Disclaimer

These minutes reflect the actions taken by the Commission during its October 9, 2026 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 October 21, 2026.

PINELANDS COMMISSION MEETING

MINUTES
October 9, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: https://www.youtube.com/live/pTdBy-7d9KI

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, 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 Michael Eleneski.

Commissioners Absent

Theresa Lettman.

Call to Order

Chair Matos called the meeting to order at 9:33 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. Thirteen Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's September 11, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Buzby-Cope seconded the motion.

The minutes from the September 11, 2026 Commission meeting were adopted by a vote of 12 to 0. Commissioner Meade was not present for the vote.

Committee Reports

Chair Matos provided a summary of the September 25, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the August 28, 2026 meeting.

The Committee heard a presentation from Tanya Rohrbach of the Sustainability Institute at The College of New Jersey on piloting New Jersey's model Climate Change-Related Hazard Vulnerability Assessments (CCRHVA) across three Pinelands municipalities case studies, including Egg Harbor City, Evesham Township and Woodbine Borough. The Committee received feedback and insights on the CCRHVA plan process and strategies from municipal representatives of Evesham Township and Woodbine Borough.

Staff provided an overview of Climate Change-Related Hazard Vulnerability Assessments in the context of local conformance and Commission review for consistency with the Pinelands CMP.

Executive Director's Report

ED Grogan provided information on the following matters:

- Work continues to stabilize the Fenwick Manor foundation. The exterior painting of the building is taking longer than expected and the project will be delayed. Some of the windows that were removed and refinished are being reinstalled.

- The Personnel and Budget Committee is scheduled to meet virtually on Tuesday, October 20th. Staff will review the revised Personnel Policies, which have not been updated since 2010.

- The October 30th P&I Committee will be cancelled, and the Committee will meet next on November 20th.

- Staff received multiple inquiries related to Requests for Proposals for loans using the Pinelands Infrastructure Trust Fund. The deadline is January 11, 2027. The projects must be located in a Regional Growth Area and must be for wastewater or water supply.

April Field, Director of Regulatory Programs, provided information on the following regulatory matters:

- Staff recently issued a letter indicating permits can take effect for a 13-lot residential subdivision in Tabernacle Township and the development of 11 single family dwellings. Each house will utilize an alternate design septic system. An application for a new municipal complex was previously proposed on the parcel, but the application was not completed.

- Staff has been working with the Town of Hammonton to resolve a violation where a property owner in the Agricultural Production Area has created three commercial uses and wetlands buffers were disturbed. The property owner pled guilty in municipal court, paid a fine and has 60 days to restore the property.

- Bethany Williams, an Environmental Specialist in the Regulatory Programs office, participated in a U.S. Fish and Wildlife training seminar for surveying bat species on transportation structures (bridges).

- Gina Fernandes, who is the newest Environmental Specialist to join the Regulatory Programs office, is in the process of completing Rutgers Wetland Certificate Program training.

Stacey Roth, Chief, Legal and Legislative Affairs, provided the following litigation updates:

- For the last few months, staff have been providing updates on the Hexa Builders matter. On September 21, 2026, Hexa filed a Petition for Certification and a Motion for Leave to File an Interlocutory appeal to the New Jersey Supreme Court. There were some procedural issues related to the filing of the petition for certification, because Hexa's attorney did not file a notice of petition before they filed the petition. The Commission's response, in the form of an opposition brief, is due October 22nd.

- The Commission was named in a Tort Claims Act matter involving a personal injury that occurred at the Lake Oswego dam. The Plaintiff's claims against the Commission stem from a 1995 Memorandum of Agreement (MOA) between the Commission and the New Jersey Department of Environmental Protection (NJDEP) that allows certain development to occur through a different process. Under the exemption of the Tort Claims Act, there is no Tort against any agency that is only issuing a permitting decision. The Attorney General's office made a motion for summary judgment because the Commission does not have the authority to hold or own property. The judge denied our request because discovery has not yet begun.

- The Artistic Materials trial commenced on September 22nd. The case began with the NJDEP providing its solid waste expert and evidence with regard to the recycling operation that has been occurring on the site. Susan Grogan testified on behalf of the Commission with regard to what is permitted under the Comprehensive Management Plan, specifically in the Agricultural Production Area, including the Pinelands Development Credit (PDC) deed restriction imposed on the property in 1998. Former Regulatory Programs Director Chuck Horner testified about the regulatory history of the

property. Unfortunately, a number of people involved with the case then had personal emergencies, and the trial was put on hold. A case management conference has been scheduled for late October to discuss rescheduling the trial.

- Annual ethics training must be completed by Friday, November 13, 2026.

Brad Lanute, Chief Planner, provided an update related to Jackson Township:

- The Commission has received and is responding to several Open Public Records Act (OPRA) requests related to the Township's fourth round affordable housing plan and associated zoning overlay ordinances that are pending staff's review. The matter continues to generate significant public interest. To date, the Township has requested and received three extensions to allow additional time to address concerns that the Commission has raised with the Township regarding its affordable housing sites. The current extension runs through November 15, 2026. It's anticipated that another extension request may be necessary.

