



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

## NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, July 11, 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=5N8o5p5ru1E>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 881 4864 8988

### 1. Call to Order

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

### 2. Adoption of Minutes

- June 13, 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. 1981-2232.001 - Manchester Township  
Placement of a permeable soil cap on a closed municipal landfill  
Manchester Township

Resolution Approving With Conditions (1) Application for Public Development and a Certificate of Appropriateness:

- Application No. 1985-0160.015 - NJ Department of Environmental Protection  
Demolition of a former nature center building, 50 years old or older, at Batsto Village  
Washington Township

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

- Application No. 2025-0074.001 - Dennis Township  
Demolition of an 1,868 square foot multi-family dwelling, 50 years old or older  
Dennis Township

Resolution Approving with Conditions (1) Application for a Waiver of Strict Compliance:

- Application No. 1983-6052.002 - Andrey Letushko  
Single family dwelling  
Monroe Township

#### B. Planning Matters

- Municipal Master Plans and Ordinances
  - None
- Other Resolutions
  - Issuing an Order to Approve the Stockton University 2020 Facilities Master Plan
- 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. 1983-4180.005 – Ocean County  
Forestry on 1,434 acres  
Lacey Township & Ocean Township
- Application No. 1984-1339.033 – Egg Harbor Township

Construction of a 64 space paved parking lot at Shires Park  
Egg Harbor Township

- Application No. 1986-1408.014 – Borough of Woodbine  
Resubdivision resulting in three lots and no further development  
Borough of Woodbine

B. Waiver of Strict Compliance

- Application No. 1988-0589.001 – Barry  
Single family dwelling  
Hamilton Township

6. Master Plans and Ordinances Not Requiring Commission Action

- Corbin City 2025 Housing Element and Fair Share Plan
- Egg Harbor City Ordinance 1-2025
- Hammonton Town Ordinance 010-2025
- South Toms River Borough Ordinance 2025-11

7. General Public Comment

8. 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.)*

9. Adjournment

**Upcoming Meetings**

Fri., July 25, 2025	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., August 8, 2025	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/](http://www.nj.gov/pinelands/) for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov).