

### Disclaimer

These minutes reflect the actions taken by the Commission during its July 11, 2025 meeting. Although these minutes have been approved by the Commission, no action authorized by the Commission during this meeting, as reflected in these minutes, shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of these minutes has been delivered to the Governor for review, unless prior to expiration of the review period the governor approves same, in which case the action shall become effective upon such approval. These minutes were delivered to the Governor on July 17, 2025.

## PINELANDS COMMISSION MEETING

### MINUTES July 11, 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=5N8o5p5ru1E>*

#### Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, 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 Jamera Sirmans.

#### Commissioners Absent

John Holroyd, Theresa Lettman 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. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

#### Election of Vice Chair

Chair Matos recommended the renomination of Commissioner Avery as Vice Chair.

Commissioner Irick nominated Commissioner Avery to serve as Vice Chair. Commissioner Pikolycky seconded the nomination.

All were in favor.

#### Minutes

Chair Matos presented the minutes from the Commission's June 13, 2025 meeting.

Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

Commissioner Wallner requested clarification to a portion of the minutes when April Field, Chief Permitting Officer, provided an update about a parcel in Evesham Township. He said as written it implies that members of the public support the development on the parcel, which is not true.

The mover and seconder agreed to the clarification.

The minutes from the June 13, 2025 Commission meeting were adopted by a vote of 11 to 0.

#### Committee Reports

Chair Matos provided a summary of the June 27, 2025 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the April 25, 2025 meeting.

The Committee heard three presentations from staff.

The first presentation was a summary of the Stockton University 2020 Facilities Master Plan. The Committee voted to recommend moving the Stockton University 2020 Facilities Master Plan to the full Commission for approval.

The second presentation from staff was an update on the Board of Public Utilities (BPU) dual use solar program. Staff presented various options to facilitate participation in the program by

Pinelands farmers. The Committee agreed that more information from BPU on its pilot program timeline and applications to date is needed before making any decisions.

Finally, the Executive Director discussed the proposed work plan for projects funded by the long-term economic monitoring portion of funding from the National Park Service. The work plan for federal fiscal year 2026 proposes to modernize the Pinelands application information system and to produce the annual wall calendar.

ED Grogan provided a summary of the June 24, 2025 Personnel and Budget Committee meeting:

The Committee adopted the minutes from its October 29, 2024 meeting.

Staff reviewed financial updates including: Check Registers, Electronic Disbursements and Application Fees. The Committee approved the deletion of fixed assets.

Staff provided a summary of recent employee actions.

Staff made a presentation on anticipated application fee revenue for Fiscal Year (FY) 2026 and this was further discussed by members of the Committee.

The meeting was adjourned, there was no need for a closed session and no public comment was received.

### Executive Director's Report

ED Grogan provided information on the following matters:

- The structural engineer and architects are continuing inspections of Fenwick Manor today.
- The 1<sup>st</sup> quarter appropriation confirmed the state increase of \$150,000 to the Commission. Additional funding of approximately \$95,000 will be provided by the Office of Management and Budget to cover the cost of salary increases negotiated with the Communications Workers of America (CWA) and reflected in the union contract. The Commission will also receive additional funding to cover the expected increase in cost for the Fenwick Manor project incurred by the year-long delay in the RFP process.
- The proposed Comprehensive Management Plan Amendments (CMP) were published in the New Jersey Register. The proposal includes a map change to the Black Run watershed that will redesignate approximately 2,400 acres in Evesham Township from the Rural Development Management Area to the Forest Area. Additionally, the rule proposal will add expirations to certain old Commission documents (Certificate of Filings and old Waiver approvals), application fee changes and other codifications. The virtual public hearing is scheduled for Tuesday, July 15, 2025. Written comments have been submitted in support of the management area change.

- Staff met with the property owner who owns a large parcel in the Black Run. The property owner is no longer pursuing a development application and is interested in preserving the parcel. The property owner and her attorney are currently in conversation with non-profit organizations and the New Jersey Department of Environmental Protection (NJDEP). They are working on updating appraisals to establish the value of the land.

Commissioner Wallner said it is great news that the property owner is interested in preserving the property. He said he hopes that Commission staff will continue to work expeditiously on the redesignation of the Black Run because they are two separate things.

Chuck Horner, Director of Regulatory Programs, provided information on two meetings:

- Staff met with Waterford Township officials about a number of matters. At the conclusion of the meeting, it was suggested that Commission staff attend a future township committee meeting to answer questions and concerns about zoning and Pinelands Development Credit (PDC) requirements. Staff clarified that money associated with the sale of PDCs does not come to the Pinelands Commission but rather the holder of the certificates, which seemed to resolve the Township's concerns with the Commission's current rule proposal. Additionally, the Township spoke about the need to herbicide Atco Lake, due to unwanted vegetation, and future development plans at the former Atco Raceway.
- Staff also attended a meeting with Hamilton Township officials and several Amazon representatives related to the construction of a 650,000 square foot warehouse proposed at the former Atlantic City Race Track. Amazon is eager to receive a Certificate of Filing from the Commission in order to be on the planning board's agenda in August.

April Field, Chief Permitting Officer provided an update on two development applications:

- In 1991, the Commission entered into a streamlining Memorandum of Agreement (MOA) with the NJDEP to provide a permitting process for the application of herbicides on lakes and streams in the Pinelands Area. This streamlining MOA allows applicants to avoid applying to two agencies. The applicant must apply directly to the NJDEP for the pesticide permit. Pinelands Commission staff provide comments to the NJDEP and when an application is consistent, the NJDEP issues the permit. In 2024, the Commission staff provided a memo to the NJDEP on the one-time application of herbicides to Hammonton Lake. The memo advised that two conservation areas within the lake must be maintained to protect the three threatened and endangered (T&E) aquatic plant species in the Lake. Staff was notified by the Town in June of 2025 that a public safety emergency arose with a swimmer/ kayaker due to heavy aquatic vegetation, necessitating the re-treatment of herbicides in the lake. Staff requested results from the survey required following the 2024 treatment of the lake, and the results found that the herbicide had no impacts on the conservation areas of the lake. Staff provided comments to the NJDEP, letting the agency know that the applicant can retreat the two areas of the lake.

