



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: CMP Policy and Implementation Committee

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

Date: August 19, 2026

Subject: August 28, 2026 Committee Meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, August 28, 2026. The agenda includes discussion of an extension of the Interchange 44 Secondary Impacts Agreement. A staff memo and draft resolution are attached in support of the discussion.

The minutes of the Committee's July 31, 2026, meeting are also enclosed.

The Committee meeting will be conducted via teleconference. Specific access information with a Zoom meeting link will be provided to all Committee members in a separate email. The public will be offered the opportunity to call in for public comment during the meeting and is invited to view the meeting through the following YouTube link:

www.youtube.com/c/PinelandsCommission



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

August 28, 2026 – 9:30 a.m.

This meeting will be held 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: 844 6990 4102

Agenda

1. Call to Order
2. Adoption of the minutes of the July 31, 2026, CMP Policy & Implementation Committee Meeting
3. Discussion of Interchange 44 Secondary Impacts Agreement
4. Public Comment
5. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

This meeting was conducted both remotely and in-person
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
July 31, 2026 – 9:30 a.m.

MINUTES

Members in Attendance: Chair Laura E. Matos, Mark S. Lohbauer, Jessica Rittler Sanchez

Members in Attendance (Zoom): Alan W. Avery, Deborah Buzby-Cope

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

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

Also in attendance: Azeem Chaudry with the Governor's Authorities Unit (Zoom)

1. Call to Order

Chair Matos called the meeting to order at 9:30 a.m.

2. Adoption of minutes from the June 26, 2026 CMP Policy & Implementation Committee Meeting

Commissioner Buzby-Cope moved the adoption of the June 26, 2026 meeting minutes. Commissioner Lohbauer seconded the motion. All Ayes. The motion passed.

3. Presentation by the Cape May County Municipal Utilities Authority on a proposed Memorandum of Agreement with the Commission

Attachment A to these minutes and posted on the Commission's website. Please click [here](#).

Executive Director (ED) Susan R. Grogan said the Cape May County Municipal Utilities Authority (CMCMUA) proposed project involving a leachate transmission line in a Pinelands Forest Area and Rural Development Area has been in discussion for many years with the understanding that a Memorandum of Agreement (MOA) with the Commission would be required. She said today's presentation offers a project summary, and the Committee will not be voting to approve or deny an agreement, but on whether to recommend the proposed MOA to the full Commission for discussion.

Joseph Rizzuto, Executive Director of the CMCMUA, presented an overview of the proposed Shared Conveyance System Project. He identified the Borough of Woodbine and the New Jersey Department of Human Services (NJ DHS), which owns and operates the Woodbine

Developmental Center (WDC), as additional stakeholders. Mr. Rizzuto said that as the lead agency, the CMCMUA anticipates entering into an MOA with the Pinelands Commission to undertake development. Mr. Rizzuto said the sewer force main project will serve the 457-acre landfill site located between Upper Township and the Borough of Woodbine. The landfill site is within a Pinelands Town and a Pinelands Forest Area. He noted that the Borough of Woodbine is almost entirely within a Pinelands Town management area.

Mr. Rizzuto reviewed the objectives and goals of all three stakeholders. He said the CMCMUA seeks to economically, environmentally and civically automate the leachate hauling process, the Borough of Woodbine intends to promote municipal growth and develop a centralized wastewater collection system to eliminate use of cesspools and septic, and the NJDHS desires to connect into the proposed Woodbine centralized wastewater collection system and eliminate its current treatment facility.

Mr. Rizzuto reviewed the project history. He said the CMCMUA received a USDA grant to evaluate and seek beneficial alternatives for their leachate management. Mr. Rizzuto said that in 2014, a Memorandum of Understanding (MOU) was agreed upon between the CMCMUA, Borough of Woodbine and Pinelands Commission. The purpose of the MOU was to consider a feasibility study of the alternatives for leachate transport and treatment and to eliminate existing and future septic systems in Woodbine Borough's Pinelands Town Management Area and to consider future wastewater treatment needs. He said Pinelands Commission staff reviewed the study and provided comments. He said both the CMCMUA and Pinelands Commission contributed funding to meet the grant's local match requirement. He noted the feasibility study was completed in November of 2014.

Mr. Rizzuto reviewed the base conditions of Woodbine Borough, the NJDHS school, and the CMCMUA. He discussed the CMCMUA's management of the daily hauling averages from the landfill property to their Seven-Mile Beach/Middle Wastewater Treatment Facility. He noted the environmental impact on energy consumption, CO2 emissions and in the difficulty of hiring CDL Class A drivers. He presented the current truck hauling route maps that use both county and state roads through the Pinelands Area to transport leachate. He said the Borough of Woodbine currently has no centralized wastewater system and faces failing cesspools and septic systems, often on less than a quarter acre lot. He said that the wastewater treatment plant at the Woodbine airport has never been used. He said the NJDHS Woodbine Developmental Center produces 70,000 gallons of discharge per day through its independent groundwater treatment facility.

He said the feasibility study looked at cost effectiveness and environmental impact over thirty years and identified six alternatives. Mr. Rizzuto presented the proposed alternatives. He said alternatives no. 1 and no. 2 were rejected by stakeholders because they did not meet their objectives. He said alternatives nos. 4 to 6 were rejected since they proposed continued use of the existing Woodbine treatment facility. He discussed how reconfiguring the existing Woodbine water treatment facility was not economically or environmentally beneficial. He said alternative no. 3 provides for conveyance of leachate from the landfill site and wastewater from the Borough of Woodbine, including the WDC, to the CMCMUA's existing Seven-Mile Beach facility via a newly constructed 6-inch leachate force main and a 10-inch common force main. He said this alternative was found to be most advantageous for all stakeholders.

Mr. Rizzuto shared the technical scope of the three-part shared conveyance system to include a new leachate pump station building at the landfill site and placement of high-density polyethylene (HDPE) pipe for the force main and shared conveyance system. All construction would be located within the Pinelands. Mr. Rizzuto said the intended alignment falls within existing paved roadways to minimize disturbances. Mr. Rizzuto said alternative routes were considered. The first route, extending along County Road 550 to the Garden State Parkway, was quickly rejected by the NJ Turnpike Authority for not meeting easement policy restrictions. A second option, extending along County Road 550 to US Route 9, was also considered but rejected because it increased the length of the proposed system and would be difficult to excavate due to the concrete roadbed below the roadway.

Steve Morey, Senior Project Manager at Mott MacDonald, gave an overview of the preliminary environmental assessment along the shared conveyance system route. The shared conveyance system is the term describing the proposed 10-inch force main that would transmit wastewater from Woodbine Borough, the NJDHS school, and the CMCMUA landfill. Mr. Morey discussed design measures intended to reduce conflict with CMP standards. He said a significant length of the force main would run through wooded wetland areas. He said the design decision was made to align within existing paved roadways to reduce impacts to wetlands and to threatened and endangered species habitat. Mr. Morey addressed concerns about potential development and secondary impacts resulting from the sewer extension. He said additional sewer extensions and hook ups would not be permitted under a Coastal Area Facility Review Act (CAFRA) sewer line conservation restriction. He said no feasible alternative exists, the pavement alignment is within existing paved roadway, strict covenants exist to prohibit future sewer connections and the future wastewater management plan amendments would prohibit any connection to the shared conveyance system outside of the designed Pinelands Town.

