



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: CMP Policy and Implementation Committee

From: Gina A. Berg *gub*
Director, Land Use Programs

Date: September 16, 2026

Subject: September 25, 2026 Committee Meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, September 25, 2026. The agenda includes a presentation by the Sustainability Institute at the College of New Jersey about the Climate Change-Related Hazard Vulnerability Assessment plans they have prepared for Egg Harbor City and other municipalities. The minutes of the Committee's August 28, 2026, meeting are also enclosed.

The Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

www.youtube.com/c/PinlandsCommission



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

September 25, 2026 – 9:30 a.m.

This meeting will be held in-person and virtually

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

Watch the meeting on the Pinelands Commission YouTube channel:

www.youtube.com/c/PinelandsCommission

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 850 9368 8120

Agenda

1. Call to Order
2. Adoption of the minutes of the August 28, 2026, CMP Policy & Implementation Committee Meeting
3. Presentation: Egg Harbor City Climate Change-Related Hazard and Vulnerability Assessment (CCRHVA) Plan
4. Municipal Insights on CCRHVA Plans
 - Egg Harbor City
 - Evesham Township
 - Woodbine Borough
5. Presentation: CCRHVA Plans in the Pinelands Conformance Context
6. Public Comment
7. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

This meeting was conducted remotely

All participants were present via Zoom conference.

The public could view/comment through Pinelands Commission YouTube link:

www.youtube.com/c/PinelandsCommission

Richard J. Sullivan Center

15C Springfield Rd

New Lisbon, New Jersey 08064

August 28, 2026 – 9:30 a.m.

MINUTES

Members in Attendance: Chair Laura E. Matos, Alan W. Avery, Deborah Buzby-Cope, Mark S. Lohbauer, Jessica Rittler Sanchez

Members Absent: Jerome H. Irick, Theresa Lettman, Gaetano Matro, Douglas Wallner

Staff Present: Gina Berg, April Field, Lori Friddell, Susan R. Grogan, Christine Healy, Brad Lanute, Paul Leakan, Stacey P. Roth

Also in attendance: Azeem Chaudry with the Governor's Authorities Unit, Ranae Knowles, Department Head, Atlantic County Department of Regional Planning and Development

1. Call to Order

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

2. Adoption of minutes from the July 31, 2026 CMP Policy & Implementation Committee Meeting

Commissioner Lohbauer moved the adoption of the July 31, 2026 meeting minutes.

Commissioner Buzby-Cope seconded the motion. All Ayes. The motion passed.

3. Discussion of Interchange 44 Secondary Impacts Agreement

Attachment A to these minutes and posted on the Commission's website at the following address:
[https://www.nj.gov/pinelands/home/presentations/Interchange%2044%20-%20PI%20Presentation%20\(8-28-26\).pdf](https://www.nj.gov/pinelands/home/presentations/Interchange%2044%20-%20PI%20Presentation%20(8-28-26).pdf)

Stacey P. Roth, Chief, Legal and Legislative Affairs, presented a status report on the Garden State Parkway Interchange 44 project approved by the Commission in 2013. The project involved completion of the exit ramps (northbound exit ramp and southbound entrance ramp) at this interchange. She said the Secondary Impacts Agreement with Atlantic County, also signed in 2013, included an obligation for the County to memorialize existing zoning to prevent increased development in the vicinity of Interchange 44 that would be inconsistent with the Pinelands land use program.

Ms. Roth identified the 356 acres within 1.5 miles of Interchange 44 as Tier 1, where development potential needed to be obviated. She showed the multiple outer tiers that the County had the option to move into. Ms. Roth said the County chose to acquire land only within Tier 1 and to acquire land outright and not utilize easements.

Ms. Roth said there had been five previous extensions to the agreement to allow the County time to complete its acquisition and preservation obligations. She said the County has recently provided deed restrictions for 1.75 additional acres and is requesting an additional extension to complete acquisition and preservation of the remaining 2.25 acres of the obligation.

Ms. Roth summarized Atlantic County's preservation efforts throughout the term of the agreement, noting that the County is initiating contact with property owners and is committed to pursuing acquisition of all 100 lots in the area.

Ms. Roth said the staff recommendation is to grant a sixth and final extension through March 8, 2027, to allow the County the opportunity to try to complete its acquisition and preservation of the small amount of remaining acreage and satisfy the Secondary Impacts Agreement. She said, in recognition of the need to bring this matter to a conclusion, the extension will require the County, should it not be successful in acquiring and preserving the remaining acreage needed to complete its obligations, to make a financial contribution to the Commission's Pinelands Conservation Fund Land Acquisition Account equal to the fair market value of any remaining acreage.

Executive Director (ED) Susan Grogan asked Ms. Roth to further explain the basis for the recommendation for a financial contribution. Ms. Roth said use of a financial contribution was established in the original agreement. The agreement provided that if the County did not meet the acreage preservation obligation, it could instead make a financial contribution to a government entity, nonprofit, or university to complete the acquisition or do a watershed project. She said any contribution to the Pinelands Conservation Fund would be used for the preservation of land within the Pinelands.

Chair Matos opened the floor to Commissioner questions.

Commissioner Rittler Sanchez inquired about the status of the remaining acreage under consideration. Ms. Roth introduced Ranae Knowles, Department Head, Atlantic County Department of Regional Planning and Development. Ms. Knowles thanked Commissioners for their consideration of an additional extension. She explained that the parcel consists of about 100 individual lots, each about a third of an acre. She said the County is committed to acquiring all 100. She confirmed that the individual lots do not meet zoning requirements and are not buildable. She said although the lots cannot be developed, the County felt it was best to move forward with the permanent preservation of the large land area. Ms. Knowles said the County has encountered title transfer issues since many original owners are now deceased and titles were not transferred accordingly.

Commissioner Lohbauer commented that when the Commission set forth the agreement over a decade ago, no one could have foreseen how long it would take to acquire this much acreage

with so many owners. He added that it is obvious the County is diligent and persistent in its efforts to complete the obligations. He said he is happy to support the staff's recommendations and thanked the County for its ongoing effort.

Commissioner Avery inquired if the municipality is intending to vacate the rights-of-way and any paper streets in the acquisition area. Ms. Knowles said the County has completed vacations of streets with some acquired lots but cannot proceed with others until all purchases are complete to prevent landlocking property. Commissioner Avery confirmed that notice of vacation by the municipality will come to the County as an adjacent property owner.

Commissioner Rittler Sanchez inquired about the estimated worth of the remaining 2.25 acres as a potential Pinelands Conservation Fund contribution. Executive Director Grogan said the draft resolution lists \$9,000 per acre as an estimate of fair market value. She said staff is looking for the Committee to vote on whether to recommend the resolution to the full Commission for their September 11, 2026 meeting.

Commissioner Lohbauer moved to bring the proposed resolution to the full Commission meeting of September 11, 2026, for determination whether to authorize a sixth and final extension to the Garden State Parkway Interchange 44 Secondary Impacts Agreement with Atlantic County. Commissioner Avery seconded the motion. All Ayes. The Motion Passed.

Ms. Knowles thanked Executive Director Grogan, Ms. Roth and the Commission.

4. Public Comment

There were no public comments.

5. Adjournment

There being no other business, Commissioner Lohbauer moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. All Ayes. The meeting was adjourned at 9:50 a.m.

