and approximately 25% of Biochemical Oxygen Demand (BOD5). Liquid waste flows out of the pretreatment tank through a baffled outlet and into the aeration chamber. The activated sludge treatment process occurs in the aeration chamber through the introduction of oxygen into the mixed liquor to enable the conversion of soluble material into biomass. In addition, oxygen enables nitrifying bacteria to convert ammonia-nitrogen to nitrate-nitrogen. Wastewater then flows to a clarifier for additional solids settling. From the clarifier, wastewater is transferred to a media tank where an attached growth treatment process occurs. Here, a proprietary carbon source is added. In the presence of the supplemental carbon source, denitrifying bacteria release free nitrogen into the atmosphere. A final clarifier/pump tank constitutes the last treatment component before discharge to the soil absorption field. A portion of the daily

flow of the system is recirculated from this chamber to the pre-treatment tank where it is reprocessed through the system.

Hoot ANR was admitted into the Pilot Program in 2011 and was initially recommended for removal in the 2019 implementation report due to a lack of installations, however, with their first installation in 2020, they were allowed to remain in the Pilot Program. There have been four systems of Hoot ANR installed and approved in the Pinelands Area and a total of 34 samples collected from three of the systems at present. Two of the systems have completed the CMP's 3-year quarterly sampling requirement for alternate septic systems in the Pilot Program. The grand median of the total nitrogen concentration from the sampling results is currently 8.9 mg/L. The sampling results so far are very promising as they tend to be less than the 14 mg/L post-treatment target for 1.0-acre parcels. However, at this time, there have not been enough systems installed, or enough samples taken to draw a definitive conclusion about the performance of this technology. It is therefore recommended that Hoot ANR remains in the Pilot Program to allow time for additional installations and sampling to ascertain its continued effectiveness.

Fuji Clean CEN Series

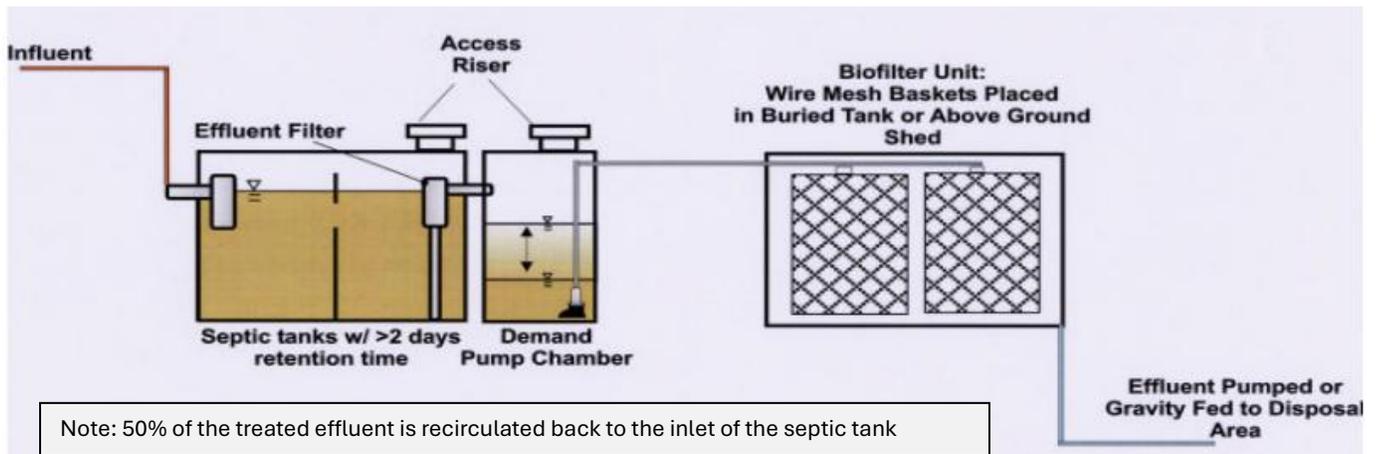
The Fuji Clean wastewater treatment system uses a contact filtration method with various chambers that utilize both aerobic and anaerobic treatment processes to remove pollutants from wastewater. Fuji Clean is designed to remove pathogenic organisms, organic materials, solids, and nutrients using a combination of biological and physical treatment methods. Nitrogen removal is accomplished through the biodegradation of the waste stream as it is recirculated several times through aerobic and



anaerobic chambers. The first step involves separation of solids and grease in the Sedimentation Chamber along with the decomposition of protein and amino acids to form ammonium nitrogen. The second process occurs in the Aerobic Chamber where more suspended solids are filtered, and microbial organisms oxidize nitrites to ammonia and then to nitrates. In the third step, a Recirculating Airlift Pump returns the wastewater and sludge to the Sedimentation Chamber and then to the Anaerobic Chamber. This chamber consists of a spherical filter media where microbial organisms reduce nitrate to nitrogen gas (denitrification) thereby removing nitrogen from the system. After this, the wastewater moves to the Storage Zone, which allows for more settling to occur, and then to the Disinfection Zone, which provides the option of chlorination. A second air lift pump, the Effluent Air Lift Pump ensures flow equalization and discharge of treated effluent.

Fuji Clean has a total of 13 installed and approved systems in the Pinelands Area. There have been 34 samples taken from seven systems so far. None of the systems have completed the required quarterly sampling for the mandatory three-year period. The current grand median for the TN sampling results is 10.8 mg/L, which is below the 14 mg/L post-treatment target for 1.0-acre parcels. The results here are also promising, but just like Hoot ANR, sufficient data is not available to make a final recommendation on its performance. It is recommended that Fuji Clean be allowed to stay in the Pilot Program to allow time to confirm the technology's continued TN removal efficiency.

Waterloo Biofilter



The Waterloo Biofilter® Model 4-Bedroom system is a two-stage treatment technology, based on a fixed film trickling filter, using patented foam cubes to achieve treatment. The foam filter consists of 2-3 inches of shredded foam in mesh bags that absorb wastewater as it trickles down. Naturally occurring microbes stay on the interior surfaces of the filter media where they can expand in the large open pores and break down the contents of the wastewater without limiting the flow of water and air. The first stage of treatment occurs in the primary septic tank (typically 1,000-1,500-gallon) in which the solids are settled and partially digested. The Biofilter® unit, is a separate system that provides aerobic treatment of wastewater. Here, ammonia nitrogen is converted to nitrite and then to nitrate. As the wastewater trickles through the foam cubes, capillary action allows the filter media to hold onto the wastewater long enough to allow the microbes to break down the organic material and nitrify ammonium.