- Staff is reviewing an application for a 5.5-acre training yard for electrical trade apprentices. In 2010, the applicant completed an application for a 30,000 square foot commercial trade training building. At that time, a T&E survey was completed and identified the northern scarlet snake, which was considered a non-T&E animal species. In January of this year, the NJDEP designated the northern scarlet snake as a T&E animal species. The CMP indicates that any animal species designated by the NJDEP as a T&E animal species is also a Pinelands designated T&E animal species. The applicant will need to conduct a T&E species survey.
- The application filed for review of a wetlands delineation for the large Black Run property remains active. Staff has been out to property in the hot weather with no shade verifying the flagged wetlands.

ED Grogan added that she recommended to the property owner to continue her application for confirmation of the wetlands lines because that information will be useful in the land appraisal process. The applicant was initially reluctant to have staff complete the wetlands verification because she did not want it to be perceived that the development application was moving forward.

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

- At the upcoming July P&I Committee meeting, the staff archaeologist will deliver a presentation on cultural resources and ground penetrating radar. The August P&I Committee meeting will focus on climate-related topics, including a presentation about agrivoltaics by Rutgers.
- The Commission is accepting proposals to fund permanent land protection projects that meet certain criteria through September 19<sup>th</sup>. Funding is made available through the Commission's Pinelands Conservation Fund.

Stacey Roth, Chief, Legal and Legislative Affairs, provided an update on the following legal matters:

- In 2019, an amendment was authorized by the Commission related to a 2004 MOA with the South Jersey Transportation Authority (SJTA) that allowed specific development to occur at the Atlantic City airport. The amendment required acquisition and creation of a new Grassland Conservation Management Area (GCMA) for two T&E bird species. The GCMA was completed in April of 2024 on a parcel located in Hamilton Township. The Commission received its first status report. The consultants believe there is mating pair of Grasshopper sparrow based on the call back survey. Link to the video: [https://youtube.com/shorts/Pg4Qm9hl\\_GA?feature=shared](https://youtube.com/shorts/Pg4Qm9hl_GA?feature=shared)
- The Governor recently signed a Bill that will allow legal notices to be published in online newspapers and require the Secretary of State to create a website for all state and local

government meeting notices. The Commission would provide a hyperlink of all meeting notices to the Secretary of State, and that is a new process. The CMP may need to be amended because it specifically uses the term paper notice. The new law will go into effect on March 1, 2026.

- Staff recently met with SJTA about proposed new development and changes to the layout plan at the Atlantic City Airport. STJA leases the land from the Federal Aviation Administration (FAA), and representatives from the FAA also participated in the meeting. A new or amended MOA may be necessary for the development. The first step in the MOA process is to hold a meeting with the Commission's Chair and Executive Director.
- Staff continues to work with the Attorney General's office on the Artistic Materials litigation. The property is located in Southampton's Agricultural Production Area, and the land has limited permitted uses stemming from a PDC deed restriction. The property owner runs a solid waste operation on the parcel and a commercial landscaping business and the violations have been ongoing for two decades. The NJDEP joined the litigation. Discovery efforts are ongoing and the chancery judge has requested that both parties engage in mediation.

Brad Lanute, Chief Planner, provided information on the following two matters:

- The Land Use Programs office is currently reviewing municipal Housing Elements and Fair Share plans in response to the fourth round of affordable housing. The Commission has received 27 plans so far and expects to receive another 10 plans.
- Staff met with the Office of Planning Advocacy (OPA) to receive an update on the status of the State Plan, including planning efforts in the Pinelands National Reserve (PNR). The OPA will be meeting with Counties throughout July to determine what types of amendments to the plan may be necessary. OPA expects to issue a Draft State Plan in September and a Final State Plan in December.

Paul Leakan, Communications Officer noted that the ninth annual Pinelands Summer Short Course is set for Stockton University's Kramer Hall in downtown Hammonton on July 18, 2025. He said more than 100 people have registered for the event.

He also provided details about the lineup for this year's Pinelands Speaker Series. He said the Speaker Series includes a presentation by Gretchen Fowles of the New Jersey Department of Environmental Protection (NJDEP). He said Ms. Fowles will discuss the NJDEP's Connecting Habitat Across New Jersey program, which seeks to enhance habitat connectivity by addressing the impact of roads and urbanization. Mr. Leakan said the Speaker Series will also include a first-hand account of how the people of Lenapehoking are passing on their traditions and culture through art and family, and a hands-on, outdoor painting workshop.

Lastly, he said that Joel Mott, the Commission's Principal Public Programs Specialist, continues to collaborate with Stockton University on the statewide climate change curriculum.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the placement of a soil cap on a closed municipal landfill.

Commissioner Lohbauer made a motion Approving with Conditions an Application for Public Development (Application Number 1981-2232.001) (See Resolution # PC4-25-17). Commissioner Irick seconded the motion.

Ernest Deman of the Regulatory Programs office said Manchester Township is proposing to place an impermeable soil cap on its existing landfill. The site also includes a recycling center, vegetative composting, a shooting range and a salt storage dome. A pavilion associated with the shooting range and the salt storage dome were completed without application to the Commission and are now included in this application. The salt storage dome and the recycling center will be temporarily removed during the placement of the soil cap and be placed on a portion of the capped landfill. He said the other portion of the capped landfill will eventually be used for a solar energy facility, although the Commission does not have an application at this time. See attached aerial and site plan that were displayed.

He said the site does contain wetlands, and a 300-foot buffer to wetlands will be maintained. A one-year T&E animal species survey was required and during that survey a young male Northern pine snake was found. A tracking device was implanted on the snake and found that the snake vacated the site and hibernated 4,000 feet away at the Joint Base. Another yearlong study was undertaken and no additional snakes were found. He said based on the vegetation, habitat and additional snake survey, the project is consistent with the CMP's T&E standards. The applicant provided extensive data to qualify to place a permeable soil cap on the landfill as opposed to an impermeable cap. The Commission received one public comment, which was submitted by the Mayor of Manchester Township in support of the project.

Commissioner Asselta asked about the acreage size of the landfill and how many inches of fill will be placed on it.

Mr. Deman said the landfill is 30 acres and the entire site is 95 acres. He said the portion of the landfill designated for a future solar project will include 18 inches of fill and six inches of topsoil. He said the other portion of the landfill that will contain the recycling center and salt storage dome will be capped with 18 inches of fill and one-foot of coarse aggregate (crushed stone).

Commissioner Irick asked for confirmation that the future solar project will use a ballast mounting system.

Mr. Deman said he believes that is the standard mounting method.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for the demolition of a former nature center at Batsto Village.

Commissioner Pikolycky made a motion Approving with Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1985-0160.015) (See Resolution # PC4-25-18). Commissioner Buzby-Cope seconded the motion.

Director Horner said the two-story structure is located in the Batsto Village Historic District, which is listed on both State and National Registers of Historic Places. He added that it is considered a Pinelands-designated cultural resource, which requires the Commission to issue a Certificate of Appropriateness. A Certificate of Appropriateness requires the applicable treatment of a cultural resource. In this case, recordation is the best method. Unfortunately, the structure is in a state of disrepair and it is not economically feasible or practical to preserve the resource. The NJDEP will have to submit the information required for recordation of the resource before the structure can be demolished.

He noted that the NJDEP has its own process for the treatment of a cultural resource, which will be reviewed by the New Jersey Historic Sites Council on July 21<sup>st</sup>. Attached are photographs of the structure to be demolished.

Commissioner Rittler Sanchez asked what year the structure was originally constructed.

Marc Paalvast, staff archaeologist, said recent information provided to the Commission states that the structure was built in 1902 or 1903.

Commissioner Rittler Sanchez noted that it's a shame that the structure has been on the State's Register yet has fallen into such a terrible state that it's no longer a historic asset.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for the demolition of a multi-family dwelling.

Commissioner Pikolycky made a motion Approving with Conditions an Application for Public Development (Application Number 2025-0074.001) (See Resolution # PC4-25-19). Commissioner Irick seconded the motion.

Director Horner said Dennis Township acquired a multi-family dwelling that is in a state of disrepair. The Township plans to demolish the home and has applied to the Commission because the dwelling is greater than 50 years old.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for a Waiver of Strict Compliance.

Commissioner Buzby-Cope made a motion Approving with Conditions an Application for a Waiver of Strict Compliance (Application Number 1983-6052.002)(See Resolution # PC4-25-20). Commissioner Lohbauer seconded the motion.

Director Horner said the property cannot meet the minimum buffer to wetlands standards. The parcel is located in Monroe Township and is approximately three quarters of an acre. The single family dwelling will be served by sanitary sewer. The applicant has provided information in order to qualify for the Waiver. The Commission rules allow for Waiver to ensure the minimum beneficial use of property. The Commission received public comment stating that bald eagles sometime inhabit the trees in the area and a video showed bald eagles flying but did not specify block and lot information.

Director Horner said the NJDEP delisted the bald eagle as a T&E species earlier this year. Staff conducted an additional site inspection of the property and no nests were identified. He said Commission staff are recommending approval of the Waiver.

The resolution was adopted by a vote of 10 to 0. Commissioner Rittler Sanchez abstained from the vote.

### Planning Matters

Chair Matos introduced a resolution related to Stockton University's 2020 Facilities Master Plan.

Commissioner Irick made a motion Issuing an Order to Approve the Stockton University 2020 Facilities Master Plan (See Resolution # PC4-25-21). Commissioner Rittler Sanchez seconded the motion.

Brad Lanute, Chief Planner, presented the Stockton University 2020 Facilities Master Plan. Mr. Lanute shared a map of the Stockton University main campus, located in Galloway Township, Atlantic County, within the Pinelands Area. He explained the purpose of the CMP's State Agency Plan provisions (N.J.A.C. 7:50-4.52(e)), noting that these plans are similar to a master plan in that the proposed development is non-binding and provides an opportunity to identify, and potentially avoid, issues early in the development process.

Mr. Lanute then provided a timeline of past Stockton master plans and Commission actions. The first Stockton master plan was approved in 1990. It coincided with Galloway Township rezoning a portion of the campus; 500 acres were redesignated from a Rural Development Area to a Regional Growth Area. The rezoning coincided with the execution of the first MOA between the Commission and the University to streamline the permitting of development proposed in the approved plan.

The Commission approved Stockton's second master plan in 2010. This plan included updated wetlands delineations and T&E species studies and expanded the areas designated for development. The Commission's approval was conditioned upon the University deed-restricting approximately 1,200 acres of land designated for conservation under the plan. The Township subsequently rezoned the campus and redesignated an additional 450 acres from a Rural

Development Area to a Regional Growth Area. A second MOA to streamline permitting development proposed in the plan was executed in 2015.

In 2016, the University undertook development in an area that had been deed-restricted in 2010. As a result, the Commission notified the University of the violation, indefinitely suspended the MOA, and put all Stockton University applications on hold. The University indicated that mapping in the second master plan, which was incorporated into the deed restriction, included existing infrastructure, utilities, and internal paths in deed-restricted areas. To resolve these issues, the Commission required Stockton to submit updated mapping of deed-restricted areas to exclude existing infrastructure and necessary improvements, to seek approval from the NJDEP to amend the existing deed restriction, and to submit a plan for resolving the existing violations.

Stockton submitted updated mapping, which was reviewed by the P&I Committee in November 2022. The proposed changes included the removal of 33 acres from the deed-restricted area and the inclusion of 35 vacant acres into the deed-restricted area. The amended deed restriction was approved by NJDEP in December 2024 and the amended deed was recorded in March 2025. In January of 2024, the University submitted a report detailing how the violations would be resolved.

Mr. Lanute described the eight distinct development areas on the campus as outlined in the plan. He stated that four of the development areas propose new construction on previously disturbed lands, while the other four propose development on previously undeveloped lands. He noted that the level of detail for the proposed projects ranged from highly conceptual plans to those with detailed site plans and project cost estimates.

Mr. Lanute said since the mapping associated with the new deed restriction has been resolved, the Commission has acted on a backlog of applications that had been on hold. He briefly summarized those applications that recently came before the Commission. Future applications will be reviewed by the Commission to ensure that proposed development is consistent with the minimum standards of the CMP and the amended deed restriction. He reiterated that no MOA is under consideration or anticipated.

Mr. Lanute reiterated that the master plan and the proposed development is non-binding and subject to change based on funding, projected student enrollment and shifting priorities.

He said during the P&I Committee meeting, Commissioner Rittler Sanchez asked about which watershed the campus is located in and water availability.

He said Stockton's Galloway campus is located in a single HUC-11 watershed within the Mullica Watershed Management Area.

Stockton has an existing water allocation. Any proposed increase in allocation sourced from the Kirkwood-Cohansey (K-C) aquifer would require an application to the Commission.

Since the campus is within a Regional Growth Area and a Rural Development area, the CMP allows for an increased diversion provided that no alternative water supply source is available.

The proposed diversion would have to demonstrate that there would be no adverse ecological impact on the K-C aquifer.

He said in the event the University needs an alternative water source, the campus is within the service area of NJ American Water, Atlantic County division, which has remaining capacity to serve additional development.

If the University demonstrates that an alternative water source is not available or viable, there is water availability from the K-C based on the CMP imposed 20% cap of the Low Flow Margin. As part of the application, the University would have to provide additional demonstrations that the diversions would have no adverse regional or local impact.

Mr. Lanute said staff is recommending approval of the plan. (See attached presentation slides)

The resolution was adopted by a vote of 11 to 0.

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

Director Horner provided a brief overview of the applications. He said Ocean County is proposing a large forestry application, Egg Harbor Township is proposing a paved parking lot, and Woodbine Borough is re-subdividing three lots. Also up for comment is a Waiver of Strict Compliance application for the development of a single-family dwelling in Hamilton Township.

No public comment was received.

#### Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed three ordinance and one housing element. He said Pinelands municipalities continue to make amendments on regulating cannabis establishments.

#### General Public Comment

Heidi Yeh of the Pinelands Preservation Alliance said NJDEP's recent protection of the Northern scarlet snake is a good example of how the science has worked and the Commission has incorporated that into its T&E species protection standards. She said she would like to see the Commission adopt a similar process with the protected plant list. She said the CMP's list of protected plants has not been updated in decades. She said the Commission could reference New Jersey Natural Heritage Program's list of protected plants similar to the approach with T&E animal species.

Rose Taylor, of Marlton Lakes, NJ, asked the Commission not to delay the redesignation of the Black Run Preserve from a Rural Development Area to a Forest Area. She said she understands that the property owner is stating that the land will be preserved but local residents have been hearing a different message. She raised concerns about T&E species, wetlands protection, traffic and a deficit of water for existing homeowners.

Rosemary Bernardi of Evesham Township said she wanted to check on the status of an application to dredge Walden Glenn pond in the Kings Grant development.

Chair Matos requested that Ms. Bernardi email the Commission with her contact info so staff can provide an update on the application.

Keri Morlino of Marlton, NJ, said she is new to the area and is seeking clarity and information related to the property owner's intention for the large privately owned parcel in the Black Run. She said she attended a meeting in Evesham Township and there were a lot of concerned residents and a different information being circulated. She spoke about the wildlife that live on her property.

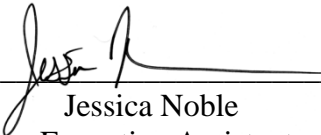
Chair Matos said the Commission is continuing its process with the rule proposal that includes a management area change in the Black Run watershed. She said there was no suggestion that the CMP amendments would be delayed or paused. Earlier in the meeting, ED Grogan said that the property owner advised the Commission about her intent to preserve the property, and we shared the information with Commissioners and the public.

Bonnie Schnieder of Shamong Township, NJ, said she does not think Burlington County's proposed traffic circle at the corner of Willow Grove and Stokes Road in Shamong Township is necessary. She said the traffic is not as bad as it was 5 or 6 years ago and she would like the Commission's help in stopping the construction of the roundabout.

### Adjournment



Commissioner Pikolycky moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. The Commission agreed to adjourn at 11:09 a.m.

Certified as true and correct:

  
\_\_\_\_\_  
Jessica Noble  
Executive Assistant

Date: July 17, 2025

## Legend

-  Site Boundary
-  Project Area - Approximate LOD







**Photo 3: View of building from the southeast, April 10, 2025.**



**Photo 4: View of collapsed south wall, April 10, 2025.**

# Stockton University 2020 Facilities Master Plan



**CMP Policy and Implementation Committee**  
**June 27, 2025**

# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

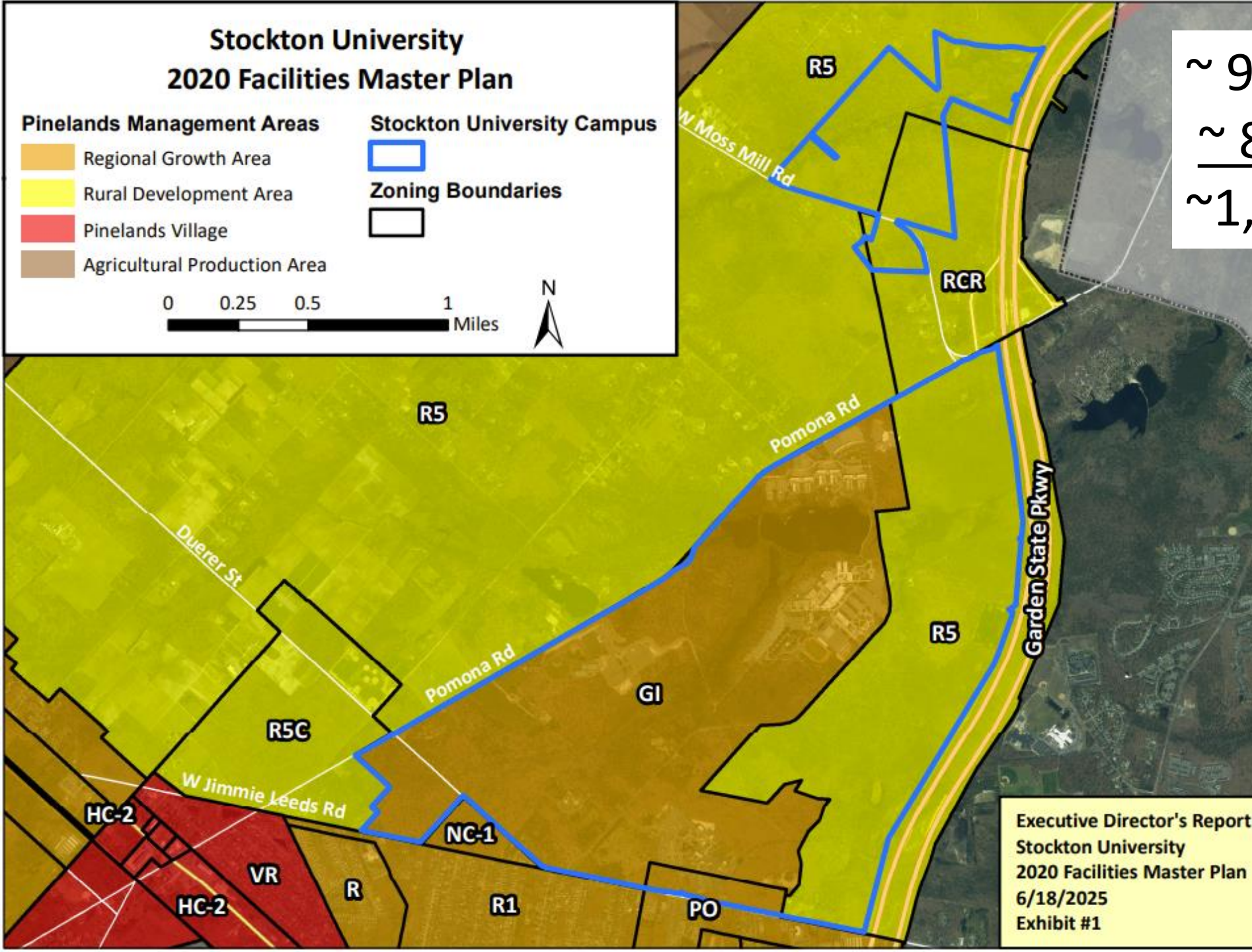
## Stockton University Campus

- Zoning Boundaries

0 0.25 0.5 1 Miles



~ 996 acres RGA  
~ 839 acres RDA  
~1,835 acres Total



Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #1

# State Agency Plans

N.J.A.C. 7:50-4.52(e)



- Any state agency may submit a comprehensive plan of its existing and planned land uses, resource management and development activities
- The CMP outlines the required contents of a plan and standards for approval
- Upon approval, the Commission reviews proposed development in accordance with the plan
- Proposed development is non-binding; provides opportunity to identify and potentially avoid issues early in the development process
- Think **Master Plan**

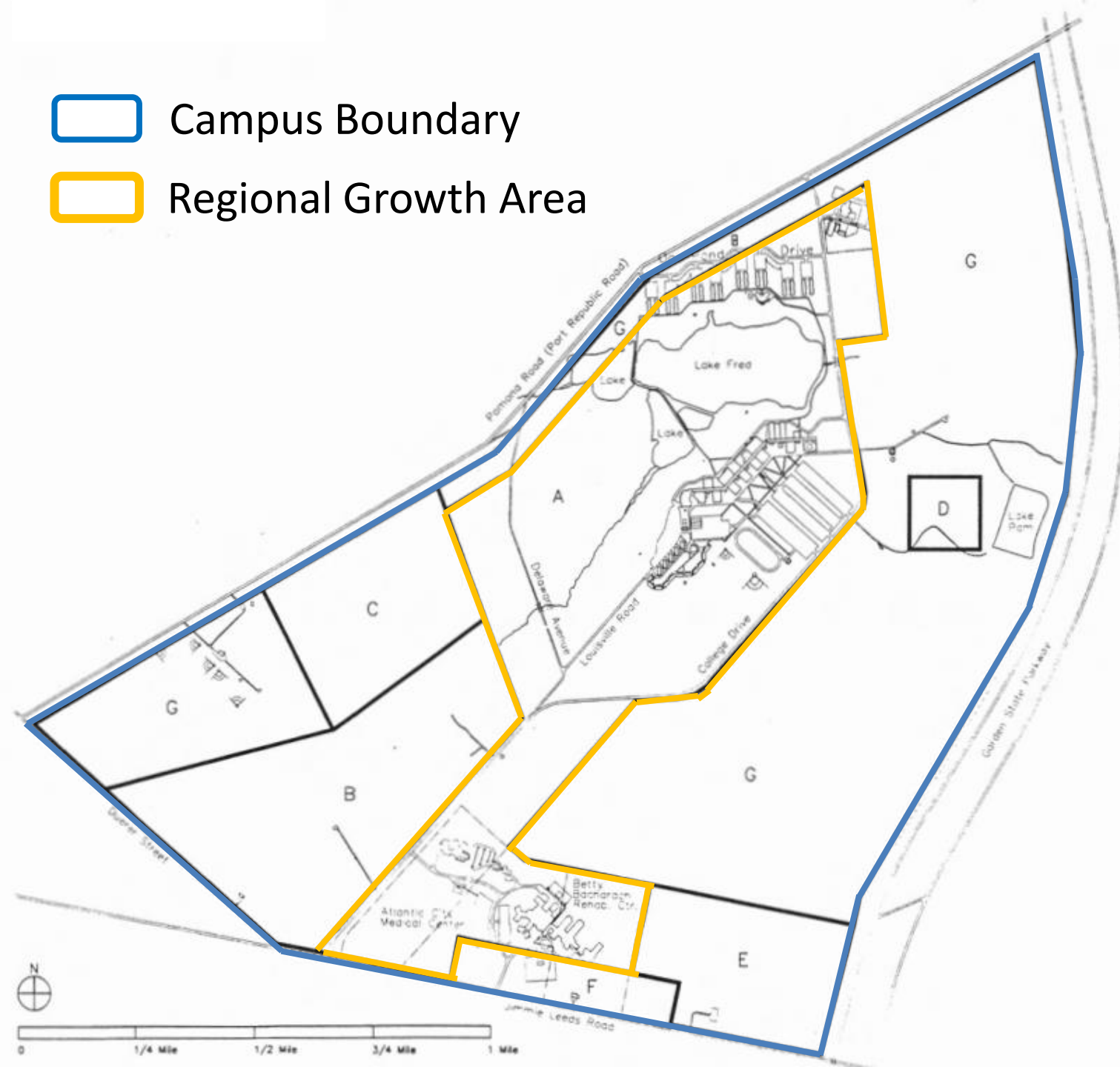


# Timeline

## Stockton 1<sup>st</sup> Master Plan (1990)

- Approved in 1990.
- Coincided with Township rezoning of the campus resulting in management area changes. 500 acres RDA to RGA. Facilitates existing sewer expansion.
- Coincided with an 1<sup>st</sup> MOA between the Commission and the University to streamline permitting of proposed development.