Certified as true and correct:

Lori Friddell
Land Use Programs Technical Assistant

Date: September 3, 2026

Garden State Parkway Interchange 44 Final Extension

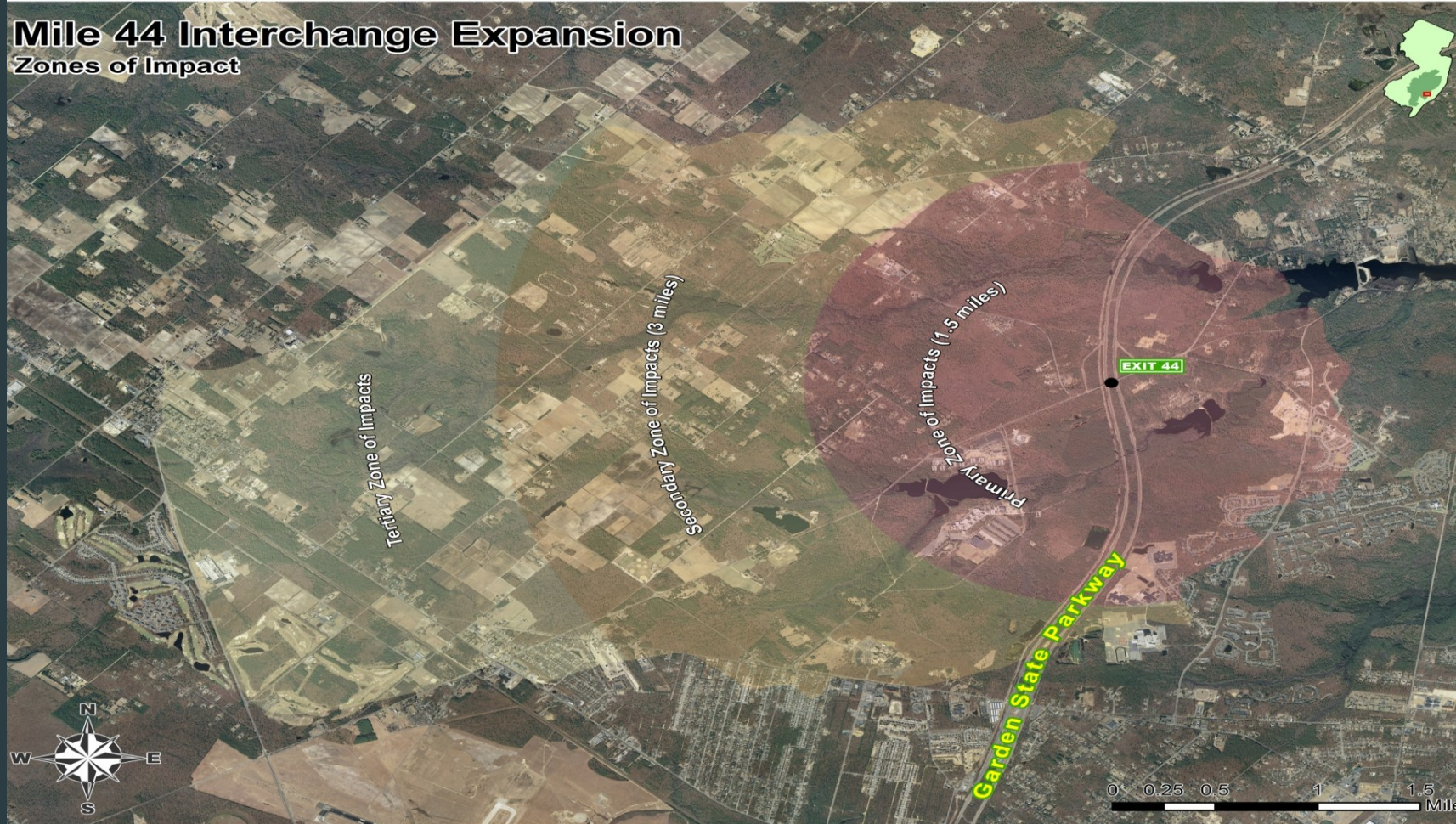
Policy & Implementation Committee Meeting