Paul Leakan, Communications Officer, provided the following updates:

- The World Water Monitoring Challenge is scheduled for October 23rd at Batsto Lake, where approximately 100 students will learn about the importance of water quality in the Pinelands.

- The Commission had a record month on its social media sites, which include X, Instagram, Bluesky and YouTube. The Commission's posts, including photos and videos, generated a record of 560,000 views on Instagram while adding 2,400 followers, including 950 followers in one day. This was fueled by a video of a northern pine snake climbing up a tree.

- The Pinelands native seed mix working group held its second meeting at Pinelands Nursery in Columbus on October 8th. The group identified seed mix types and categories that we want to develop. Next the group will create and collaborate on a document that lists native Pinelands seed mixes for the following purposes: roadside vegetation; soil stabilization; pollinator gardens; grass lawn alternatives; stormwater management best management practices such as rain gardens, vegetative conveyance swales, and bio retention basins; wildlife management areas; state forests and parks; traffic circle plantings; and native mixes for special purposes such as solar panels and landfills.

Commissioner Meade joined the meeting at 9:56 a.m.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the construction of a 475 linear foot paved taxiway connector at the Woodbine Municipal Airport.

Commissioner Pikolycky said he would be recusing from voting on this matter. He left the meeting room.

Ms. Roth said because Commissioner Pikolycky is the Mayor of Woodbine, he must recuse from Woodbine's application.

Commissioner Buzby-Cope made a motion Approving With Conditions an Application for Public Development (Application Number 1987-0065.037) (See Resolution # PC4-26-25). Commissioner Avery seconded the motion.

An aerial of the Woodbine Municipal Airport was displayed. The project area is outlined in red (see attached).

Mr. Ernest Deman, Supervising Environmental Specialist, said this application is for the installation of a new taxiway that will be approximately 475 feet in length. The new taxiway will allow aircrafts to take a right-hand turn and enter the runway at the terminal end, which is preferred by the Federal Aviation Administration. He said there are no wetlands in the proximity of the project area. The applicant has demonstrated consistency with the CMP's stormwater management standards and threatened and endangered species standards.

The resolution was adopted by a vote of 12 to 0.

Commissioner Pikolycky returned to the meeting room.

Chair Matos introduced a resolution approving the construction of a 150-foot-high local communication tower in Stafford Township.

ED Grogan said she is friends with the consultant for the project and said it was best that she is not in the room while the Commission considers the communication tower application. She left the room.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 2007-0300.003) (See Resolution # PC4-26-26). Commissioner Matro seconded the motion.

Mr. Deman said this application proposes the placement of a 150-foot-high communication tower on an existing water tower. An aerial was displayed (see attached), with the project area outlined in red. The application proposes the development of a 2,482 square foot equipment compound and a 129 linear foot access road.

The resolution was adopted by a vote of 13 to 0.

ED Grogan returned to the meeting.

Chair Matos introduced a resolution for NJDEP's application for forestry management and cedar regeneration at Wharton State Forest.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 1994-0288.002) (See Resolution # PC4-26-27). Commissioner Pikolycky seconded the motion.

Chair Matos said public notice for the proposed project was first provided by NJDEP via newspaper on May 29, 2026 and again on July 15th and August 13th. Public notice to property owners within 200 feet of the project site was provided on July 17, 2026. Notice of the project was provided on NJDEP's website as well as the Commission's website dating back to May. The Commission accepted public comment at its September 11th meeting. Notice of the agenda item was provided over a week in advance. Chair Matos reminded Commissioners that decisions need to be based on the standards outlined in the CMP. She said the CMP dictates our responsibilities and how we approach things. She urged Commissioners to keep that in mind.

Chair Matos introduced Todd Wyckoff, State Forester, and Bill Zipse, Supervising Forester, who will be presenting their application and answering questions from the Commission. She reminded everyone that the public comment period has ended.

Mr. Wyckoff said he would provide information on NJDEP's application for restoring Atlantic white cedar (AWC), one of the most iconic and ecologically important forest types in the Pinelands. He said the New Jersey Forest Service (NJFS) is proud of this application and excited to contribute to the effort to bring this beloved forest type back to the landscape. He said Atlantic white cedar has shaped the ecology and character of this region for centuries, but today it stands at a critical point. Due to decades of neglect and compounding pressures from climate change, saltwater intrusion, and flooding caused by beavers, Atlantic white cedar forests have dwindled to just 25,000 acres statewide. He said the NJFS has research, experience, funding, and tools to restore Atlantic white cedar. He said this project is crucial to the cedar population.

Mr. Zipse said he has spent 26 years with the New Jersey Forest Service and was involved in the first cedar management plan back in 1997. He said as a field forester, the NJFS has tested different techniques to restore Atlantic white cedars to the landscape. These activities took place at Bass River State Forest and Brendan T. Byrne State Forest, and it was a test to determine the types of sites where cedar restoration could be successful. Remote sensing analysis is key in selecting landscapes for cedar restoration. The following threats are also considered when choosing a site: climate change, storm surge and saltwater intrusion. Modeling activities are completed to determine where cedar is most likely to survive. He noted that restoring cedar in old cranberry bogs is expensive, difficult and consumes a lot of resources. The population of Atlantic white cedars has declined to about 25,000 acres statewide from its historic high of approximately 115,000 acres. He clarified that means 25,000 acres of functioning cedar forest, not where individual cedar trees may be found. He said having cedar on the site is vital because the goal is for regeneration to occur using the existing seed source. He said the trees should be doing the work. He noted that this forestry project is fully funded and there is no reliance on revenue from the sale of timber.

He said it's important to note the forest type in the area to be regenerated, which is a forest dominated by cedar that can perpetuate itself. He said shade from other cedars and the seed bin

are factors that are studied when selecting a viable regeneration site. He said the forestry plan will cover a 10-year period, and it includes staging areas and other things (stream crossing or log landings) that may be necessary to have a success. He said an inventory of the trees was conducted by measuring trees, analyzing growing space and evaluating the current site conditions. He noted that it was a hard site to characterize and includes some cedars that date back to the 1930's but it is not considered an old growth cedar forest. He said there are currently 74 Atlantic white cedars per acre on the site.

The presentation categorized Commissioner's questions (see attached presentation slides). He reviewed the methodology of the plan. He said NJDEP botanists and biologists were consulted during the creation of the forestry plan and adjustments were made to protect threatened and endangered plants and animals. He said boundaries of the forestry plan were moved and adjusted based on the presence of known breeding pools for Pine Barrens treefrogs. He said the plan does not include streamside management zones, noting that the CMP and Cedar Best Management Practices assume that work is occurring in wetlands. He said specialized equipment and techniques, including the use of corduroy roads, will be utilized to protect these zones. He then explained the rationale for removing some cedar trees from the stand. He said it is based on a forestry mathematical equation which determines how much vegetation can be on a landscape versus the size of the vegetation. He said the open areas receive the most treatment, and the trees are left behind because the seed source is crucial for the regeneration. He said keeping wind-firm cedar is very important. He provided information on a cedar regeneration project at Double Trouble State Park that has been very successful. An image in the presentation displayed the cedar growing up through the corduroy road. He said that is what is meant to happen. He also noted that deer fencing was not used at the Double Trouble cedar regeneration site. He said deer fencing is not immediately proposed in the plan because the Forest Service wants to see if the trees germinate and begin to grow. The Forest Service will then monitor growth and look for damage from the deer. He said fencing is expensive and difficult to install. He also noted that fencing and herbiciding are two separate issues.

Commissioner Wallner said it sounds like the Forest Service is saying that fencing is bad, but the plan calls for fencing if it's necessary.

Mr. Zipse said he hopes that deer fencing is not necessary, and he was providing information on why it isn't installed automatically.

Commissioner Wallner asked if herbicide would be applied initially, and if after monitoring, would another application be necessary if germination has failed.

Mr. Zipse said herbicide and mechanical clearing are both approaches to germination. If germination fails, another treatment of herbicide may be necessary. He said the plan has a limit on herbicide, with a maximum of three treatments over 10-years and with at least one growing season in between. He noted that state foresters will be monitoring the site and the Forest Service wants the plan to be successful and needs to have tools authorized in the permit to be able to handle different scenarios that may arise from deer pressure or low regeneration numbers. He reiterated that the site was chosen based on the genetics, seed source, soil type and presence of sphagnum moss. He said the hope is that this site has the same AWC germination success as the

Double Trouble site. He said because of the strong genetics at the site, they are not inclined to plant seedlings unless necessary. He said he wants the trees to do the work, because using the seed source can regenerate at a much high rate than planting.

Mr. Zipse then provided information regarding the use of herbicides, as proposed in the plan. He said the NJ Forest Service does not have the equipment to spray herbicide from the air, so it is done by hiring a helicopter or drone. He said the herbicide (Imazapyr) would be used at a rate of 14 ounces per acre. Because of advancements in GPS coordinates and wind sensors on the helicopter, the application of herbicides on the area needing treatment is very precise.

He said mechanical clearing will most likely be necessary in the eastern area of the site where there are a mix of trees, including maple. He said Imazapyr is an ALS inhibitor that targets plant growth. He said it's very effective to spray over the cedars in the autumn, before the leaves turn, and it's very selective as well. He said the plan also calls for using glyphosate on a limited basis because it kills seeds, so it needs to be handled carefully. Glyphosate is also recognized as a human carcinogen, and it needs to be handled properly and carefully. He said Commissioner Lohbauer shared a study related to glyphosate application in sandy soils in Florida's citrus groves. He said Glyphosate is water soluble but it is not motile, meaning it doesn't remain biologically active. He noted a University of Iowa study about Glysophate. He said part of the reason it's a useful herbicide is that it doesn't remain motile in the soil.