The system does not require air compressors and diffusers but relies on passive aeration provided by openings and the characteristics of the foam material itself. Recirculation of the wastewater back to the first chamber of the septic tank is an important aspect of the treatment process as that allows for denitrification (conversion of nitrate to nitrogen gas) and therefore nitrogen removal to occur. Generally, there is a 50% dispersal and 50% recirculation rate. Recirculation helps to regulate flows for better dispersal, remove more organic matter to increase nitrification, and increase denitrification to enhance nitrogen removal. The manufacturers assert that the treatment system can remove about 90-95% of carbonaceous biochemical

oxygen demands (cBOD) and total dissolved solids. The technology has two systems: the single pass and the recirculating system. They assert that the single-pass system is able to achieve a 25-30% total nitrogen reduction, and the recirculating system is able to achieve a 50-65% total nitrogen reduction.

There have been no Waterloo Biofilter systems installed in the Pinelands Area. Therefore, there is no performance data to be reported. However, it is recommended that the technology remains in the Pilot Program to allow additional time for systems to be installed and evaluated.

Pugo Systems

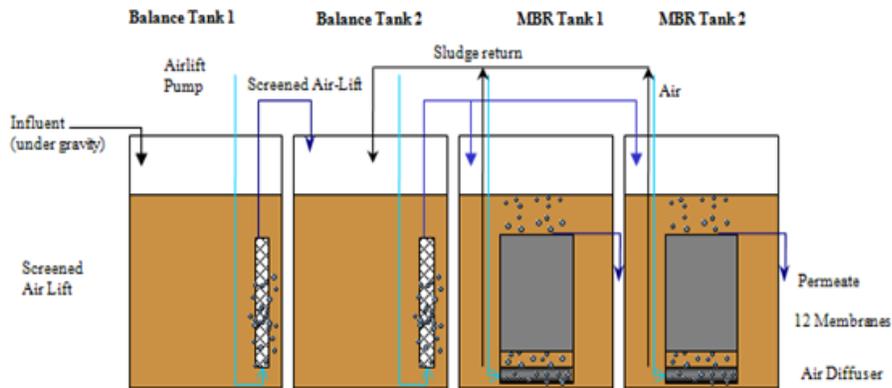
The Pugo Systems consist of 3 chambers: Primary Chamber, Aerobic (Aeration) Chamber, and the Clarifying Chamber. The Primary Chamber is where solids and grease are separated from the wastewater. There is a baffle in this chamber that captures the floatable solids, while the settled solids at the bottom of the chamber undergo anaerobic treatment. Sludge and scum are periodically removed from this chamber through vacuuming in the same manner as with a conventional septic tank. The second chamber, the Aerobic Chamber, is made up of stacked media beds, where microbial



organisms decompose contents of the wastewater, which helps to remove nitrogen and other pollutants from the water. There is a pump below the media that transfers oxygen for the aerobic treatment process to allow microbes to oxidize organic nitrogen to nitrate. The wastewater either recirculates back to the Primary Chamber with an air lift pump controlled by a needle valve after aeration or flows to the Clarification Chamber. Recirculation serves two purposes. First, recirculation creates a constant flow of wastewater through the treatment unit, thereby creating more stable operating conditions. Second, recirculation of nitrified effluent from the aeration chamber to the first chamber allows removal of nitrogen from wastewater by biological denitrification due to the anoxic conditions that exist in that chamber. The third chamber, the Clarifying Chamber, settles out residual solids from the effluent that flows out of the aerobic treatment.

There have been no Pugo systems installed in the Pinelands Area. Therefore, there is no performance data to be reported. However, it is recommended that the technology remains in the Pilot Program to allow additional time for systems to be installed and evaluated.

Busse Model MF-B-400



The Busse Model MF-B-400 wastewater treatment system is a small-scale membrane bioreactor (MBR). The system provides treatment in a three-stage, four-tank process. Wastewater enters an intermittently aerated first tank and is then transferred by an airlift through a mesh filter to an identical second tank. Wastewater in the second tank is divided evenly between two membrane tanks, again with a screened airlift transfer. The membrane units are submerged in activated sludge within the reactor tanks. The tanks are aerated by coarse and fine bubbles that provide a cross flow of liquid over the surface of the membrane panels. Cross flow circulation reduces membrane fouling and provides oxygen for microbial degradation of wastewater organics. The liquid head above the membrane drives permeate from the wastewater mixture through the membrane, where it flows via a manifold through the tank wall and is discharged. A third air pump provides aeration to the airlifts in the first two tanks. The bioreactor provides an aerobic environment where microorganisms present in the wastewater remove soluble contaminants, using them as a source of energy for growth and production of new microorganisms. The membranes also provide a barrier that retains the microorganisms, allowing them to remain in the treatment process for long periods of time. The long residence time in the treatment system allows for the organisms to consume themselves, reducing the total amount of solids produced by the treatment process.

The organisms flocculate and form aggregations that further physically entrap particulate organic matter. The organic matter is attacked by extracellular enzymes that solubilize the solids to make them available to microorganisms as a food source. The conversion of organic matter from soluble to biological solids allows for removal of the organic matter by settling and filtration of the solids in the treatment process.

The Busse system was initially added to the Pilot Program in 2011 but was removed in 2020 due to lack of installations. They reapplied to the Pilot Program and was later reinstated in 2021.

There have been no Busse Innovative Systeme GmbH Model MF-B-400 systems installed in the Pinelands Area. Therefore, there is no performance data to be reported. However, it is recommended that the

technology remains in the Pilot Program to allow additional time for systems to be installed and evaluated. Further explanation is provided later in the report under “Recommendations and Conclusions.”

Pilot Program Evaluation

1. Level of nitrogen in the effluent in each alternate design Pilot Program treatment system based on the evaluation of all monitoring results for that technology under the Pilot Program

The CMP requires that each technology manufacturer arrange for the collection and analysis of treated effluent on a quarterly basis for the first three years that each system is in use (for a total of twelve samples per system). All samples must be analyzed by NJDEP certified laboratories employing analytical procedures approved by NJDEP’s Office of Quality Assurance. Additionally, sample collection, transport, and analysis must conform to the latest NJDEP Field Sampling Procedures Manual to ensure quality assurance and quality control in the collection and transport of samples (i.e. chain of custody, sample preservation, etc.). All effluent samples are collected between the treatment unit and the soil dispersal field prior to the effluent being discharged to the soil absorption system. To permit the establishment of microbiological cultures necessary for the treatment process to develop and stabilize, sampling is not required during the first ninety days following system start-up.