-  Campus Boundary
-  Regional Growth Area



- A College instructional/support buildings and related uses. Health care and related facilities.
- B Environmental study and experimentation.
- C Active recreational uses, served by septic system.
- D Astronomical observatory, served by septic system. (Note: location within use area G not specified.)
- E Storing clean soil/cut vegetation and obtaining soil.
- F Planned-Office Zone
- G Passive recreation and rights-of-way to serve other sites.



# Timeline

## Stockton 2<sup>nd</sup> Master Plan (2010)

- Approved in 2010. Incorporated Significant wetlands and T&E studies. Approval conditioned on deed restricting campus conservation lands (approx. 1,220 acres). Deed recorded 2010.
- Coincided with Township rezoning of the campus resulting in management area changes. 450 acres RDA to RGA.
- Also coincided with 2nd MOA between the Commission and the College to streamline permitting of proposed development in 2<sup>nd</sup> Master Plan (2015).

# Stockton University 2010 Zoning Change

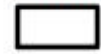
## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

## Stockton University Campus

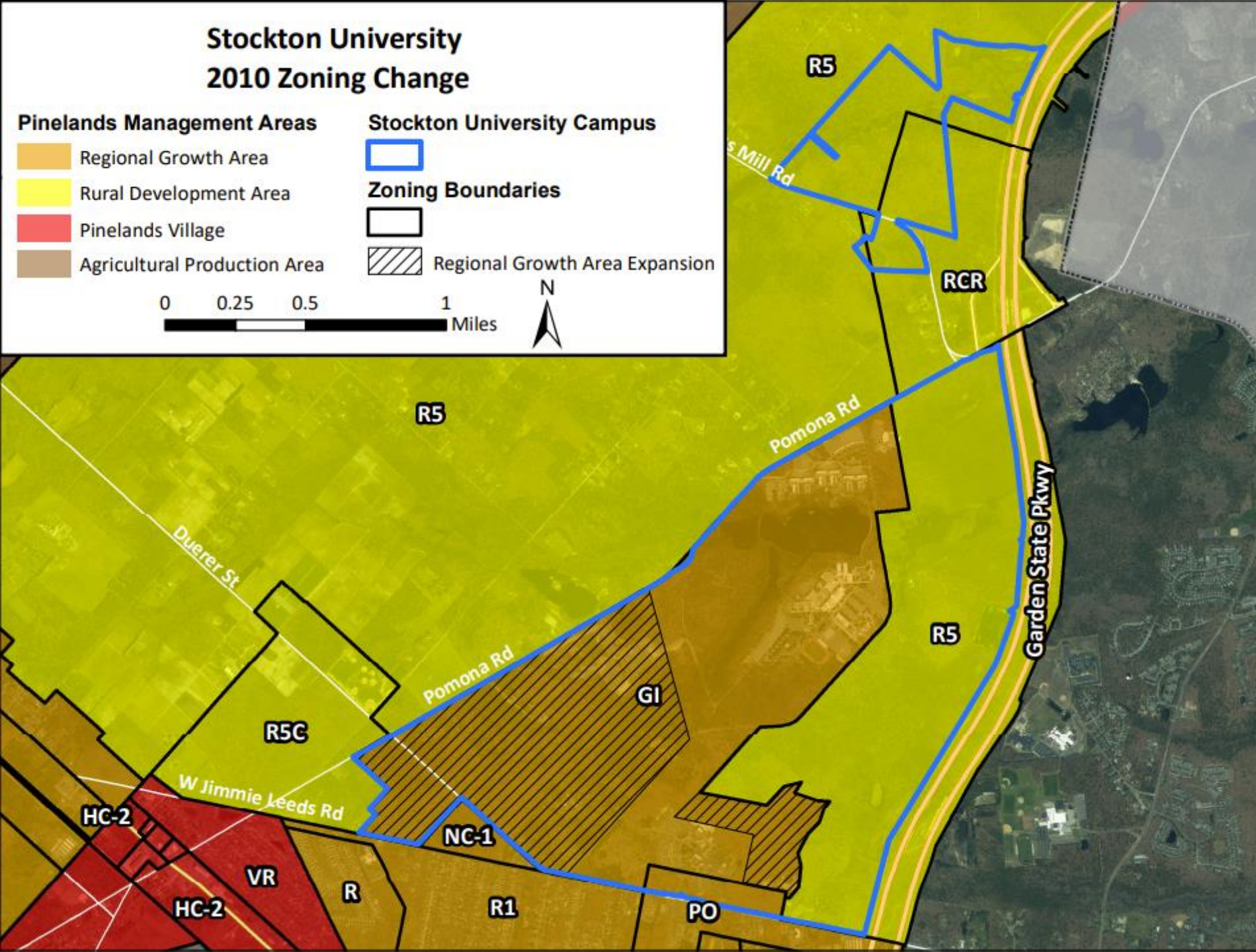


## Zoning Boundaries



Regional Growth Area Expansion

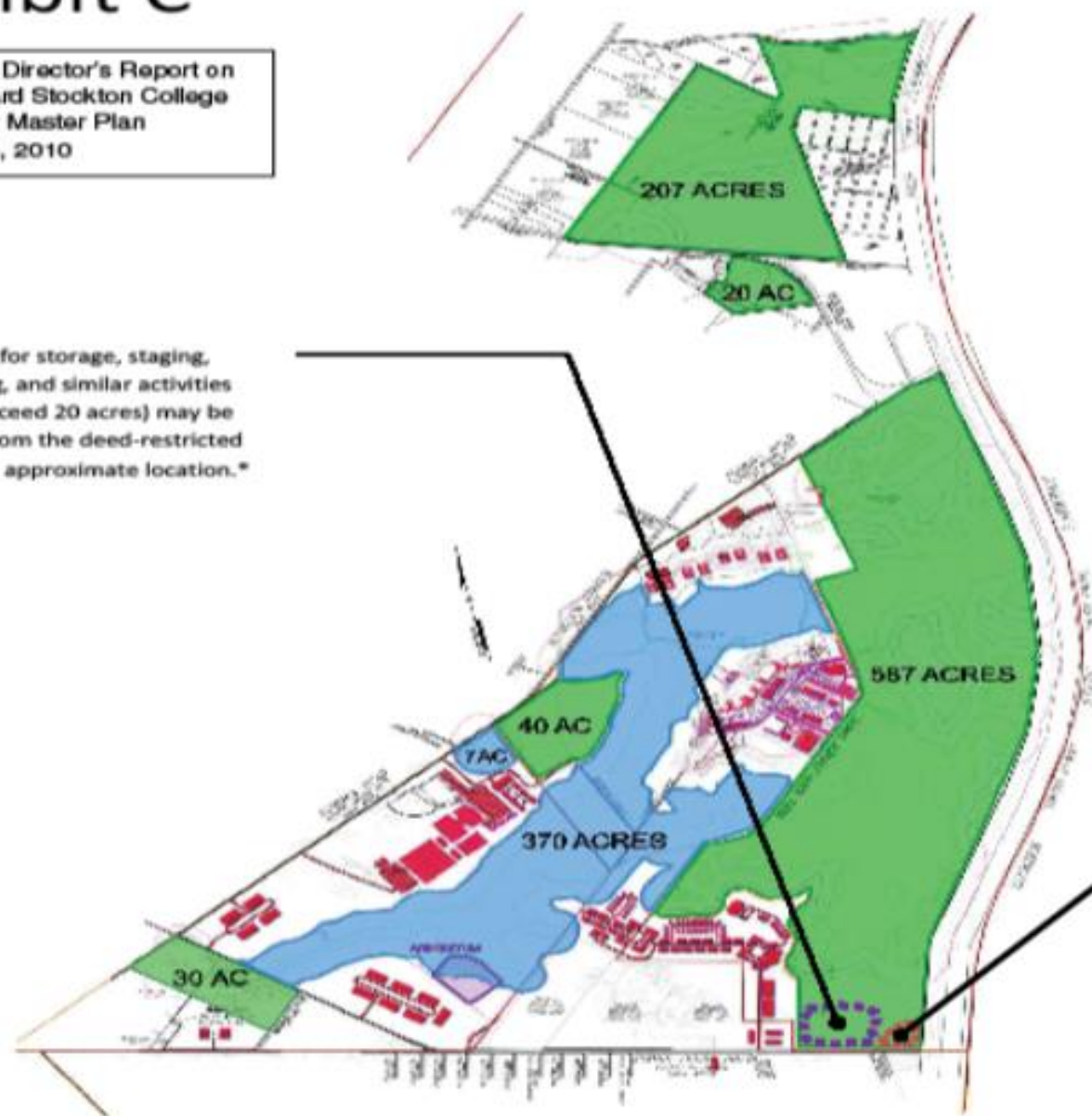
0 0.25 0.5 1 Miles



# Exhibit C

Executive Director's Report on  
The Richard Stockton College  
April 2010 Master Plan  
August 19, 2010