Mr. Rizzuto summarized the environmental benefits and regulatory compliance measures of the proposed project, including greenhouse gas reduction, groundwater quality improvement with cesspool and septic removal and wetland protection through design alignment. He added that the project complies with the CMP standard prohibiting export of water more than ten miles outside the Pinelands Area. He provided project financial and funding commitments. He acknowledged the engineering and Pinelands management complexities of the project stating the CMCMUA believes in the long term economic, environmental and civic benefits of the project.

Chair Matos thanked the CMCMUA for their presentation and opened the floor to questions from the Committee.

Commissioner Lohbauer inquired why the NJ Turnpike Authority denied the secondary route along the Garden State Parkway. Mr. Rizzuto said they would not grant an easement and quickly rejected the proposal without explanation. Commission Lohbauer remarked that their refusal to consider an easement forces the Pinelands Commission to make concessions to consider the route through the Forest Area (FA). Mr. Rizzuto said the location of the landfill is remote. ED Grogan added that the Cape May Landfill is unique in being the only operating landfill in the Pinelands Area and that the CMP was previously amended to allow its continuing operation. She said that the length of the force main extending from the landfill to the Shared Conveyance

would be in the Forest Area regardless of whether the Garden State Parkway alignment was allowed.

Commissioner Lohbauer questioned if the shared conveyance system is designed for leachate alone. Mr. Rizzuto explained that the northerly segment extending from the landfill to the 10-inch shared conveyance line is leachate only. The remainder would pick up the Woodbine and NJDHS shared conveyance system wastewater flow. Mr. Lohbauer confirmed that it is this additional domestic wastewater flow section that would lead to the ability to eliminate cesspools in the Borough.

ED Grogan inquired whether the Borough of Woodbine has grant funding in place for the construction of their collection system. Mr. Rizzuto said the Borough has secured a USDA grant for that portion of the project. ED Grogan inquired and Mr. Rizzuto confirmed that construction of the Woodbine collection system would be a separate project requiring Commission approval and not a subject of this MOA.

Commissioner Rittler Sanchez inquired if the Woodbine funding is for planning purposes only. She questioned whether funding was in place to address mandatory sewer connections if the collection system is constructed. ED Grogan said the Commission will need to gather more information when the Borough applies for construction of the centralized collection system.

Commissioner Rittler Sanchez inquired what the volume of sewer flow will be from the Borough at full build-out. Mr. Rizzuto said the entire Borough is on cesspool or septic. ED Grogan said the current Borough zoning anticipates future sewer service.

Commissioner Rittler Sanchez asked if the treatment facility at the NJDHS school discharges to groundwater only. She expressed concerns about the impact on groundwater supply from the loss of recharge from septic systems in Woodbine and from the abandonment of the treatment plant at the school. Mr. Rizzuto said they have not researched loss of groundwater recharge at this point in their study. ED Grogan said it is a concern to be further investigated and addressed in the MOA. Ms. Grogan said issues do exist that will require offsetting measures.

Commissioner Rittler Sanchez inquired about the possible toxic chemical character of the leachate and what contaminants it carries beyond total dissolved solids. Mr. Rizzuto said the landfill does not accept hazardous materials. He said that the biological oxygen demand is five times stronger and the ammonia is 10 times stronger than domestic wastewater.

Commissioner Lohbauer questioned how the pipe installation would be completed and if horizontal direction drilling (HDD) is planned. Mark Montesano, Senior Project Engineer at Mott MacDonald, said trenching was planned along the paved shoulder of the roadway and there will be no HDD.

Commissioner Lohbauer asked if the alternatives research considered the use of autonomous electric vehicles, meaning tanker trucks to haul the leachate from the landfill. Mr. Rizzuto said

electric vehicles were researched but not autonomous vehicles. They found it increases the weight of the truck and decreases transport volume, therefore reducing overall efficiency.

Commissioner Avery inquired if Woodbine Borough has an independent water department for potable water delivery and if so, what was its water source and use volume. Mr. Rizzuto said the Borough has a water department, and he would defer to the Borough's representatives for answers to those questions at a later date.

Commissioner Avery asked if Woodbine Borough is an Environmental Justice Community. Mr. Rizzuto confirmed it is.

Commissioner Avery inquired on the average depth for the forcemain trench and if it would be boxed. Mark Montesano, Senior Project Manager with Mott MacDonald, anticipated a four-to-five-foot depth with no trench box.

Commissioner Avery inquired if the Woodbine Developmental Center was meeting all permit standards to operate its own treatment facility and what level of treatment it provides. Mr. Rizzuto said the Center's treatment facility discharges to retention ponds and has groundwater monitoring wells. Mr. Rizzuto said that he has no information on permit compliance.

Commissioner Avery inquired on the project time frame. Mr. Montesano anticipated six months to completion of the pump station and overall project completion in two years. Commissioner Avery asked where wastewater flow to the Seven-Mile Beach facility was discharged and if it provides secondary treatment. Mr. Montesano said it does provide secondary treatment and discharges to the Atlantic Ocean.

Commissioner Rittler Sanchez inquired about the expected life of the landfill. Mr. Rizzuto said with efficiency measures in place, the landfill is expected to have 100-year life, but that leachate treatment is required for an additional 30 years after the landfill is closed. Commissioner Rittler Sanchez further inquired on the average depth to groundwater along the project route and if more than one pump station was needed. Mr. Rizzuto did not have an estimate for average depth to groundwater for the length of the force main. He said there will be a pump station at the landfill, continuing operation of the 39th Street pump station in Avalon and the Woodbine Borough's pump station.

Chair Matos thanked the CMCMUA representatives for their presentation and closed comments.

Commissioner Lohbauer motioned to take the proposed Memorandum of Agreement (MOA) to the full Commission for discussion and a determination as to whether to authorize staff to begin gathering information and drafting the MOA. Commissioner Avery seconded the motion. All Ayes. The motion passed.

4. Policy & Implementation Committee Fiscal Year 2026 Accomplishments and Fiscal Year 2027 Initiatives

Attachment B to these minutes and posted on the Commission's website. Please click [here](#) for the accomplishments and [here](#) for the initiatives.

Executive Director Grogan (ED) presented Fiscal Year 2026 accomplishments through the lens of the Policy and Implementation Committee. She highlighted ongoing implementation of amendments to the Comprehensive Management Plan (CMP). She reviewed the Kirkwood-Cohansey rules, including coordination with the New Jersey Department of Environmental Protection (NJDEP) and the recent successful litigation decision in favor of the Commission. She said the Black Run watershed rule package became effective in January and is in full implementation mode. She mentioned other CMP amendments planned and in various stages of draft, including the ROW Transmission Line Pilot Program, accessible trails and wetlands protection and the gap approval process. She said some future amendment items are not yet drafted but appear on the work plan for 2027, including standardizing application fee payments, escrow payments and procedures and legal advertising requirements.

She gave an update on the status of two MOAs for which the Commission had authorized staff to begin gathering information and drafting the MOA. She said that the Evesham Accessible Trail MOA is awaiting threatened and endangered (T&E) species survey results from the Township. She said the Township has initiated some preliminary work on trail maintenance and closure. She then discussed the South Jersey Transportation Authority Airport MOA for the northwest quadrant redevelopment project. She said quarterly meetings are being held, and T&E survey work has begun, however SJTA is not ready to come to the Committee with their full proposal.