The tables below show the running median of TN concentration for Hoot ANR (Table 3) and Fuji Clean (Table 4). Sufficient data is not available for either technology at present to complete an evaluation and make a final recommendation about their continued use in the Pinelands Area. However, the grand median TN concentration in the effluent for each technology thus far is below 14 mg/L. This initial data that has been collected indicates that for use by single family dwellings on 1.0-acre parcels, they are meeting the Pinelands water quality standards as determined by the Septic Dilution Model. Since there have not been any installations of the Busse Innovative Systeme MF-B-400, Waterloo Biofilter, or Pugo Systems in the Pinelands Area, there is no data to report for these technologies at this time.

Table 3, below, shows the analytical results for total nitrogen in treated effluent from installed Hoot ANR systems serving residential development through the Pilot Program.

Table 3. Hoot ANR running median [TN] (mg/L) by number of sampling events for each wastewater treatment system. The grand median, 25th percentile, 75th percentile, and number of systems sampled (n) per event are provided. The total number of samples is 34.

Total Nitrogen Running Median		Number of Sampling Events													
Technology	System	1	2	3	4	5	6	7	8	9	10	11	12	13	Grand Median
Hoot ANR	1	6.8	7.7	8.6	7.7	8.6	8.8	8.6	8.8	8.6	8.8	8.9	9.1	9.3	8.6
Hoot ANR	2	9.6	7.6	8.9	9.3	8.9	8.0	8.9	8.8	8.7	8.8	8.9	9.1		8.9
Hoot ANR	3	5.9	8.0	10.0	12.1	10.0	9.1	10.0	10.3	10.0					10.0
Sample # Median		6.8	7.7	8.9	9.3	8.9	8.8	8.9	8.8	8.7	8.8	8.9	9.1	9.3	8.9
25th Percentile		6.4	7.7	8.8	8.5	8.8	8.4	8.8	8.8	8.7	8.8	8.9	9.1	9.3	8.8
75th Percentile		8.2	7.8	9.5	10.7	9.5	8.9	9.5	9.5	9.4	8.8	8.9	9.1	9.3	9.3
n		3	3	3	3	3	3	3	3	3	2	2	2	1	

Table 4, below, shows the analytical results for total nitrogen in treated effluent from installed Fuji Clean systems serving residential development through the Pilot Program.

Table 4. Fuji Clean running median [TN] (mg/L) by number of sampling events for each wastewater treatment system. The grand median, 25th percentile, 75th percentile, and number of systems sampled (n) per event are provided. The total number of samples is 34.

Total Nitrogen Running Median		Number of Sampling Events													
Technology	System	1	2	3	4	5	6	7	8	9	10	11	12	Grand Median	
Fuji Clean	1	7.2	7.9	7.2	6.7	7.2	7.9	7.2	7.3	7.4	7.9			7.2	
Fuji Clean	2	11.2	9.0	11.2	10.7	11.2	10.7	11.2	10.7	10.2				10.7	
Fuji Clean	3	22.4	17.2	12.9	12.4	11.9	12.4	12.9						12.9	
Fuji Clean	4	13.0	11.7	12.0	11.3	12.0								12.0	
Fuji Clean	5	6.9												6.9	
Fuji Clean	6	14.3												14.3	
Fuji Clean	7	8.7												8.7	
Sample # Median		11.2	10.4	11.6	11.0	11.5	10.7	11.2	9.0	8.8	7.9			10.8	
25th Percentile		7.9	8.7	10.2	9.7	10.2	9.3	9.2	8.1	8.1	7.9			8.9	
75th Percentile		13.6	13.1	12.3	11.6	12.0	11.5	12.0	9.8	9.5	7.9			11.8	
n		7	4	4	4	4	3	3	2	2	1				

Tables 5A and 5B provide a summary of the effluent TN concentration for all technologies that are participating or previously participated in the Pilot Program, the number of systems providing data, the total number of samples used for the evaluation, and the minimum parcel size needed to achieve the Pinelands water quality standards. The minimum parcel sizes required for pilot technologies are based on the pre-screening process described previously in this report. The minimum parcel size required for the other technologies in Table 5B is based on the evaluation that has already been completed in previous reports.

Table 5A. Summary Table of the effluent total nitrogen concentration, number of systems, number of samples, minimum lot size required to meet pinelands water quality standards and status on technologies currently in the Pilot Program.

Technology	Median Effluent TN (mg/L)	No. of Systems	No. of Samples	Minimum Parcel Size Authorized (Acres)	Status
Hoot ANR	8.9	3	34	1.0	Pilot Phase
Fuji Clean	10.8	7	34	1.0	Pilot Phase
Busse MF-B-400	Not tested	0	0	1.0	Pilot Phase
Waterloo Biofilter	Not tested	0	0	1.0	Pilot Phase
Pugo Systems	Not tested	0	0	1.26	Pilot Phase

Table 5B. Summary Table of the effluent total nitrogen concentration, number of systems and number of samples, minimum lot size required to meet pinelands water quality standards and status on technologies that previously participated in the Pilot Program.

Technology	Median Effluent TN (mg/L)	No. of Systems	No. of Samples	Minimum Parcel Size Required (Acres)	Status
Amphidrome	11.9	68	603	1.0	Graduated
Ashco RFS III	Not tested	0	0	3.2	Removed
Bioclere	11.2	38	268	1.0	Graduated
BioBarrier	29.3	13	195	2.2	Removed
Busse GT	Not tested	0	0	3.2	Removed
Cromaglass	31.3	59	556	3.2	Removed
FAST	18.2	25	429	1.4	Graduated
SeptiTech	11.6	35	304	1.0	Graduated

2. The maintenance required for each alternate design Pilot Program treatment system technology to meet the required nitrogen targets

The Pilot Program requires that a representative of the system manufacturer with expertise in the system be onsite to inspect all system components and to correct any construction, installation or operational problems that might be experienced during system startup. In addition, a representative of the design engineer must be onsite to inspect the system at startup. After conducting onsite inspections, both the manufacturer and the design engineer must provide the Pinelands Commission with written certifications attesting that the installation of the system was properly completed. Once each system is operating, an onsite audible and visual alarm and a remote telemetric alarm system monitor the treatment system's electrical and mechanical components to alert both the residents and the contracted service provider of any operational problems in real time. Each system is sold with a pre-paid, five-year maintenance contract that provides for the manufacturer's servicing agent to inspect the system at least once per year and to undertake any maintenance or repairs determined to be necessary. Homeowners are given an operation and maintenance manual that outlines procedures for the proper use and care of the treatment system. Typical homeowner-required maintenance involves pumping out septic tank solids at a recommended average frequency of once every three years, similar to the recommended pump out frequency for a conventional septic system. The required startup inspections and the annual operation and monitoring inspection by the service provider have been largely successful in minimizing anything other than routine system maintenance (periodic pumping of solids). The five-year warranty on each treatment system provides homeowners with protection from costs associated with unanticipated service calls and repairs during the warranty period. All of these features of the Pilot Program have kept the need for system maintenance to reasonable levels. Pursuant to NJDEP's regulations, homeowners are required to maintain operation and maintenance contracts on the treatment systems in perpetuity.