An area for storage, staging,  
stockpiling, and similar activities  
(not to exceed 20 acres) may be  
excluded from the deed-restricted  
lands in this approximate location.\*



Approximately 9  
acres may be  
excluded from the  
deed-restricted  
lands to  
accommodate a  
proposed Garden  
State Parkway exit  
ramp and  
improvements  
ancillary thereto in  
this approximate  
location.\*

Exhibit C. – Sensitive Lands to be Deed Restricted  
(amended from Exhibit 7 of the Richard Stockton College  
of New Jersey April 2010 Master Plan)

\* Area not drawn to scale



# Timeline

## MOA Suspension (2016)

- Development occurs within deed-restricted area. 2<sup>nd</sup> MOA indefinitely suspended; no longer in effect
- Significant mapping errors from 2<sup>nd</sup> Master Plan incorporated into deed restriction. Did not depict existing infrastructure, utilities, and internal paths or account for necessary improvements
- All Stockton applications on hold due to violations

# Framework for Resolution

- Submit accurate mapping of existing infrastructure within deed restricted area as well as areas for necessary improvements
  - Reviewed by P&I in November 2022
  - Removes 33 acres from restriction; adds 35 acres
- Seek DEP approval for amendments to original deed restriction.
  - Submitted June 2023 and approved, with Commission consent, December 2024; deed recorded March 2025
- Submit plan for resolving violations
  - Received January 2024

# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

## Stockton University Campus

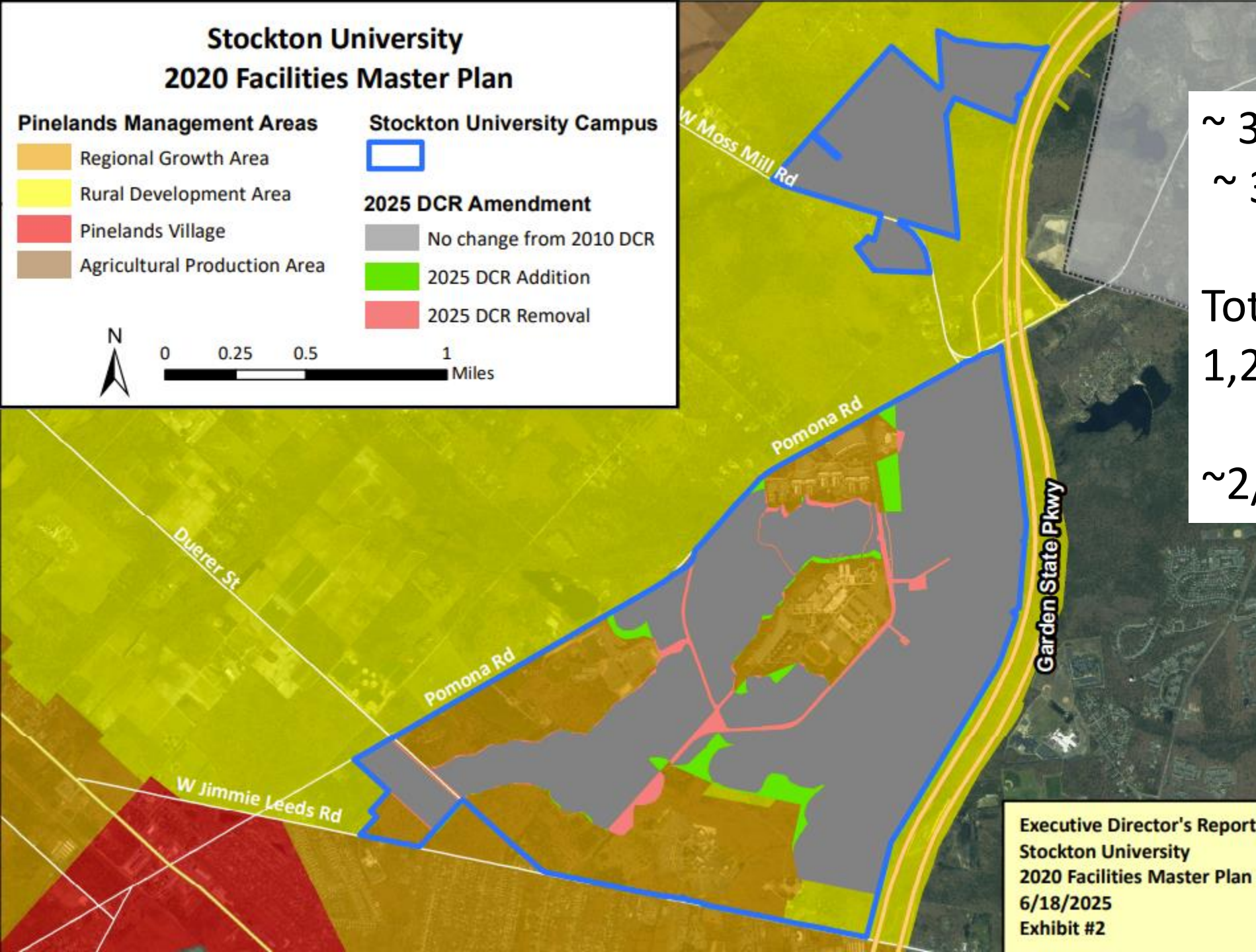


## 2025 DCR Amendment

- No change from 2010 DCR
- 2025 DCR Addition
- 2025 DCR Removal



0 0.25 0.5 1 Miles



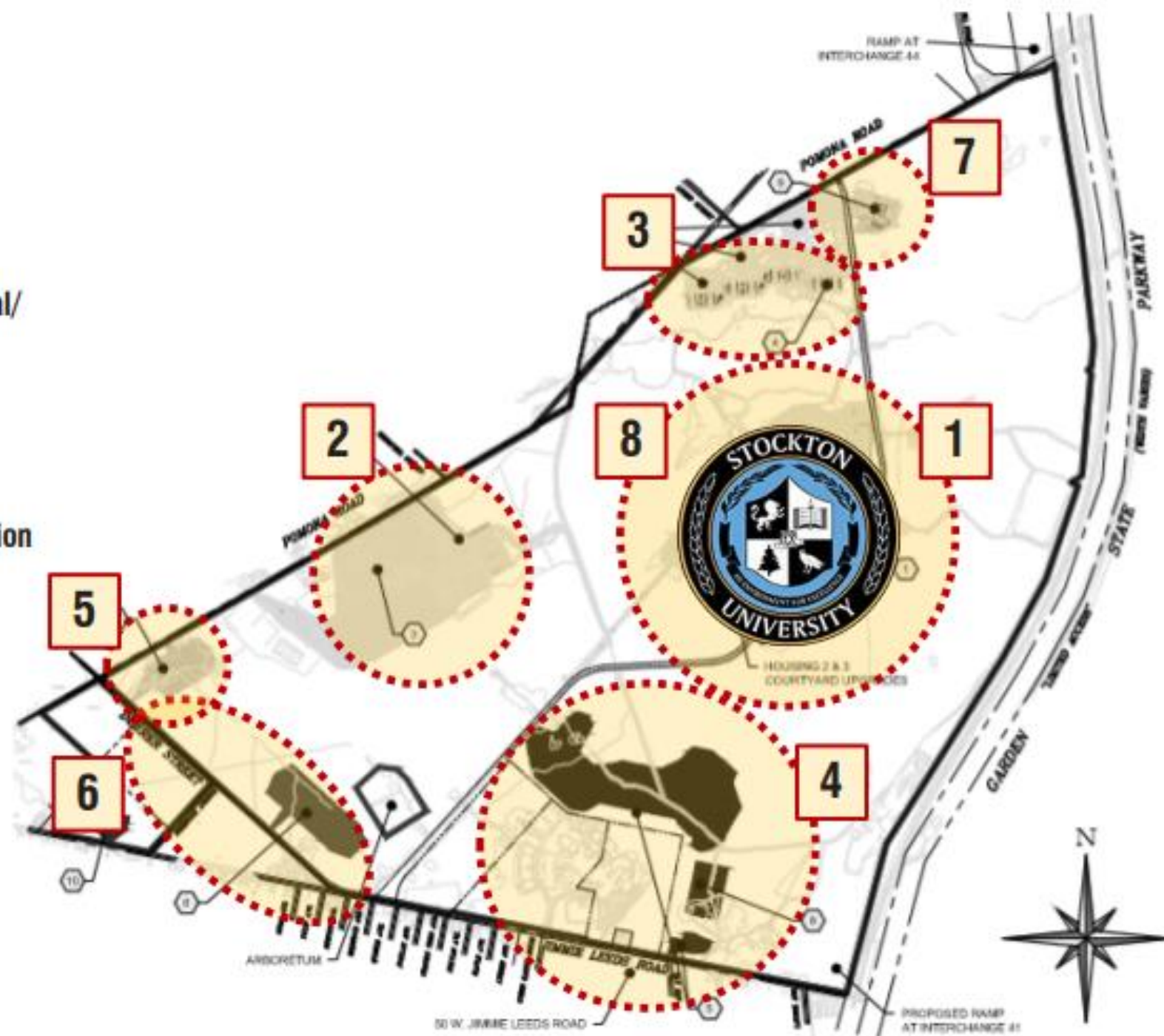
~ 33 acres removed  
~ 35 acres added

Total preserved:  
1,222 acres

~2/3 of the campus

## Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness /Jimmie Leeds Rd Commercial/  
Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine,  
Arts & Sciences Building & West Quad



# Applications

- May 2024
  - Irrigation well
  - Water well for vehicle maintenance
- January 2025
  - 1,250 feet of pedestrian walkways
- February 2025
  - Sewer pumping station replacement
- No future MOA under discussion. All future applications will come before the Commission