Mr. Zipse said questions were raised about Imazapyr causing birth defects on amphibian embryos. He said the study placed the embyros in a solution of Imazapyr that were at a high concentration of the herbicide for a 96-hour period. He said those rates do not match the plan's rates for the use of Imazapyr. He said Imazapyr is the best material that will work with the objectives of the plan and again will only be used as a last resort.

Lastly, Mr. Zipse described the measures of success of the AWC regeneration plan. The Forest Service would like to see 800 to 1,000 AWCs per acre. He said after two years, the AWC should begin growing through the corduroy road. After four years, the trees should be well above the corduroy roads and logs should be much less visible. At six years, the trees should be growing tall. At eight years, the trees should be taller than a human of average height. So, the long-term metric of success is restoring the forest type, not the tree. The Forest Service will conduct monitoring and surveying to ensure that the trees per acre target is met. He said NJDEP's Office of Natural Lands Management will also do survey work at the site because rare plants might begin to grow.

Mr. Zipse said a Commissioner asked about the use of the herbicide named Stalker. He said he read the label and that herbicide is mixed with oil rather than water and will not be used.

He said a question was raised about Hessel's hairstreak butterfly, which is a Species of Concern in New Jersey. He said it was considered in the strategic plan and NJDEP's biologists will be responsible for monitoring its population.

Commissioner Rittler Sanchez said AWC naturally shade out competition, but the plan proposes to open up the canopy.

NJFS members said that cedar crowds out its competition by taking the site very aggressively and quickly. But in order to do so, it needs sunlight to germinate. The maple trees exist because germination is not occurring. Cedar trees will remain in the canopy but the site will be opened to allow cedars growing space.

Commissioner Rittler Sanchez said the proposal doesn't include a map of which trees will be protected.

NJFS members said crossroads are marked on the plan where mature cedar stands exist and are actively excluded from the plan. Determining what cedar trees are kept and which must be cut is operational decision making. The deciding factor will come down to promoting the regeneration of cedar.

Commissioner Rittler Sanchez said she visited the site and is not comfortable allowing the NJFS full discretion on which trees get removed on the 160 acres.

Mr. Zipse said the reason the forestry plan covers 160 acres is because rather than experimenting with AWC, the Forest Service is trying to restore cedars on the landscape. He said that is the goal of the plan and certain things must occur, including removing some cedar trees.

Commissioner Lohbauer said he submitted 11 questions to staff but they were paraphrased and submitted in a memo to the NJFS. He asked if NJSF staff had received the photographs he had taken of the site.

ED Grogan reminded Commissioner Lohbauer of their recent discussion, during which she told him that the photographs he took would not be provided to NJFS staff based on advice from the Attorney General's office. She reiterated that staff did not share the photographs with anyone, including other Commissioners. She said this is because the record is closed.

Ms. Roth said this is a quasi-judicial decision by the Commissioners, which means the decision must be made on the record that was developed before the record closed. She said no new information can be provided at this point.

Commissioner Lohbauer said he understands why the photographs would not be shared with other Commissioners. He said the applicant should have received the photographs so they could respond to his questions about them. Chair Matos said the photos were taken and submitted after the record was closed and cannot be shared.

Commissioner Lohbauer said the Commission is honoring the letter of the law but not honoring the spirit of the law. He said it's unfortunate that the public has not had more time to comment on the application, that Commissioners did not have more time to compose their questions, and that the pictures he took of the site cannot be shared.

He asked if there is a portion of the 171 acre site that already meets the plan's goal of 800 to 1,000 AWCs per acre.

NJFS staff said there are portions of the site that are stocked with AWCs and would not be treated. The 800-1,000 trees are associated with AWC regeneration targets, which in the future will lead to fewer trees but bigger, more mature AWC trees.

Commissioner Lohbauer said a 2024 study was conducted by foresters and professors that used satellite imagery to identify types of trees in the Pinelands and the study referenced AWCs. He was curious about the analysis that was used to document the tree inventory.

Mr. Zipse said his background is in biometrics and he would not be comfortable using satellite estimates because seedlings in the understory would be missed.

NJFS staff added that an AWC strategic planning document has been on the NJDEP's website since 2020, and the document details the remote sensing work that was undertaken to identify existing cedar resources in the state. A stakeholder process was included as part of the process.

Commissioner Lohbauer said he is not comfortable providing blanket authority for forestry activities to occur on all 171 acres.

Commissioner Lohbauer said that based on earlier comments, Mr. Zipse seems comfortable using glyphosate despite its carcinogenic properties.

Mr. Zipse said that, as stated earlier, the Forest Service hopes that it does not have to use glyphosate. He said it may be a secondary option and will only be used to control competing vegetation.