Beyond the initial startup procedures, the specific maintenance required for the two technologies, Hoot and Fuji Clean, seem comparable to other advanced treatment technologies. Similar to standard septic systems, the maintenance manuals for these two technologies require homeowners to avoid using materials and chemicals that interfere with the living microbial organisms like plastics, rubbers, paper products, excessive food waste, medicinal and personal care products, and excessive use of detergents. Additional requirements for Hoot ANR include maintaining a chlorine residual of 1 mg/L in the system. This is achieved by adding tablets designed for wastewater use to the system's dispenser. Intermittent use is also not recommended for Hoot systems, which means that homes that are unoccupied may experience less efficiency in the Hoot system. All solids must be pumped out in situations where the system will not be in use for a particular period of time. Conversely, Fuji Clean systems can be used on a seasonal basis if additional measures are followed to start-up the system that has been unused for some time. Start-up procedures like microbial seeding (adding partially treated wastewater from a functioning system) can be used to restart the system, which provides it with a plethora of microbial organisms that can break down the components of the wastewater. Overall, the maintenance required for these two technologies is not significantly different from that of the technologies that have already graduated from the Pilot Program, but more time is needed to confirm this.

3. The cost of installing and maintaining each alternate design Pilot Program treatment system technology.

The CMP does not regulate the price of alternate design septic systems; however, it does require the cost of each Pilot Program technology’s treatment systems to be reported. The total reported cost typically includes the technology’s treatment unit, septic tank (if applicable), warranty, maintenance, absorption field, engineering, electrical connections, and other miscellaneous items. Table 6 below summarizes the different cost items that are reported to the Commission for the technologies that are currently in the Pilot program (Fuji Clean and Hoot ANR) and the technologies that have graduated from the Pilot Program (Amphidrome, Bioclere, FAST, and SeptiTech). The values represent the actual cost and have not been adjusted for inflation.

Table 6 provides the average cost information of technologies currently in the Pilot Program along with cost information of the graduated technologies for comparison purposes.

Table 6. Average total reported cost of the Pilot Program systems, including the cost of the treatment units, disposal fields, permitting, engineering and associated construction costs, from June 2019 through June 2025. Cost information is derived from a variety of sources and should therefore be considered to be approximate.

Technology	System Unit +Tank + Warranty	Engineering + Absorption Field + Electrical Connections + Other Costs. ⁽¹⁾	Average Reported Total Cost	Current Reported Total Cost	Current Reported System Cost	No. of Systems Included in Cost Analysis
Fuji Clean	\$22,200	\$14,614	\$40,202	\$38,954	\$21,900	13
Hoot ANR	\$13,181	\$17,500	\$30,666	NA	NA	3
Amphidrome	\$18,165	\$11,700	\$29,865	\$42,957 ⁽²⁾	\$28,957 ⁽²⁾	15
Bioclere	\$18,850	\$13,973	\$32,823	\$37,500	\$22,000	13
FAST	\$11,009	\$11,786	\$22,795	\$28,798	\$15,298	17
SeptiTech	\$19,065	\$10,208	\$29,273	\$35,219	\$21,136	112

(1) Reported engineering and construction costs including soil and site suitability investigations (soil logs and “perc”/permeability tests), preparation of engineering plans, completion of NJDEP application forms, excavation for soil absorption system and tank placement, soil absorption system materials (suitable “K4” replacement soil, stone filter materials and lateral piping, or gravel free chambers, geotextile fabric), installation of all components, electrical connections, surveyor services, as-built plans, engineering inspections and as-built certifications. (2) The most current reported cost for Amphidrome is from 2024 for the 1 installation in the 2025 reporting period. Reporting periods are from June through June of the following year.

Figure 1A. Average cost of wastewater treatment equipment (and 5-year service contract) for each of the pilot technologies from 2019 through 2025 (as applicable). This figure presents the nominal change; the values have not been adjusted to inflation.

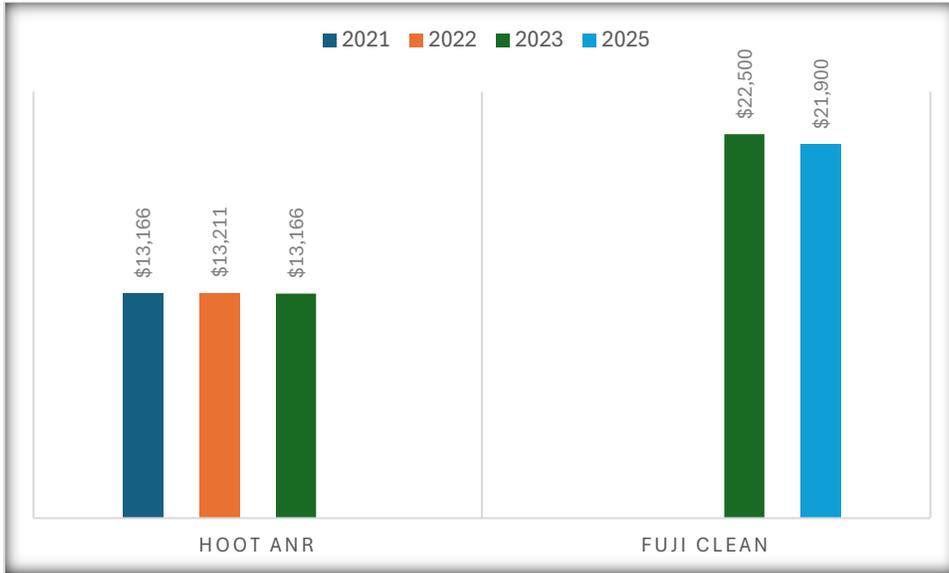
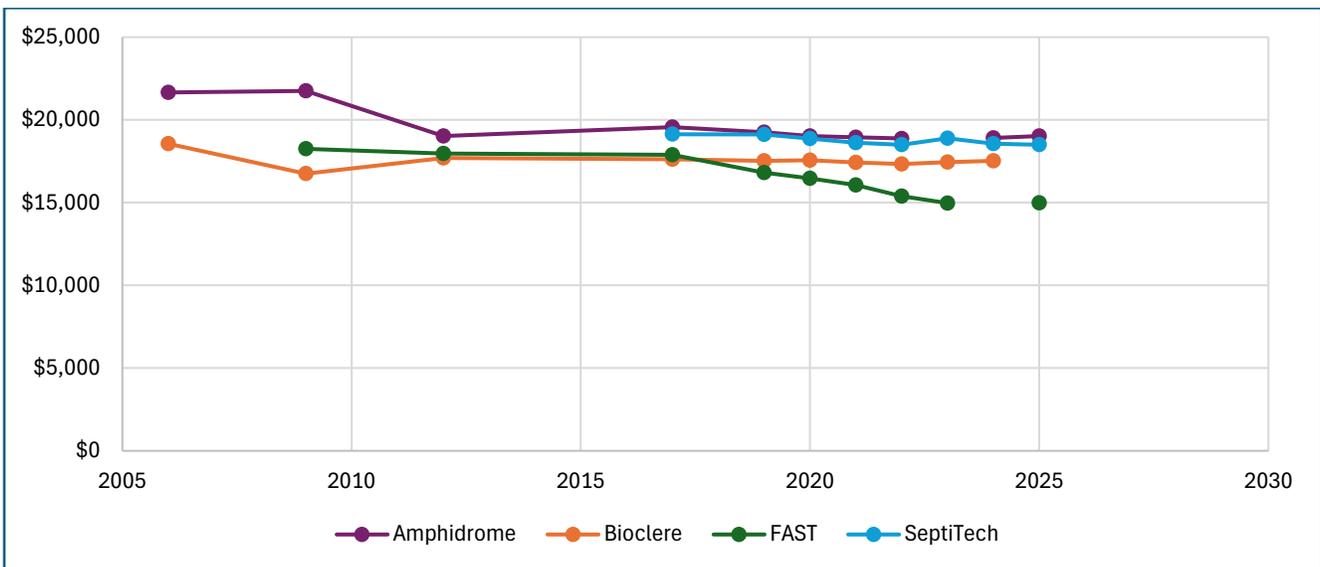