ED Grogan said a presentation on the need for updates to old MOAs in place with NJDEP with respect to potential impacts from the Resilient Environmental and Landscapes (REAL) rules was completed at the May P&I Committee meeting.

Regarding the National Park Service Economic Monitoring projects, ED Grogan reported that the Local Conformance Zoning System has been launched to staff and the public facing version is in early development. She said the new Pinelands Application Information System (PAIS) is engaging staff in several offices. The new PAIS will eventually replace the current PCIS system with long term benefits to all involved in the application process.

ED Grogan said all of the available permanent land acquisition monies from the Pinelands Conservation Funds (PCF) were awarded to the New Jersey Conservation Foundation to acquire and preserve 835 acres of land in the Black Run headwaters. She said the Permanent Land Protection summit was not held since there were no critical issues for discussion. ED Grogan reported the completion of the PCF stewardship monitoring report, and the Permanent Land Protection annual report to the Commission.

With municipal conformance work, she said staff has been busy reviewing many updated affordable housing plans and noted the dedication of additional staff time for Jackson Township's plans and ordinances.

ED Grogan said that staff evaluated the progress on infrastructure projects awarded funding in 2019 from the Pinelands Infrastructure Trust Fund. As a result of the lack of progress on three out of five of those projects, staff is now focusing on a new funding round to reallocate remaining funds. She said the Septic Pilot Program report was completed, and the AT&T cellular

plan amendment was approved in March. She commented that the CMCMUA landfill five-year waste flow report was received.

She outlined Pinelands Development Credit (PDC) Bank-related activities. She said attention is being given to PDC supply and demand estimation methods. She added that legislative changes to the PDC Bank will require amendments to the CMP addressing those changes.

ED Grogan reviewed climate resiliency initiatives undertaken in 2026 and ongoing into next year's work plan. Those include drafting CMP solar facility siting standards, participating in the Board of Public Utilities Dual Use Solar Pilot Program and continuing to attend Interagency Climate Council meetings.

She noted the expansion of the CMP's T&E plant list and development of a data sharing agreement with NJDEP are difficult projects to implement due to lack of resources. She added that artificial turf discussions and NJDEP presentations were held in the past year.

ED Grogan said there were many unanticipated projects in 2026, including an influx of municipal ordinances regarding data centers, the impacts changes to the NJDEP stormwater best management practices manual, proposals for large trail networks from Burlington County and the South Jersey Transportation Planning Organization, and a number of landfill closure applications to support possible solar projects.

ED Grogan presented the proposed Fiscal Year 2027 projects, highlighting ongoing work on CMP amendment implementation, as well as future amendment research and drafting. She said that future CMP amendments are being considered for Forest Area and Rural Development Area clustering standards, for requiring digital submission of application materials, and for stormwater standards dependent on the implementation of NJDEP REAL rules.

She listed ongoing and future MOA work and added the CMCMUA, Woodbine, DHS landfill leachate and sewer line to the list of proposed MOAs. Ms. Grogan said staff will continue to review NJDEP MOAs for updating or termination.

She discussed National Park Service Economic Monitoring Projects, including the installation of a Lenape artifact display at the Commission's visitors center. Gina Berg, Director of Land Use Programs, said the Commission received a donation of a mortar and pestle, which will be displayed on a pedestal in the front lobby, along with an informational exhibit panel.

ED Grogan shared additional projects for the 2027 work plan. She anticipates completion of a grant agreement for the Black Run property. She noted the approaching deadline for completion of the Garden State Parkway Interchange 44 land preservation obligation and ongoing coordination with the State Agriculture Development Committee (SADC) on woodland easements.

She provided a status on the Pinelands Infrastructure Trust Fund Master Plan amendment and upcoming project solicitation. Ms. Berg explained that a public hearing and comment period was held on the Infrastructure Master plan amendment for ranking criteria and funding structure. She

said one written comment was received, and no oral testimony occurred at the public hearing. The written comment was from Hamilton Township and the comments generally agreed with proposed changes. ED Grogan said a resolution will be on the August full Commission meeting agenda for approval of the PITF Master Plan amendment. A request for project proposals would be the next step after the ranking criteria and funding structure amendment is approved by the full Commission.

ED Grogan explained the rationale of the proposed suspension of the Local Review Officer Program. She summarized the regular work of the PDC Bank and maintaining PDC supply and demand as well as potential legislative changes.

ED Grogan presented three new Science Office projects, including two that are contingent on grant funding. She said one would evaluate the overall effectiveness of current T&E plant protection management and inform future decisions. Discussion followed on the Commission's recently submitted Delaware Watershed Conservation Fund and EPA grant proposals.

She concluded with a reminder of ongoing work on municipal conformance, stormwater model ordinances, and affordable housing plans. She noted coordination with the Office of Planning Advocacy (State Planning Commission), as they work with municipalities in the Pinelands National Reserve outside the Pinelands Area.

Chair Matos thanked Executive Director Grogan for the presentation and staff for their work, and she opened the floor for comments.

Commissioner Lohbauer said he was impressed and proud of the list of accomplishments. He proposed that the Commission staff should draft a model ordinance for Pinelands municipalities regarding data centers. ED Grogan said the Pinelands Alliance has prepared and distributed a model ordinance to towns. Commissioner Lohbauer also suggested a draft amendment to the CMP to allow the Commission to consider climate change impacts in reviewing development applications in the Pinelands.

5. Public Comment

Heidi Yeh from the Pinelands Alliance congratulated the Commission on its recent legal victory regarding Kirkwood-Cohansey rules and said the Pinelands Alliance stands with the Commission in its protection of the aquifer. She said the Pinelands Alliance Instagram account posted support and explanation of the importance of the legal victory. She congratulated staff on the progress of the Black Run and commended staff for their unanticipated work on data centers. She suggested the Commission's work plan include a presentation by sports field managers on use of artificial turf. Regarding the T&E plant list, Ms. Yeh suggested using the word update, rather than expand, as some species would be removed and others added, all with an emphasis on plant protections. She further recommended a no net loss policy for tree preservation within the Pinelands or a policy for better enforcement of clearing limitations. She thanked the Commission for their work on accessible trails and advocated attention to the road salt impacts. Ms. Yeh also supported Commissioner Lohbauer's suggestion for a CMP amendment to address climate change.

6. 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 11:25 a.m.

Certified as true and correct:

A handwritten signature in cursive script that reads "Lori A. Friddell". The signature is written in dark ink and is positioned above a horizontal line.

Lori Friddell
Land Use Programs Technical Assistant

Date: August 10, 2026

Project Briefing

Shared Conveyance System Project

Pinelands Commission Policy and Implementation
Committee Presentation

Date

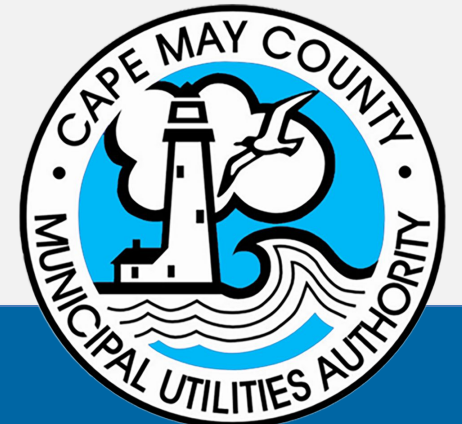
Friday, July 31, 2026

Presenters

Joseph Rizzuto, Executive
Director CMCMUA

Mark Montesano, Senior
Project Engineer, Mott
MacDonald

Steven Morey, Senior Project
Manager, Mott MacDonald





Vision

CMCMUA will be a leader...