Commissioner Lohbauer said he is against applying glyphosate in the Pinelands. He said he provided a link to a study that found Imazapyr to be a thyroid disruptor in bullfrogs and other amphibians and based on that fact, it is of great concern that it that it could harm Pine Barrens treefrogs.

Mr. Zipse said the study used very high concentrations of the herbicide, many orders of magnitude higher than what is proposed in the forestry plan. Therefore, the results are not comparable.

Commissioner Lohbauer asked if monitoring of surrounding vernal ponds and other waterways would be taking place to ensure that herbicides do not migrate into the ponds. He said the NJFS is dismissing that this could happen but not providing any reassurance.

Mr. Zipse said the rules call for providing a buffer to these areas and with this plan, the Forest Service doubled the required buffer. He said there will be a lot of monitoring at the site by numerous offices at the NJDEP.

Mr. Lohbauer said that's reassuring but not reassuring enough. He said he doesn't understand why the vernal ponds cannot have specific monitoring.

Mr. Zipse said he understands the point, but he noted that as an applicant he is being responsive to the requirements of the CMP.

Commissioner Lohbauer temporarily left the meeting because his phone battery died.

Commissioner Irick said he appreciated the information that has been shared about the forestry plan. He said he would really like to see the construction of an eight-foot fence to keep deer out of the AWC regeneration area because deer can jump over a six-foot fence. However, he will trust the NJFS expertise on the matter of deer fencing.

Commissioner Lohbauer rejoined the meeting and said he had one last question that is related to the threatened and endangered (T&E) plant study conducted for the project site. He said the results of the plant survey were not shared with Commissioners.

Mr. Wyckoff said the NJFS worked closely with both the Office of Natural Lands Management (ONLM) and the Endangered and Nongame Species Program (ENSP) to develop a strategy that meets the requirement of the CMP. Both offices will help implement this plan.

Commissioner Lohbauer asked NJFS staff if they were familiar with a study: Botanical Inventories for Western Wharton Atlantic White Cedar Wetland Ecosystem Restoration Phase 2 final report dated January 11, 2022. He said the study contradicts what the NJFS has presented related to T&E species.

Mr. Zipse said the agencies that track these species were involved in this plan and found that there will be no irreversible, adverse impacts to the species.

Commissioner Mauriello thanked the NJFS for answering questions today. He said after reading the forestry plan and the staff's public development report he had questions. He said the NJFS are the experts on forestry, and he has confidence in its staff and believes the forestry plan will succeed. He said he hopes future forestry plans can address some of the questions raised today in the hopes that they will be easier to understand. He said as the Chair said earlier, our decision-making is not based on personal feelings or whether a Commissioner likes or dislikes an application; the decision is based on the standards of the CMP. He said he trusts Commission staff and ED Grogan's review of the application. He said if the forestry rules in the CMP need to be updated, the Commission can do that through the rule-making process. He said his only suggestion is that in the future when the next forestry application is filed, a discussion begins earlier in the process.

Mr. Wyckoff said demonstrating the NJFS intentions in a forestry plan in a regulatory setting is not an easy task. He said he believes communication about this type of forest management is best shared by an example from the field. He said this is the first time that the NJFS has brought a forestry plan of this size to the Commission. He said it's been a learning experience for everyone.

Commissioner Rittler Sanchez asked how long the AWC seed stock stays in the soil.

Mr. Zipse said the seeds stay in the soil for seven years.

Commissioner Avery said he appreciates the Commission staff's review and the Forest Service's in-depth description of the forestry plan. He asked if NJDEP will monitor the endangered plant and animal species that come about as a result of the cedar regeneration.

Mr. Zipse said that the ONLM and ENSP will continue to monitor the project area.

Commissioner Buzby-Cope thanked the NJSF for the dialogue and education on the forestry plan. She said the Pinelands need the regeneration of AWC. She said she hopes the transparency will continue.

Director Field thanked the NJFS for attending today's meeting and explaining the forestry plan. She also thanked Branwen Ellis, Environmental Specialist, for her work to review the application. She said what is not conveyed in the public development report are the months of back and forth between the staff and the applicant. She said Ms. Ellis posed many of the same questions to the applicant that were raised today. She said she thinks she has a better perspective as to what types of questions that the Commissioners are interested in. She said Commission staff conducted a thorough review of this application and said she feels confident that this application is consistent with the CMP and with past review procedures for forestry applications.

The resolution was adopted by a vote of 11 to 2. Commissioner Lohbauer and Commissioner Rittler Sanchez voted no.

Chair Matos thanked NJSF for answering the questions today and said she appreciated the thorough review and care Commission staff dedicated to this application.

The Commission took a brief break.

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

Chair Matos said four public development applications are available to comment on:

- Construction of an addition to a fire station in Stafford Township
- Demolition of two airplane hangers, the construction of a terminal building and two airplane hangars at the Woodbine Municipal Airport
- Construction of a taxiway and two taxiway fillets at the Atlantic City International Airport
- Construction of a sanitary sewer pump station and the installation of a sanitary sewer mains in Galloway Township

No one provided comment on the applications.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed seven municipal ordinances in the past month. He said two were related to affordable housing similar to those that staff has been reviewing this past year. Several were related to data center bans, which again, we have seen a number of in recent months.