Figure 1B. Average cost of wastewater treatment equipment (and 5-year service contract) for each of the permanently approved technologies from 2006 through June 2025 (as applicable). This chart shows the change in cost through the years; the values are not adjusted for inflation.



The total average cost of alternate design treatment technologies is approximately two times that of the average cost of a conventional septic system. The purchase of a conventional system would not, however, include a five-year operation and maintenance contract, 5-year warranty, and quarterly effluent sampling.

Also, the conventional system does not provide enhanced wastewater treatment, which can shorten the lifespan of the soil absorption field and result in higher long-term cost. Additionally, since advanced treatment systems typically remove up to 98% of total suspended solids (TSS) and biochemical oxygen demand (BOD), the frequency of effluent disposal field repair or replacement is expected to be reduced when properly maintained. By providing enhanced removal of nitrogen, TSS and BOD, the Pilot Program systems may be used on parcels that are significantly smaller than 3.2 acres. It is noteworthy that conventional septic systems may only be used for dwellings on parcels of at least 3.2-acres to meet Pinelands water quality standards. The larger lot size needed for the conventional system carries additional cost.

The cost of the initial five-year warranty and operation and maintenance (O&M) contract is also included in the total reported costs of the advanced treatment units. Upon expiration of the original five-year O&M contract, contract renewal is required pursuant to NJDEP's regulations (N.J.A.C 7:9A-12.3 (a)). Those regulations state that the owner of an advanced wastewater treatment system must maintain a service contract with an authorized service provider throughout the life of the system. The cost to renew an O&M contract ranges between \$440 and \$700 per year, with some firms offering a discount for multi-year contract renewals. These fees do not include septic tank pumping, which costs an average of \$225 to \$500 per 1000 gallons. Septic tank pumping is generally recommended at a frequency of once every three years. Therefore, the total annualized cost for O&M services and pumping ranges anywhere from \$515 to \$870 per year or approximately \$43 to \$73 per month. The advantages of improved water quality, professional system maintenance, and the ability to meet water quality standards in areas currently zoned for one-acre residential development support the continuation of the Pinelands Alternate Design Wastewater Treatment Systems Pilot Program.

4. The problems associated with the installation, operation and maintenance of each alternate design Pilot Program treatment system technology and the frequency with which each such problem occurs, the measures taken to eliminate any such problem and the success of those measures.

Currently there are five technologies approved for use in the Pilot Program. The CMP requires that problems associated with installation, operation, and maintenance be reported by all five treatment technologies. However, since there have been no systems installed for Waterloo Biofilter, Pugo Systems, and Busse Innovative Systeme MF-B-400, there is no available information on their installation, operation, and maintenance as they pertain to the Pinelands Area. Hoot ANR and Fuji Clean, however, have documented the installation and operational issues encountered so far in their semi-annual reports, and they are described below. In general, the requirement that a manufacturer's representative and an inspector from the design engineer's office be present during system startup has virtually eliminated construction installation problems.

Installations of Hoot ANR systems began in 2020 and there have been two issues reported so far on installation and operation. In October 2023, there was a problem with the field dosing and recirculation valves for one system which caused a high-level alarm in the Pump Tank. Hoot replaced the valves and resolved the issue. At a different site, Hoot reported that a critical component from a unit was missing, and it caused short-circuiting of the flow through the system. This inhibited the proper development of the biology that is required for the reduction of biochemical oxygen demand (BOD), total suspended solids (TSS), as well as the nitrifiers needed for nitrification and denitrification. They repaired this system on June 8, 2021, and monitored it with weekly visits until the issue was resolved. The water quality data from this system indicates that it is functioning to reduce total nitrogen and there have been no further operational issues reported for that system.

Fuji Clean began installing systems in 2022 with no reported installation issues or alarm events. However, one operational issue occurred in July 2023, that seems to be related to the homeowner's use of the system and not with the function of the system itself. The service provider discovered excessive paint in one of the tanks, which they resolved by pumping and cleaning it out. No other issues have been reported at present.

Based on the semi-annual reports received so far from these two technologies, the systems have been running smoothly with minimal problems. There have not been any reported maintenance issues or problems that have required extensive repairs as of June 2025. In general, the Pilot Program alternate design systems have not exhibited breakdowns at a frequency that is any greater than is typical of onsite systems that incorporate effluent pumps (such as pressure dosing or gravity dosing), which are often used to overcome shallow water table conditions or grade limitations. Nevertheless, the systems have not been operating long enough to draw definitive conclusions about long-term operation and maintenance problems. More time is needed to evaluate the systems for this criterion.