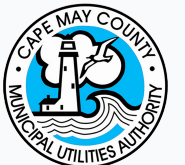
...in the pursuit and implementation of innovative, environmentally sustainable, and reliable wastewater and solid waste management systems.



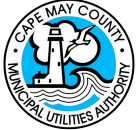
Mission

To efficiently implement...

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



Shared Conveyance System Stakeholders



CMCMUA

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



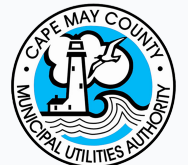
Borough of Woodbine

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

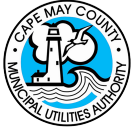


NJ DHS / WDC

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



Feasibility Study Stakeholder Objectives



CMCMUA

Primary Goal:

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



Borough of Woodbine

Primary Goal:

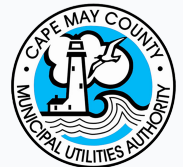
Pinelands municipality seeking to promote growth within its boundaries and proactively develop a centralized wastewater collection system to eliminate the use of aged and failing cesspools and septic systems.



NJ DHS / WDC

Primary Goal:

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



Feasibility Study Scope and Funding



Evaluation & Grant Details

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

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



Stakeholder Matching Funds

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

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



MOU Guidance & Review

MOU Guidance for Study Scope:

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

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

Pinelands Commission reviewed and provided comments on preliminary Study drafts.



Feasibility Study Stakeholder Base Conditions

CMCMUA

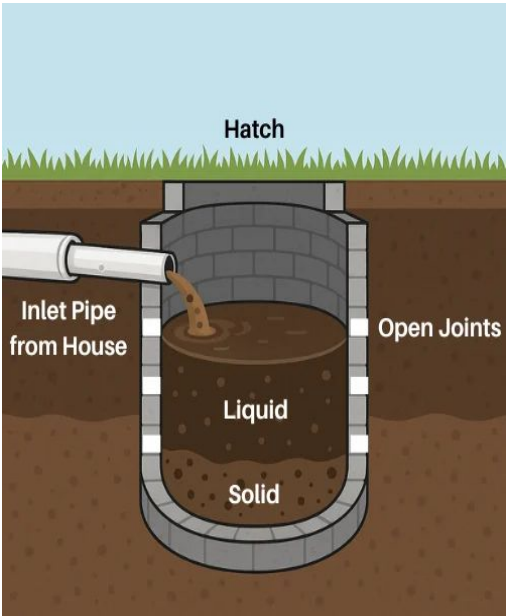
Continue to rely on **hauling** of Landfill leachate to CMCMUA's Seven Mile Beach/Middle Wastewater Treatment Facility.



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

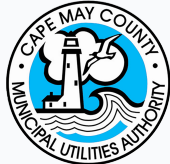
Borough of Woodbine

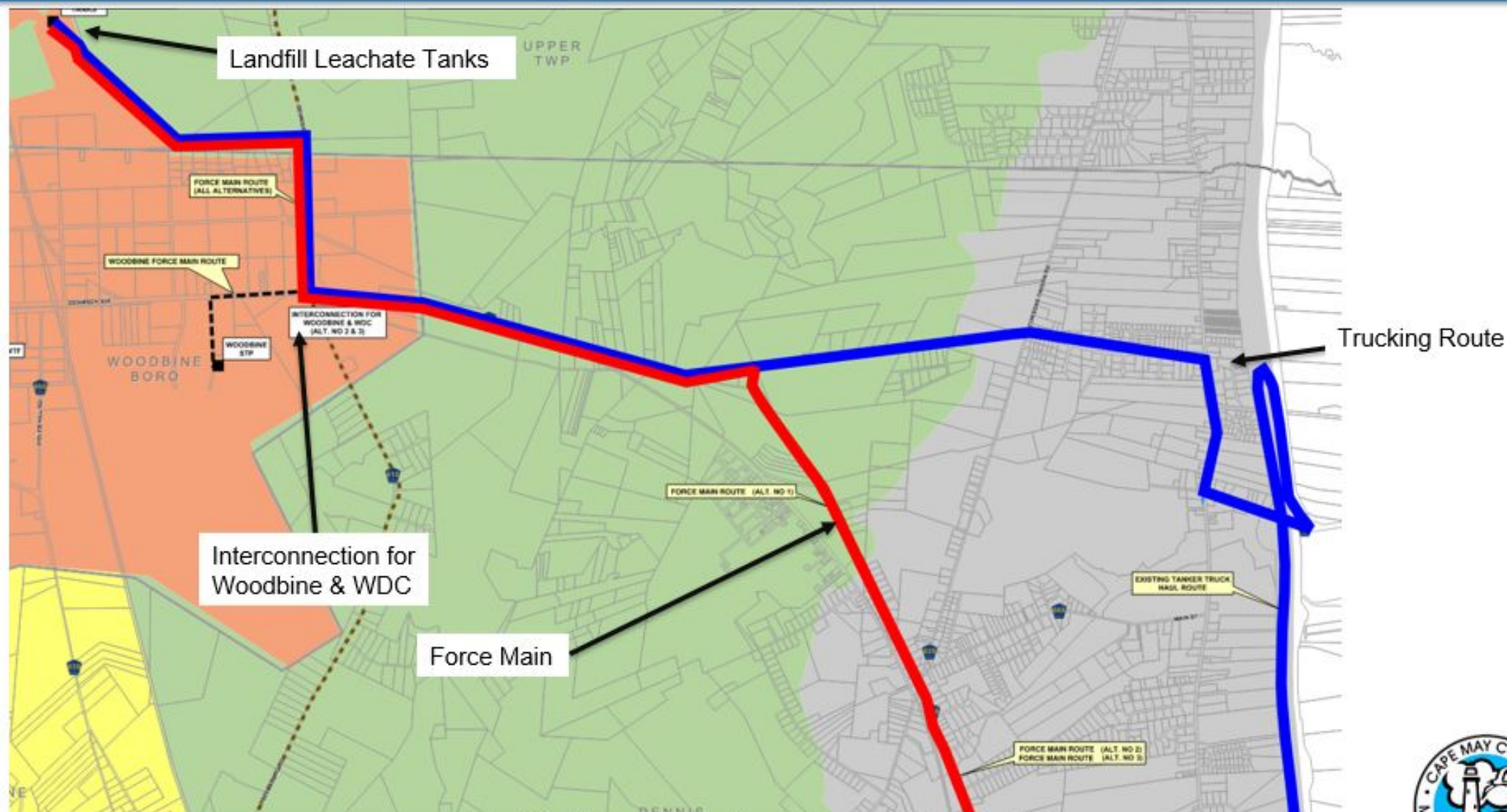
Continue to rely entirely on **aged, failing subsurface disposal systems** (cesspools/septic).