Presentation: Permanent Land Protection Annual Update

Amber Mallm, Planning Specialist, said a total of 690 acres were preserved during Fiscal Year 2026 in the Pinelands Area. During the Fiscal Year, there was an increase in land preservation through the Farmland Preservation Program and Pinelands programs, but there was a decrease in land preserved through the Pinelands Development Credit (PDC) severance process. She noted that the decrease in PDC deed restricted land is due to the fact that the Pine Island Cranberry Company completed a large severance in Fiscal Year 2025. Ms. Mallm said that no land was preserved in the Section 502 Acquisition Areas in FY 2026. She said 66% of the land in Section 502 areas has been preserved. In FY 2026, 155 acres were preserved in the 21 Planning Areas, for a total of 42% of preserved land. A total of 488,700 acres of the Pinelands Area are preserved as of June 30, 2026. See attached presentation slides.

Presentation: Pinelands Development Credit Bank (PDC) Annual Update

Chief Planner Lanute said the data that will be reviewed in today's presentation is derived from the PDC Annual Report that was shared with Commissioners in late August. The report is posted on the Commission's website. He said Amber Mallm does the majority of the data analysis that goes into the PDC Bank Annual Report. He said an allocation of PDCs is determined when a property owner has land in the Pinelands Preservation Area District, Agricultural Production Area or the Special Agricultural Area and applies for a Letter of Interpretation (LOI). He said a total of 20 LOIs were issued in FY2026. He said that is an increase compared to FY 2025 but there was a decrease in PDC's allocated in FY 2026. Severance applications were also down in FY 2026, which led to a decrease in acres preserved. He said 62,425 acres have been preserved though the PDC Program to date, and the majority of that land is located in the Preservation Area District. He said the number of PDCs sold decreased in FY 2026, however the average sales price per right increased by 8%. He said the number of redemptions that were processed by the PDC Bank increased in FY2026 but the number of rights redeemed decreased. The PDC redemptions were mostly for the development of single family dwellings followed by mixed use development. He closed by explaining the existing and projected supply of PDCs and the current and future demand for which applicants will need PDCs. See attached presentation slides.

General Public Comment

Bernard Isaacson said the Commissioners' vote today was a major step in addressing ecological concerns on the landscape. He said Atlantic white cedar has been purposefully regenerated on hundreds of acres of New Jersey forest in recent decades. He said expert foresters like Bill Zipse have tested out how to regenerate cedar amidst differing site and stand conditions. He said the young cedar stand at Double Trouble State Park is thriving. However, challenges remain. The Forest Service has stated in both the state Forest Action Plan and the Atlantic white cedar

strategy that they intend to conduct forestry activities on 10,000 acres. This application today represents only the first 1.6%. See attached comments.

Colin McGlaughlin, Advanced Forestry Solutions, thanked the Commission for voting in favor of NJDEP's AWC regeneration application. He said he was pleased to see a Commission staff member at recent field site visit. He said you don't log for the money. He said he would be happy to host a site visit of an active forestry site.

Russell Juelg of the New Jersey Conservation Foundation (NJCF) spoke on behalf of the Partnerships for NJ Plant Coalition. He said Brian Szura of the Commission's staff participates in those meetings, and the group appreciate his participation. He said Bernard Isaacson led a tour a number of years ago to show AWC restoration. Mr. Juelg said a timber rattlesnake was discovered on the site of a development project in Evesham Township and part of the development proposal had already received final approvals. The developer's consultant had stated that there were records of rattlesnakes in the area. Suitable habitat for the rattlesnakes was present, but no rattlesnakes were discovered during the course of surveys. Commission staff at that time interpreted that to mean the rattlesnake population was historic and no longer existed there. Looking back now, that was a mistake. The NJSF is making a different assertion for its AWC regeneration project. The applicant said that the New Jersey Office of Natural Lands Management has documented three species of plants that the Commission is obligated to protect, but that the surveys indicate that no habitat for those species occurs on the site. He said if a plant has been documented as occurring at a place, it simply cannot be true that no habitat for that plant occurs there unless the habitat has changed. He said he hopes we're not engaging in a project reminiscent of the Sanctuary development in Evesham Township. He added that the New Jersey Natural Heritage Program reports are not a definitive statement as to what exists at a site. Two separate written comments were submitted (see attached).

Jason Howell of the Pinelands Alliance said he agrees that cedar restoration and protection are extremely important. He said he has concerns about the process. He said the public was not permitted to be involved in a substantial way. He said the NJFS didn't share the application. He said all we have to go on is a closed record and an inability to add new information. However, the applicant was able to add new information. He questioned why the NJFS did not do rare plant surveys on the site. He said surveys were conducted all around the site. They found rare species all around the site. He encouraged Commissioners to visit the regeneration site, because if you go in the field, you're going to be able to understand what it is they're actually proposing to do. He said he thinks the Commission has been doing great work.