5. The number of systems of each technology that have been authorized under the Pilot Program

There has been a total of 497 installed and approved alternate design septic systems for residential developments from 2006 to June 2025. For the purpose of this report, number of installations refers to installed systems that have received final approval from the Commission to receive a Certificate of Compliance from the County Health Department. Installed systems that are still in the process of obtaining this authorization are not included. Installations are counted annually from June 6 through June 5 of the following year. The number of systems installed has been updated based on the information from the Commission's tracking system after the 2022 report was published. Among the current pilot technologies, Hoot ANR has a total of four systems installed, which are all located in Ocean County; Fuji Clean has a total of 13 systems installed in four counties: Ocean, Camden, Burlington, and Atlantic.

The number of installations of the pilot technologies and all other technologies that have participated in the Pilot Program are provided in Tables 7A and 7B. Tables 8 and 9, as well as Figures 2 and 3, are intended to provide a summary of the distribution of all 497 alternate septic systems that have been installed in the

Pinelands area by county and management area. These tables and figures are included for information purposes only. The largest percentage of installations has occurred in the Regional Growth Area (RGA), and the lowest percentage has occurred in the Agricultural Production Area and Infill Development Area. The percentages are a reflection of the number of residential developments that occur in the growth-oriented management areas relative to more ecologically sensitive areas of the Pinelands. The RGA is designated for growth and has smaller lot sizes, which allows development of residential dwellings on parcels less than 3.2 acres. These smaller parcels require the use of alternate septic systems to comply with the Pinelands water quality standards. Residential development opportunities are much more limited in the Agricultural Production Area, and larger parcels are required to permit development of dwellings. Therefore, nitrogen-reducing technologies are infrequently needed to address the water quality standards of the CMP. Infill Areas are small zones designated for residential development within the Preservation Area District of four municipalities. Development of dwellings on existing lots as small as one acre may be permitted in Infill Areas. However, Infill Areas are limited in extent and contain little vacant land; therefore, the opportunity for new development is limited in those areas. Regarding the distribution of installed systems across Pinelands counties, the highest percentage of installations have occurred in Burlington and Ocean Counties. These counties have larger areas in the Pinelands Area, including Regional Growth Areas, served by onsite septic systems. In contrast, Cape May and Gloucester Counties have the lowest installations due to their limited land area within the Pinelands Area.

Tables 7A and 7B provide the number of installations of each treatment technology that has ever participated in the Pilot Program. Table 7A shows the installations for current technologies in the Pilot Program and Table 6B shows the installations of all other technologies. Table 7B is for information purposes only as those technologies have already been evaluated.

Table 7A. Total number of pilot program wastewater treatment system installations by year of installation (through June 2025)							
Technology	2020	2021	2022	2023	2024	2025	Total
Hoot ANR		1	2	1			4
Fuji Clean				3		10	13
Busse MF-B-400							
Pugo Systems							
Waterloo Biofilter							
Total	0	1	2	4	0	10	17

Note that even though Hoot ANR began installing systems in 2020, that system is counted in the 2021 reporting period.

Table 7B. Total number of installations of each treatment technology that is no longer in the Pilot Program by year of installation (through June 2025)

Technology	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	June 2025	Total Installed	
Amphidrome	7	10	10	27	12	7	5	8	4	5	1	1	4	2	5	6	5	3	2	0	1	1	126	
Bioclere	0	2	11	9	7	9	6	5	5	5	8	4	4	1	1	3	1	2	2	2	1	1	89	
FAST	0	0	0	0	2	5	3	3	3	5	2	2	0	0	3	1	1	2	8	3		2	45	
Ashco A RFS	0	0	0	Removed from Pilot Program																		0		
Cromaglass	0	19	24	3	6	4	3	0	0	0	Removed from Pilot Program											59		
BioBarrier	Admitted into Pilot Program in 2011									0	0	5	7	0	0	1	0	Removed from Pilot Program					13	
SeptiTech	Admitted into Pilot Program in 2011									0	0	3	9	11	7	5	1	9	28	57	4	2	12	148
Busse GT	Admitted into Pilot Program in 2011 and Readmitted in 2021																			0	0	0	0	0
Total	7	31	45	39	27	25	17	16	12	15	19	23	19	10	15	11	16	35	69	9	4	16	480	

Tables 8 and 9 show the total number of alternate septic systems that have been installed by county and management area in the Pinelands Area from 2004-June 2025. Figures 2 and 3 show the percentage distribution of these installations by county and management area.

Table 8: Number of installations of all alternate septic systems per County	
County	No. of Installations
Atlantic	102
Burlington	172
Camden	49
Cape May	8
Gloucester	8
Ocean	158
Total systems through June 2025	497