NJ DHS / WDC

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

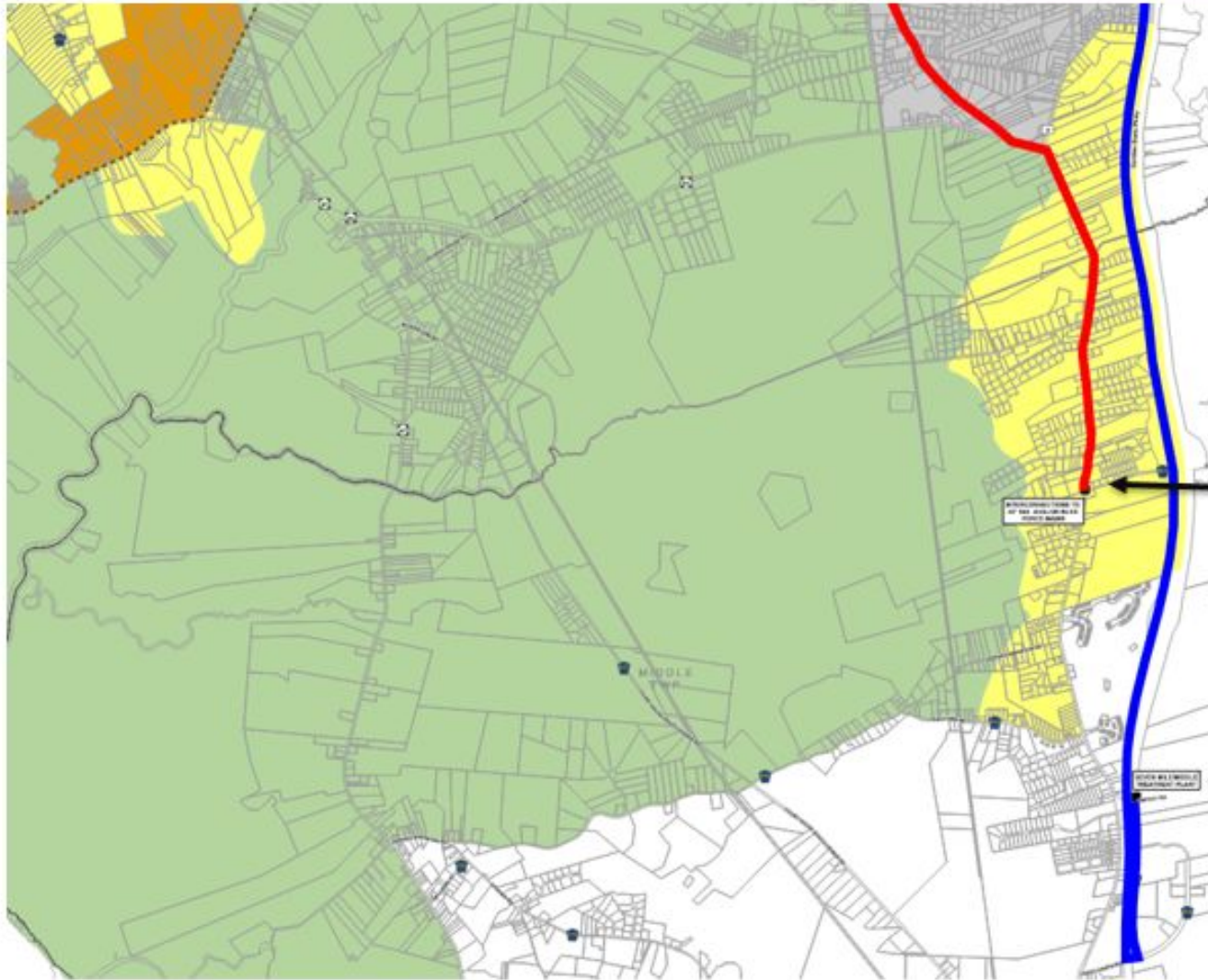




Force Main Vs Truck Hauling Map – North Side

Mott MacDonald Restricted





Force Main Vs Truck Hauling Map – South Side

Mott MacDonald Restricted



Feasibility Study Alternatives to Stakeholder Base Conditions

Alternative No. 1

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

Alternative No. 2

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

Alternative No. 3

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

Alternative No. 4

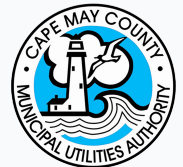
Construction of a **4-inch HDPE** force main to convey **leachate** only from the Landfill to the **Borough WTF** (including necessary upgrades to the WTF). **No other flows are considered.**

Alternative No. 5

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

Alternative No. 6

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





Selected: Alternative No. 3

Shared Conveyance System

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

Key Benefit

This collaborative system optimizes operational efficiency and regional infrastructure.



Rejection of Alternatives 4–6

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

ECONOMIC

High Capital & Operating Costs

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

PERMITS

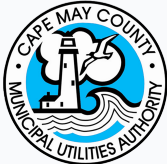
Complex Regulatory Pivot

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

IMPACT

Heavy Environmental Disturbance

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



Technical Scope: Shared Conveyance System

Leachate Pump Station

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

Pinelands Management Area (Upper Township):

- Pinelands Town

Force Main "A"

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

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

Pinelands Management Area (Upper Township):

- Forest Area

Shared Conveyance System

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

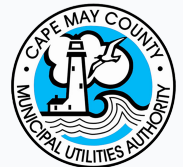
Route: Extends along C.R. 550 and C.R. 608 to the final connection point at U.S. Route 9 & Avalon Blvd.

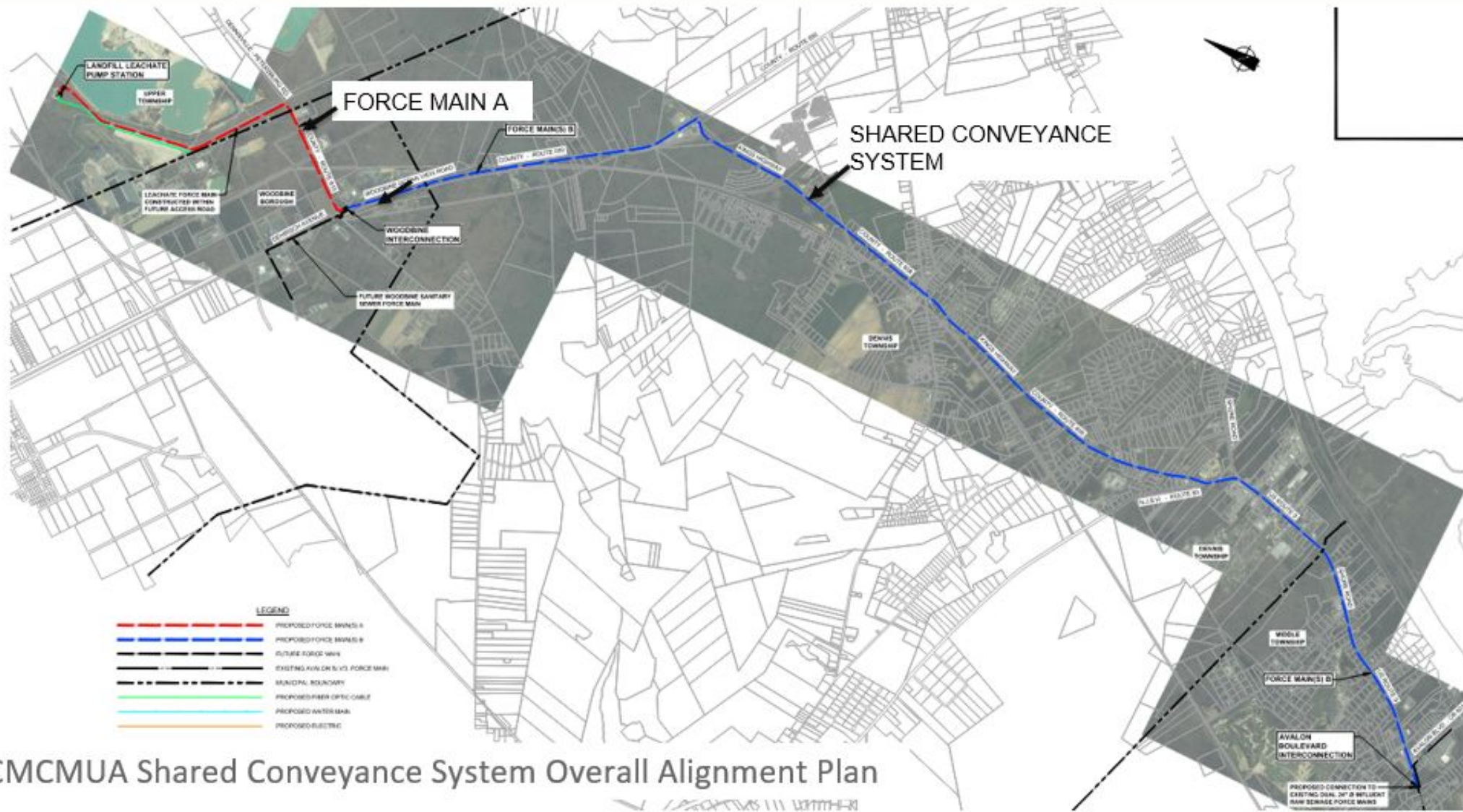
Pinelands Management Areas (Borough of Woodbine, Dennis Township, and Middle Township):