Margo Pellegrino of Medford Lakes said she was surprised that the NJFS hadn't heard of the 2022 study that Commissioner Lohbauer referenced. She said she hopes the Commission has plenty of time to see how this AWC project progresses before approving any additional forestry projects. She said she has been in a forest that has died and you can hear the difference because it is silent. She said she hopes the Commission follows the progress of this project.

Emile DeVito of the NJCF said he has had many conversations with the NJFS about the AWC project. He hopes that they will keep the big cedars like they have stated. He said he doesn't understand why the Clark's Branch was not studied for rare species, but the surrounding streams

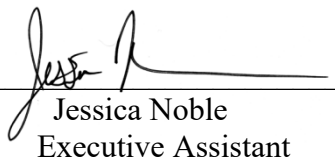
were surveyed. He said that he hopes there is no damage to rare species from this project. He said something is not adding up, noting the money is available to conduct the studies. He said several years ago a rare species survey was conducted for plants at a wildlife management area outside the Pinelands, and they said they didn't find anything. He said he took his then 12-year-old daughter to the site and within 15 minutes she found one of the best populations of New Jersey's rarest plant. He said rare species could be at risk with the AWC regeneration.

Tina Cooper said the existing forest where the AWC regeneration is proposed is a magical place. She raised concern about the wildlife that are in the area and are preparing for winter and won't have a home. She said the NJFS said this is a pilot program and they don't even know if the project will be successful. She said the applicant was able to add new information and questioned why new information can't be presented by Commissioners or interested members of the public.

Adjournment

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Mauriello seconded the motion. The Commission agreed to adjourn at 1:18 p.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: October 21, 2026

PINELANDS COMMISSION MEETING

MINUTES
October 9, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: https://www.youtube.com/live/pTdBy-7d9KI

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Jerome H. Irick, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, 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 Michael Eleneski.

Commissioners Absent

Theresa Lettman.

Call to Order

Chair Matos called the meeting to order at 9:33 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. Thirteen Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's September 11, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Buzby-Cope seconded the motion.

The minutes from the September 11, 2026 Commission meeting were adopted by a vote of 12 to 0. Commissioner Meade was not present for the vote.

Committee Reports

Chair Matos provided a summary of the September 25, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the August 28, 2026 meeting.

The Committee heard a presentation from Tanya Rohrbach of the Sustainability Institute at The College of New Jersey on piloting New Jersey's model Climate Change-Related Hazard Vulnerability Assessments (CCRHVA) across three Pinelands municipalities case studies, including Egg Harbor City, Evesham Township and Woodbine Borough. The Committee received feedback and insights on the CCRHVA plan process and strategies from municipal representatives of Evesham Township and Woodbine Borough.

Staff provided an overview of Climate Change-Related Hazard Vulnerability Assessments in the context of local conformance and Commission review for consistency with the Pinelands CMP.

Executive Director's Report

ED Grogan provided information on the following matters:

- Work continues to stabilize the Fenwick Manor foundation. The exterior painting of the building is taking longer than expected and the project will be delayed. Some of the windows that were removed and refinished are being reinstalled.

- The Personnel and Budget Committee is scheduled to meet virtually on Tuesday, October 20th. Staff will review the revised Personnel Policies, which have not been updated since 2010.

- The October 30th P&I Committee will be cancelled, and the Committee will meet next on November 20th.

- Staff received multiple inquiries related to Requests for Proposals for loans using the Pinelands Infrastructure Trust Fund. The deadline is January 11, 2027. The projects must be located in a Regional Growth Area and must be for wastewater or water supply.

April Field, Director of Regulatory Programs, provided information on the following regulatory matters:

- Staff recently issued a letter indicating permits can take effect for a 13-lot residential subdivision in Tabernacle Township and the development of 11 single family dwellings. Each house will utilize an alternate design septic system. An application for a new

municipal complex was previously proposed on the parcel, but the application was not completed.

- Staff has been working with the Town of Hammonton to resolve a violation where a property owner in the Agricultural Production Area has created three commercial uses and wetlands buffers were disturbed. The property owner pled guilty in municipal court, paid a fine and has 60 days to restore the property.

- Bethany Williams, an Environmental Specialist in the Regulatory Programs office, participated in a U.S. Fish and Wildlife training seminar for surveying bat species on transportation structures (bridges).

- Gina Fernandes, who is the newest Environmental Specialist to join the Regulatory Programs office, is in the process of completing Rutgers Wetland Certificate Program training.

Stacey Roth, Chief, Legal and Legislative Affairs, provided the following litigation updates:

- For the last few months, staff have been providing updates on the Hexa Builders matter. On September 21, 2026, Hexa filed a Petition for Certification and a Motion for Leave to File an Interlocutory appeal to the New Jersey Supreme Court. There were some procedural issues related to the filing of the petition for certification, because Hexa's attorney did not file a notice of petition before they filed the petition. The Commission's response, in the form of an opposition brief, is due October 22nd.