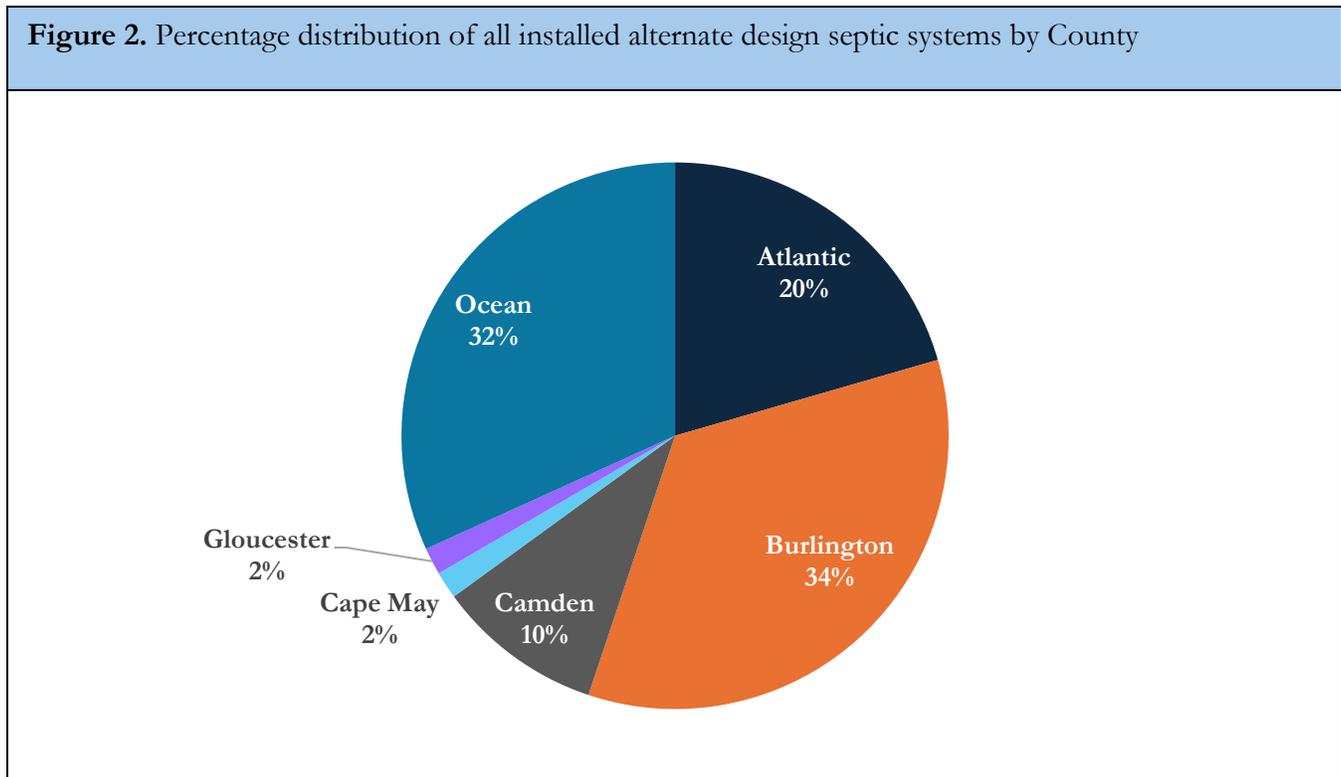
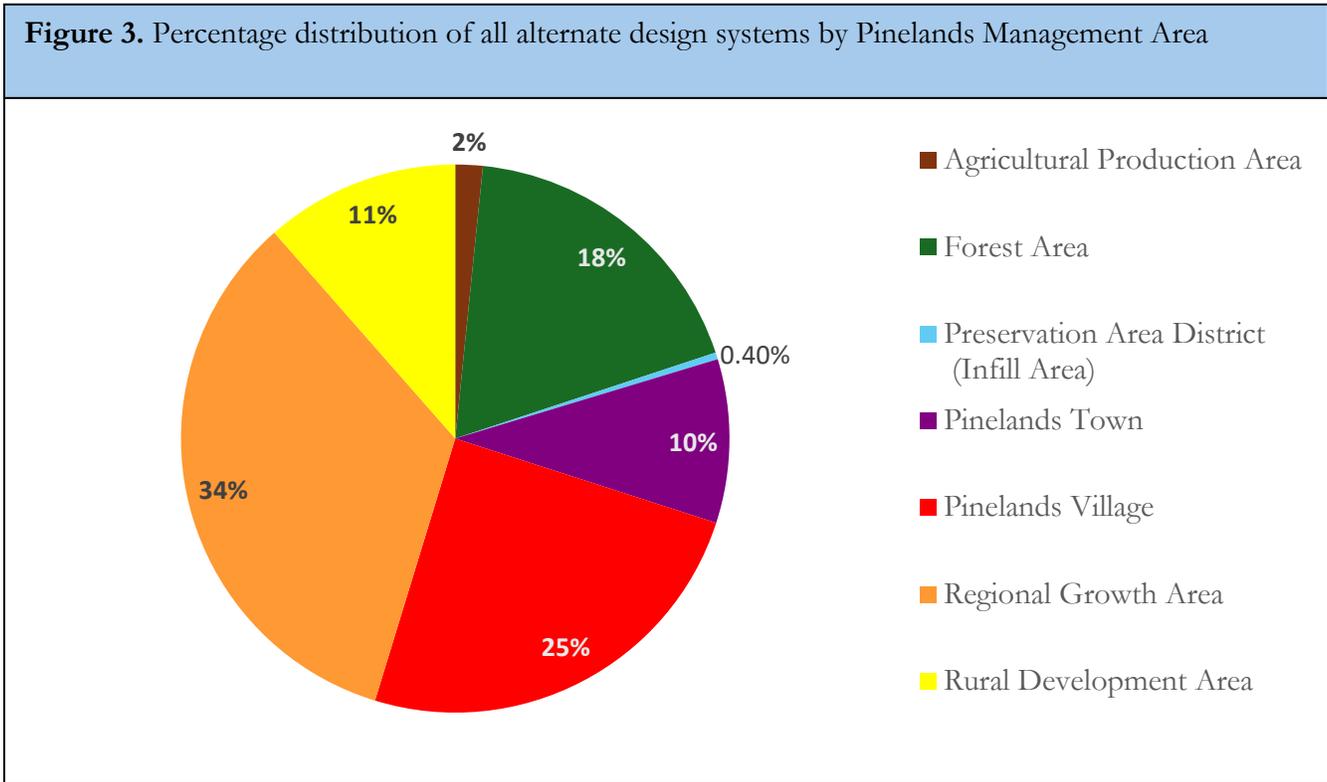


Table 9. Numerical distribution of alternate septic systems by Pinelands Management Area

Pinelands Management Areas	No. of Installations
Agricultural Production Area	8
Forest Area	91
Preservation Area District (Infill Area)	2
Pinelands Town	48
Pinelands Village	123
Regional Growth Area	168
Rural Development Area	57
Total Systems through June 2025	497



6. Whether the Pilot Program, when viewed in its entirety, has served to further the purposes and objectives of the Pinelands Protection Act, the Federal Act and the CMP.

The technologies that have been approved for permanent status through the pilot program have demonstrated their efficiency in removing total nitrogen to the level needed to meet the Pinelands water quality standards. The Pilot Program has facilitated residential development at appropriate and permitted densities as established through the Pinelands Septic Dilution Model and certified municipal land use ordinances. This success of the Pilot Program has played a significant role in the protection of water resources and the ecology of the Pinelands, which advances the purposes of the Pinelands Protection Act, the Federal Act, and the CMP.

The Pilot Program has demonstrated that reliable small-scale advanced wastewater treatment technologies are available for residential use which, with proper installation, operation and maintenance, can achieve substantial compliance with the purposes and objectives of the Pinelands Protection Act, the Federal Act and the CMP.

The expansion of the Pilot Program has been important in making more technologies available to Pinelands Area property owners that will be capable of achieving the rigorous Pinelands water quality standards.

Currently there are 17 installed systems representing two treatment technologies that are in the Pilot Program, namely Hoot ANR and Fuji Clean. These two technologies, although still in the early stages of evaluation, have shown the potential to meet the Pinelands water quality standards. This further enhances and supports the continued protection of water resources in the Pinelands, as required by the Federal Pinelands Act, Pinelands Protection Act, and the CMP.