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

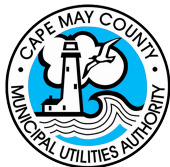
Design Philosophy

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

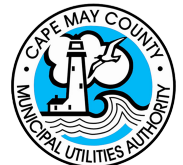




CMCMUA Shared Conveyance System Overall Alignment Plan



CMCMUA Shared Conveyance System Pinelands Management Areas



Technical Scope: Shared Conveyance System Secondary Route Considerations

Secondary Route #1 Details

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

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

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

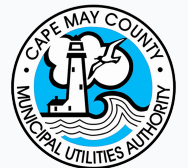
- Pinelands Town
- Forest Area
- Regional Growth Area



Route Rejection & Constraints

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

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



Technical Scope: Shared Conveyance System Secondary Route Considerations

Secondary Route #2 Details

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

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

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

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

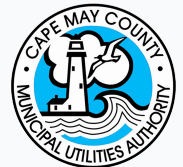


Route Rejection & Constraints

Secondary Route #2 consideration rejected.

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

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



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

Environmental Assessment

NJDEP NJ-GEOWEB REVIEW

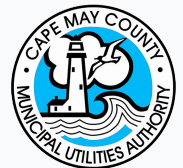
Based upon a review of the NJDEP's NJ-GeoWeb environmental resource mapper, it was determined that Mixed Wooded Wetlands are situated adjacent to or in close proximity to large sections of the proposed Shared Conveyance System route.

Impact Avoidance & Mitigation

ALIGNMENT DECISION

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

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



Force Main



✓ Approximate Pinelands Wetlands ***

✓ Approximate 300 Foot Wetlands Buffer ***

CMCMUA Shared Conveyance System - Wetlands Map

Mott MacDonald Restricted



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

CMP Land Use Standard

7:50-5.23 Forest Area Standards

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

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

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

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

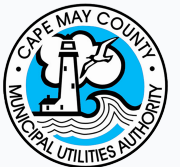
Route Context & Demonstration of Need

The Route Challenge

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

Justification & Mitigation Measures

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



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

CMP Land Use Standard

7:50-5.26 Rural Development Standards

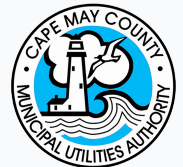
Governs the distribution and intensity of development and land use in Forest Areas to preserve ecological integrity.

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

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

Justification & Mitigation Measures

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



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

Pavement Alignment

Measure I

ENVIRONMENTAL MITIGATION

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

Capacity Limits

Measure II

STRICT COVENANTS

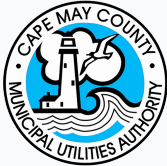
Design capacity is limited solely to stakeholder requirements, with legal covenants prohibiting future direct or indirect connections or sewer laterals.

Planning Integration

Measure III

WMP AMENDMENT

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



Forest & Rural Development Areas

ROUTE CONTEXT

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

Mitigation Measures

Infrastructure Placement

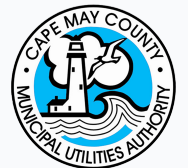
All infrastructure is situated entirely within existing paved roadbeds.

