



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, 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.