The Pilot Program as a whole has provided the Commission with the ability to identify technologies that are capable of meeting the Pinelands water quality standards and to calculate the minimum parcel size required when these technologies are relied upon to meet the standards. The Pilot Program has demonstrated that three of the technologies, Amphidrome, Bioclere, and SeptiTech, are capable of meeting the Pinelands water quality standards when used on 1.0-acre parcels and one technology was demonstrated to meet the water quality standard when used on 1.4-acre parcels. The Pilot Program has also revealed that two of the piloted treatment technologies, Cromaglass and BioBarrier, are incapable of achieving compliance with the Pinelands water quality standards.

By identifying wholly compliant technologies, partially compliant, and noncompliant technologies, the Pilot Program has fulfilled one of its original objectives, which was to independently evaluate nitrogen removal capabilities under real world conditions. While some jurisdictions nationwide have opted to approve nitrogen attenuating onsite wastewater treatment technologies based on third party certifications alone (e.g. NSF Standard 245), the Commission's decision to evaluate technologies on the basis of their performance in the Pilot Program has proven to be a more prudent approach, with some technologies meeting or exceeding expectations and others not living up to the results reported by third party certifying organizations.

Important Regulatory Update

The NJDEP adopted a rule in April 2025 that enables the Department to accept certifications of advanced wastewater pretreatment systems from all American National Standards Institute- (ANSI) accredited organizations, not just the National Sanitation Foundation International (NSF), provided that they are certified to Standard 40 and /or Standard 245 by those ANSI-accredited organizations. Prior to this amendment to N.J.A.C. 7:9A-2.1 and 8.3, only advanced wastewater pretreatment systems certified by NSF/ANSI standard 40 and/or Standard 245 could be permitted to operate in New Jersey and in the Pinelands (the Pinelands only accepts Standard 245 certifications because of its requirements for a certain level of nitrogen reduction). The ANSI issues accreditations to certifying bodies like the NSF through its Product Certification Accreditation Program. Organizations with this accreditation can certify advanced wastewater pretreatment technologies to Standard 40 and/or Standard 245. There are several organizations with this ANSI accreditation, however, prior to this amendment, New Jersey only permitted technologies with NSF/ANSI certification to operate in the state. This amendment will therefore allow technologies with certifications from all third-party certifiers to operate in New Jersey, which will increase competition and reduce costs, while improving human and environmental health. Because the Pinelands Pilot Program only accepts technologies with the NSF/ANSI Standard 245 certification or from the EPA ETV verification program, the Commission may wish to consider amendments to the CMP in the future to allow

technologies with certifications from other third-party certifiers with ANSI accreditation to participate in the Pilot Program, in line with NJDEP's rule change. This will increase the number of eligible technologies for the Pilot Program and allow the Commission to evaluate more technologies that will be able to meet the Pinelands water quality standards. This will provide more options, increase competition, and potentially reduce costs.

Recommendations and Conclusions

There are currently five technologies in the Pilot Program: Hoot ANR, Fuji Clean, Busse Innovative Systeme GmbH Model MF-B-400, Pugo Systems, and Waterloo Biofilter. Among these, Hoot ANR and Fuji Clean are the only technologies with installed systems in the Pinelands. There are no technologies recommended for permanent approval in this report because there have not been enough systems installed, or sufficient samples taken for either Hoot ANR or Fuji Clean to determine their efficiency at removing total nitrogen. Nevertheless, their results up to this point have been compliant with the Pinelands water quality standards for 1-acre parcels. As such, both Hoot ANR and Fuji Clean are recommended to remain in the Pilot Program to allow for more installations and sampling to ascertain their TN removal efficiency.

While there have been no installations of Busse Innovative Systeme GmbH Model MF-B-400, Pugo Systems, and Waterloo Biofilter in the Pinelands so far, it is recommended to have them continue to be eligible for installation through the Pilot Program at present. All three technologies were admitted into the program in November 2021. Considering the competition from other established technologies in the Pinelands, and the time needed to complete applications and obtain local approvals before installing systems, we recommend allowing those technologies to remain in the Pilot Program.

In accordance with N.J.A.C. 7:50-10.23(d), an additional review of the five Pilot Program technologies will be completed no later than August 5, 2027.

At that time, consideration of retaining all five technologies enrolled in the Pilot Program may be needed, given the new NJDEP rule amendments which may create opportunities for new technologies. At the same time, the CMP only allows six technologies to participate in the Pilot Program at any time. Given this, if new technologies become available due to the recently adopted NJDEP rules, future consideration of their inclusion in the Pilot Program may be warranted.

The Pilot Program has provided a means to test whether select onsite wastewater technologies can be maintained and operated to meet the water quality standards of the CMP in a manner that a homeowner can reasonably be expected to follow. The program has been successful in identifying several advanced treatment technologies (Amphidrome, Bioclere, FAST, and SeptiTech) that can be expected to achieve compliance with Pinelands water quality standards when used at appropriate densities as established through the Pinelands septic dilution model and land use zoning requirements. Each of these systems has been demonstrated to be reliable and effective when maintained in accordance with NJDEP's operation and maintenance requirements and has been permanently approved through amendments to the CMP for use in

the Pinelands Area.

Several technologies from were removed from the Pilot Program because no systems were installed in the Pinelands following their admission into the pilot program. Those systems included the Ashco RFS III and Busse GT (readmitted and currently the Pilot Program).

The CMP also provides for a technology to be removed from the Pilot Program if it's determined that the technology has been unsuccessful at meeting the Pinelands water quality standards. BioBarrier and Cromaglass were removed from the Pilot Program for this reason. The total nitrogen levels in the effluent were significantly high during the evaluation period. While the manufacturers instituted retrofits and sought to correct the poor performance issues, they were not successful at improving the technologies' nitrogen removal capabilities. Therefore, the Commission removed BioBarrier and Cromaglass from the Pilot Program.

The continued use of advanced onsite treatment technologies is essential to the efficient use and orderly development of designated growth areas of the Pinelands Area as well as other areas in which residential development is permitted on lots that are smaller than 3.2 acres. At the same time, continuation of the Pilot Program to assess the technologies currently enrolled and to potentially evaluate new technologies in the future remains an important component in assuring that the water quality standards of the CMP are maintained while also contributing to success of the growth strategies implemented in the Pinelands Area.

Readers are invited to direct all inquiries related to the Pinelands Alternate Design Treatment Systems Pilot Program to Claire Osei, Resource Planner, at claire.osei@pinelands.nj.gov. or 609-894-7300.