Conservation Restrictions

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

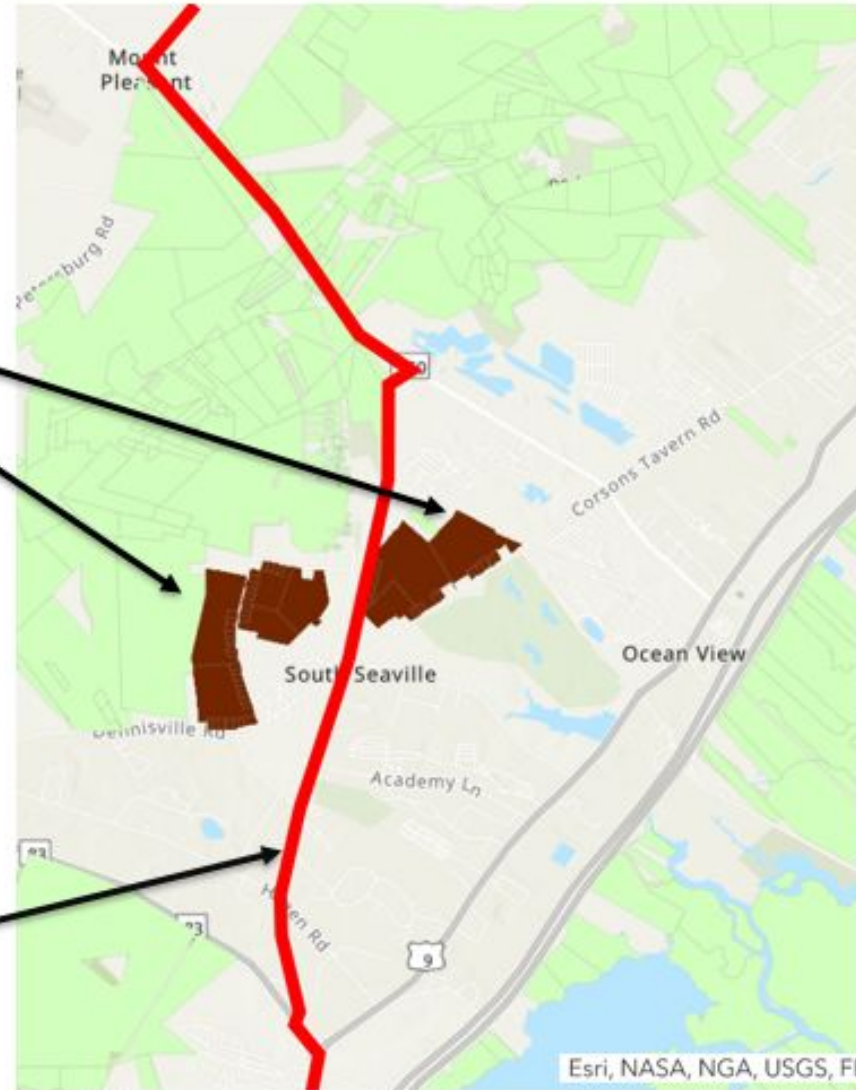
Planning Alignment

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



Open Space/
Farmland Preservation

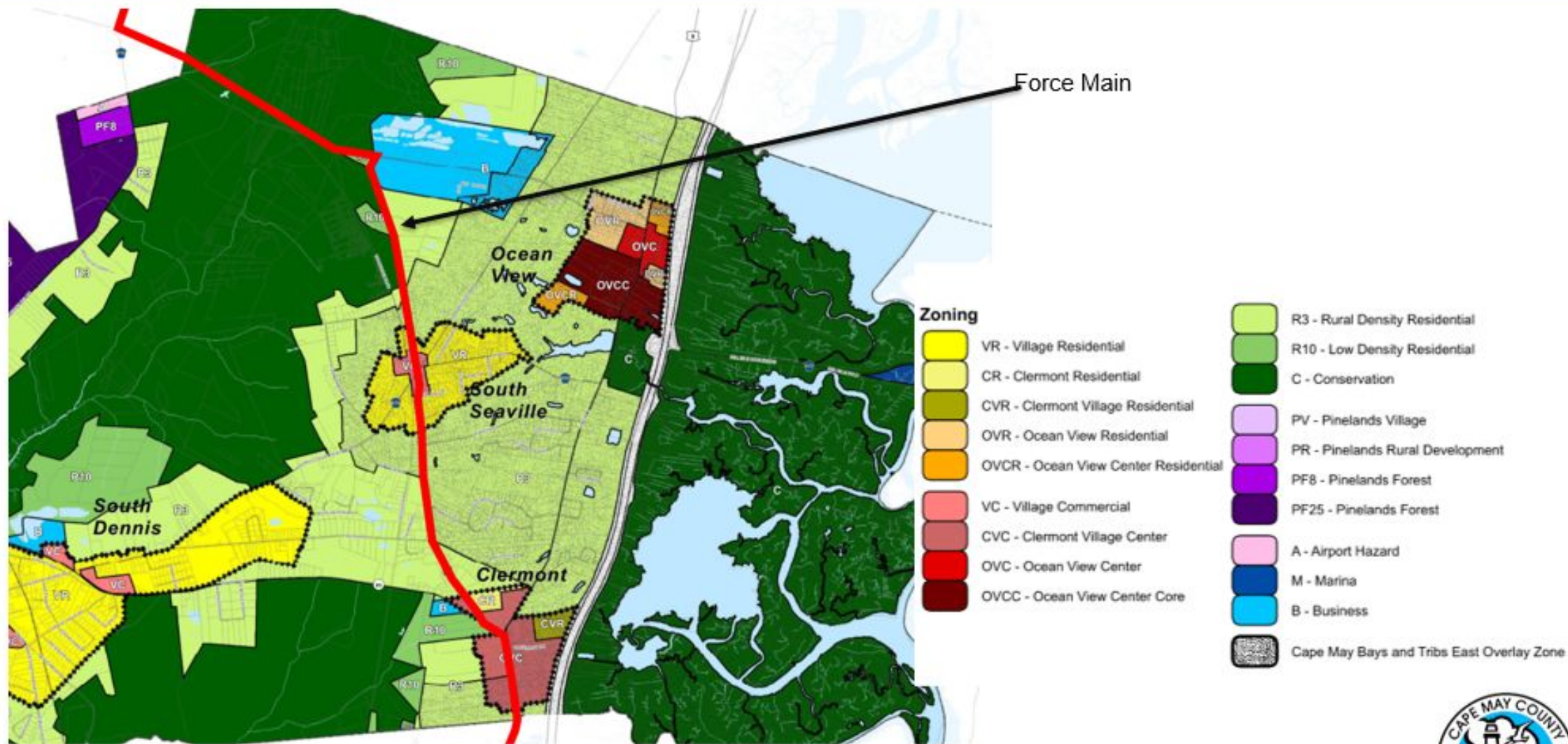
Force Main



CMCMUA Shared Conveyance System - Deed Restriction Lands Map

Mott MacDonald Restricted





CMCMUA Shared Conveyance System – Dennis Township Zoning Map

Mott MacDonald Restricted



Environmental Benefits and Regulatory Compliance

Greenhouse Gas Reduction

86.9 Metric Tons*

CO₂ ELIMINATED ANNUALLY

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

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

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

Groundwater Quality

Cesspool/Septic and Groundwater Discharge Elimination

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

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

Regulatory Compliance

Wetland Protection

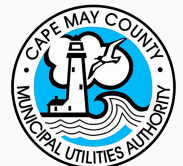
Alignment within paved roadways minimizes disturbance to Pinelands wetlands and habitats.

MOU Consistency

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

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

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



Project Financing and Funding Commitments

Financial Overview

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

Milestone Status

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

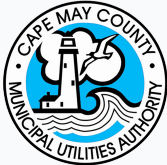
Total Estimated Construction Cost	\$14,562,000
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10% Cost Estimate Contingency	\$1,456,000
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Subtotal (with Contingency)	\$16,018,000
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Inflation Adjustment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

Economic

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

Environmental

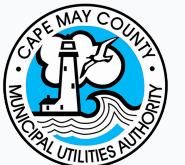
Significant reduction in carbon footprint by eliminating hauling of leachate; eliminates failing cesspools and septic systems; eliminates aged groundwater discharge wastewater treatment facility.

Civic

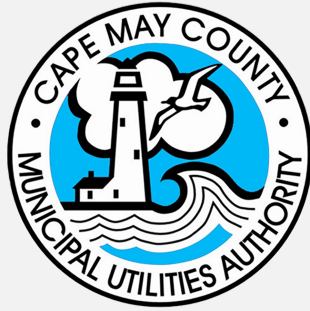
Strengthens wastewater infrastructure and treatment for the Borough of Woodbine, a Pinelands municipality, and the NJDHS/Woodbine Developmental Center.