August 28, 2026

Garden State Parkway Interchange 44

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

Mile 44 Interchange Expansion Zones of Impact



Secondary Impacts Agreement

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

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

Outer Tiers, open 3 years in, if necessary

6 Year Term plus extensions

County decided to acquire lands only within Tier 1 from outset

Extension of Secondary Impacts Agreement

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

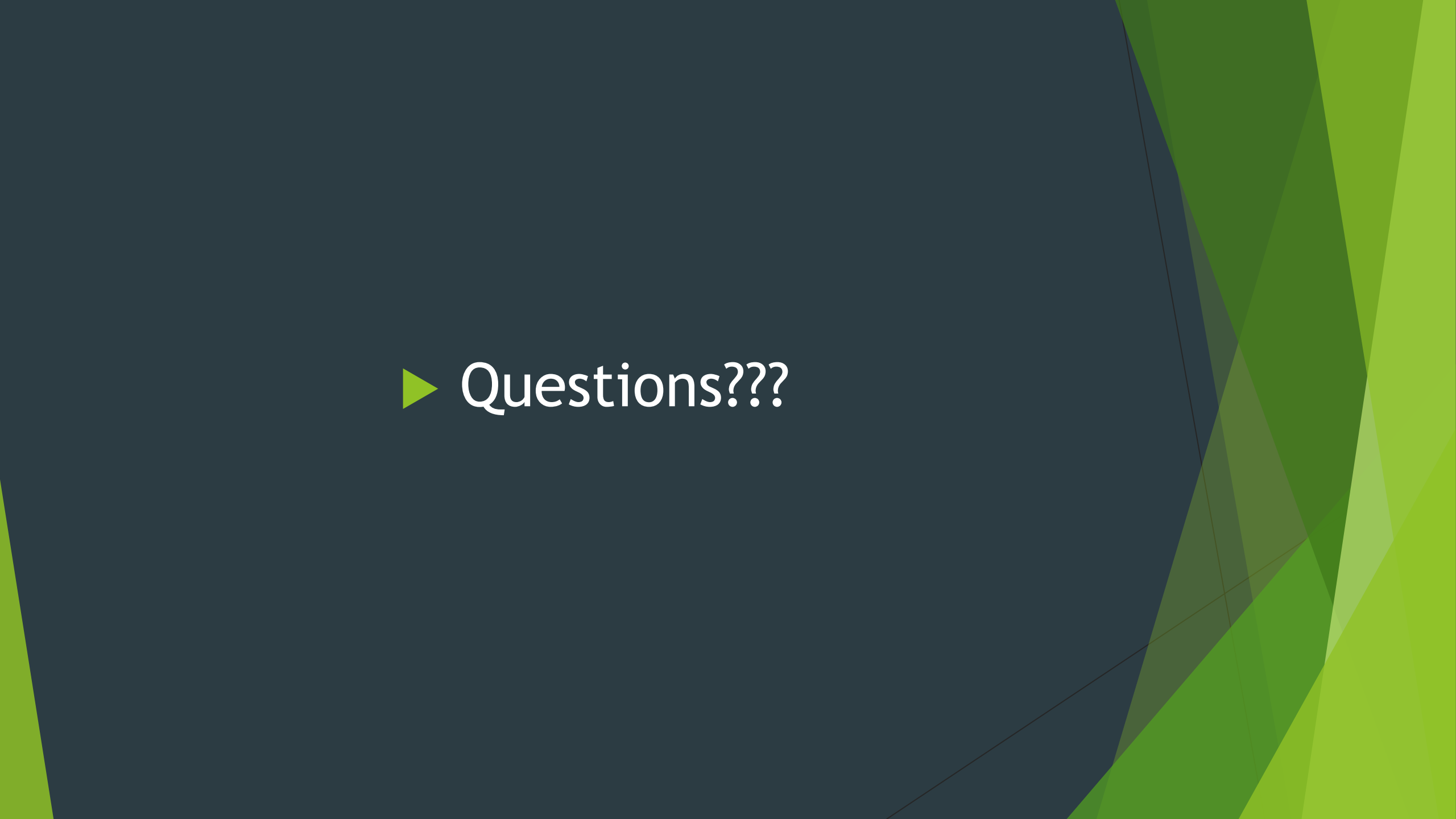
Atlantic County's Efforts

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



Staff Recommendation

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



► Questions???