Questions & Discussion

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



Thank You



Cape May County Municipal Utilities Authority
www.cmcmua.com

P&I Committee FY 2026 Projects & Accomplishments



July 31, 2026

CMP Amendments

- Kirkwood-Cohansey rules
 - Implementation (applications)
 - Extension of JFA with USGS to 2030
 - NJDEP coordination
 - Litigation, including trial
- Black Run watershed protection, expiration of waivers and CFs, application fees for violations and LOIs, RGA/PDC flexibility
 - Public hearing and comments
 - Adopted and effective 1/5/2026
 - Implementation – notices, templates, tracking

CMP Amendments

- Right of Way Transmission Line Pilot Program
 - Drafted; presented to P&I
 - Revisions in process
- Accessible Trails and Wetlands Protection
 - Drafted; presented to P&I
 - Revisions in process
- Gap approval process
 - Drafted; presented to P&I

CMP Amendments

- Standardize 1/3 application fee payments
 - Not yet drafted
- Escrow payments and procedures
 - Not yet drafted
- Legal advertising requirements for Commission and applicants
 - Discussed with P&I; not yet drafted

MOAs

- Evesham Accessible Trail MOA
 - T&E protocols provided to Township August 2025; awaiting survey results
 - Trail maintenance and closures throughout Black Run Preserve completed by Township
- SJTA Airport MOA Amendment for NW Quadrant
 - Initial meeting with Commission Chair and ED July 2025
 - Application received for review of T&E survey protocols May 2026
 - Quarterly meetings with SJTA, FAA and redeveloper

MOAs

- Review and update old MOAs with NJDEP
 - Presentation to P&I on impact of REAL rules
- Annual update on accomplishments and issues (delayed from June to August Commission meeting)

NPS Economic Monitoring Projects

- Local Conformance/Zoning System development
 - Database and user interfaces launched to staff
 - Public facing version in early development stages
 - Municipal training seminar delayed
- PAIS (Pinelands Application Information System)
 - Application portal being testing
 - Application review modules under development
 - Weekly workshops with project team

Additional Projects

- PCF Land Acquisition funding round: project selection
 - Complete (all PCF funds awarded)
- Fourth Permanent Land Protection Summit - postponed
- PCF stewardship and monitoring report - complete
- PLP annual report to Commission - complete

Additional Projects

- Affordable housing plans and associated rezonings
 - 30 municipal housing elements and fair share plans
 - 41 implementing ordinances, including one redevelopment plan
 - Extensive review and coordination related to Jackson Township plan and ordinances
- Pinelands Infrastructure Trust Fund
 - Project monitoring - complete
 - NJDEP amended rules – extensive assistance provided; rules now on hold
 - New Funding/Bond Act – not pursued; focus on potential use of remaining PITF \$

Additional Projects

- Septic Pilot Program implementation report and recommendations – complete
- Local communications facilities (cellular) plan amendment
 - AT&T plan amendment approved March 2026
- CMC MUA landfill: 5-year waste flow report
 - Received late June 2026

Additional Projects

- PDC Bank annual report – issued August 2025
- PDC Supply and Demand
 - Methodologies and estimates
 - Reporting
 - Recommended changes to PDC program
- PDC Bank legislative changes
 - Sponsors - TBD
 - Funding source(s) – identified
 - Draft legislation - prepared; to be revised to reflect funding source

Climate Resiliency Initiatives

- CMP solar facility siting standards
 - Issues identified; not yet drafted or presented to P&I
- BPU Dual Use Solar Pilot Program participation
 - Presentation to P&I
 - Awaiting first round pilot program results
- Interagency Climate Council – regular participation at meetings, completion of surveys, contributions to annual report

Climate Resiliency Initiatives

- T&E plants - project unassigned and on hold due to lack of resources
 - data sharing agreement with NJDEP
 - expanded protected plant list
- Artificial turf and extreme heat issues
 - NJDEP presentations to P&I on science-based literature review and Green Acres funding policy
- Research and review of enabling legislation – awaiting identification of specific amendments

Additional (Unanticipated) Projects

- Data centers
 - Research and presentation to P&I
 - Municipal ordinances
- NJDEP stormwater BMP revisions
 - Implications for Pinelands applicants identified
 - Coordination with NJDEP

Additional (Unanticipated) Projects

- Large trail proposals (accessible; bicycle; multi-modal)
 - Burlington County
 - South Jersey Transportation Planning Organization
- BPU Community Solar program
 - Review of waiver petitions/requests for Pinelands sites
 - Landfill closure assessments and redevelopment plans



P&I Committee FY27 Proposed Projects & Ongoing Work

July 31, 2026

CMP Amendments

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

CMP Amendments

- Standardize 1/3 application fee payments
- Escrow payments and procedures
- Updated legal advertising requirements for Commission and applicants
- Revised solar facility siting and development standards
- Requirement for digital submission of applications
- Stormwater management (response to REAL rules)

MOAs

- Evesham Accessible Trail
- SJTA Airport: Northwest Quadrant redevelopment
- CMCMUA, Woodbine, DHS landfill leachate and sewer line
- Update or terminate old NJDEP MOAs
- Annual update on accomplishments and issues

NPS Economic Monitoring Projects

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

Additional Projects

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

Additional Projects

- Pinelands Infrastructure Trust Fund
 - Master Plan amendment (ranking/funding)
 - Project solicitation
 - Master Plan amendment (project selection)
- Local Review Officer program suspension or termination
- CMC MUA landfill: 5-year waste flow report

Additional Projects

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

Additional Projects

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

Ongoing Work

- Municipal conformance
 - Affordable housing plans and ordinances
 - Redevelopment Plans
 - Stormwater model ordinances
- NJBPU solar facility (waiver) reviews for Pinelands Area projects
- Coordination with Office of Planning Advocacy (State Planning Commission)
- Interagency Climate Council

Additional Projects

???



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: Members of the Policy & Implementation Committee

From: Stacey P. Roth, Chief, Legal & Legislative Affairs

Date: August 19, 2026 

Subject: Atlantic County's Request for an Additional Extension of the Deadline to Complete Acquisition of Parcel to Address Secondary Impacts Associated with the Completion of Garden State Parkway Interchange 44.

At the August 28, 2026, Policy & Implementation Committee meeting, we will be discussing Atlantic County's request to extend the deadline for it to satisfy its land acquisition obligations under the January 7, 2014 Secondary Impacts Agreement. This Agreement required the County to obviate the secondary impacts associated with the completion of Garden State Parkway Interchange 44. Specifically, the County was required to limit the development potential of parcels located within 1.5 miles of Interchange 44 (356 acres) within the Pinelands Area. From the outset, the County decided to acquire and deed restrict the required 356 acres. As of August 17, 2026, the County has preserved 352 acres and acquired but not yet deed restricted an additional 1.75 acres.

A resolution granting the County's extension request is included in the packet. Unlike past resolutions, this resolution only grants the County 6 months to complete its acquisition and preservation of the remaining four acres. Further, the resolution would require the County to make a payment to the Land Acquisition account of the Pinelands Conservation Fund (PCF) for any acreage not yet acquired and deed restricted at the time the extension expires. Staff believes it is appropriate to limit the amount of additional time afforded the County to complete the obligations to which it agreed under the Secondary Impacts Agreement in 2014 and conclude this matter. The requirement to pay monies to the PCF provides a mechanism for the County to complete its obligations should acquisition and deed restriction of the remaining four acres not occur within the 6 month time frame.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

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

Commissioner _____ moves and Commissioner _____
seconds the motion that:

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

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

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

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

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

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

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

WHEREAS, to date, the County has acquired and preserved approximately 352 acres of the total 356 acres required by the Agreement; and

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

WHEREAS, the County advised that is has acquired but not yet deed restricted approximately 1.75 additional acres since September 7, 2024 ; and

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

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

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

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

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

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

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that:

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

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					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



Dennis Levinson
County Executive

Atlantic County

Department of Regional Planning and Development

Ranae Knowles
Department Head

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

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

Office of GIS

August 17, 2026

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

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

Dear Ms. Grogan,

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

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

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



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

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

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

Respectfully,



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

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