- The Commission was named in a Tort Claims Act matter involving a personal injury that occurred at the Lake Oswego dam. The Plaintiff's claims against the Commission stem from a 1995 Memorandum of Agreement (MOA) between the Commission and the New Jersey Department of Environmental Protection (NJDEP) that allows certain development to occur through a different process. Under the exemption of the Tort Claims Act, there is no Tort against any agency that is only issuing a permitting decision. The Attorney General's office made a motion for summary judgment because the Commission does not have the authority to hold or own property. The judge denied our request because discovery has not yet begun.

- The Artistic Materials trial commenced on September 22nd. The case began with the NJDEP providing its solid waste expert and evidence with regard to the recycling operation that has been occurring on the site. Susan Grogan testified on behalf of the Commission with regard to what is permitted under the Comprehensive Management Plan, specifically in the Agricultural Production Area, including the Pinelands Development Credit (PDC) deed restriction imposed on the property in 1998. Former Regulatory Programs Director Chuck Horner testified about the regulatory history of the property. Unfortunately, a number of people involved with the case then had personal emergencies, and the trial was put on hold. A case management conference has been scheduled for late October to discuss rescheduling the trial.

- Annual ethics training must be completed by Friday, November 13, 2026.

Brad Lanute, Chief Planner, provided an update related to Jackson Township:

- The Commission has received and is responding to several Open Public Records Act (OPRA) requests related to the Township's fourth round affordable housing plan and associated zoning overlay ordinances that are pending staff's review. The matter continues to generate significant public interest. To date, the Township has requested and received three extensions to allow additional time to address concerns that the Commission has raised with the Township regarding its affordable housing sites. The current extension runs through November 15, 2026. It's anticipated that another extension request may be necessary.

Paul Leakan, Communications Officer, provided the following updates:

- The World Water Monitoring Challenge is scheduled for October 23rd at Batsto Lake, where approximately 100 students will learn about the importance of water quality in the Pinelands.

- The Commission had a record month on its social media sites, which include X, Instagram, Bluesky and YouTube. The Commission's posts, including photos and videos, generated a record of 560,000 views on Instagram while adding 2,400 followers, including 950 followers in one day. This was fueled by a video of a northern pine snake climbing up a tree.

- The Pinelands native seed mix working group held its second meeting at Pinelands Nursery in Columbus on October 8th. The group identified seed mix types and categories that we want to develop. Next the group will create and collaborate on a document that lists native Pinelands seed mixes for the following purposes: roadside vegetation; soil stabilization; pollinator gardens; grass lawn alternatives; stormwater management best management practices such as rain gardens, vegetative conveyance swales, and bio retention basins; wildlife management areas; state forests and parks; traffic circle plantings; and native mixes for special purposes such as solar panels and landfills.

Commissioner Meade joined the meeting at 9:56 a.m.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the construction of a 475 linear foot paved taxiway connector at the Woodbine Municipal Airport.

Commissioner Pikolycky said he would be recusing from voting on this matter. He left the meeting room.

Ms. Roth said because Commissioner Pikolycky is the Mayor of Woodbine, he must recuse from Woodbine's application.

Commissioner Buzby-Cope made a motion Approving With Conditions an Application for Public Development (Application Number 1987-0065.037) (See Resolution # PC4-26-25). Commissioner Avery seconded the motion.

An aerial of the Woodbine Municipal Airport was displayed. The project area is outlined in red (see attached).

Mr. Ernest Deman, Supervising Environmental Specialist, said this application is for the installation of a new taxiway that will be approximately 475 feet in length. The new taxiway will allow aircrafts to take a right-hand turn and enter the runway at the terminal end, which is preferred by the Federal Aviation Administration. He said there are no wetlands in the proximity of the project area. The applicant has demonstrated consistency with the CMP's stormwater management standards and threatened and endangered species standards.

The resolution was adopted by a vote of 12 to 0.

Commissioner Pikolycky returned to the meeting room.

Chair Matos introduced a resolution approving the construction of a 150-foot-high local communication tower in Stafford Township.

ED Grogan said she is friends with the consultant for the project and said it was best that she is not in the room while the Commission considers the communication tower application. She left the room.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 2007-0300.003) (See Resolution # PC4-26-26). Commissioner Matro seconded the motion.

Mr. Deman said this application proposes the placement of a 150-foot-high communication tower on an existing water tower. An aerial was displayed (see attached), with the project area outlined in red. The application proposes the development of a 2,482 square foot equipment compound and a 129 linear foot access road.

The resolution was adopted by a vote of 13 to 0.

ED Grogan returned to the meeting.

Chair Matos introduced a resolution for NJDEP's application for forestry management and cedar regeneration at Wharton State Forest.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 1994-0288.002) (See Resolution # PC4-26-27). Commissioner Pikolycky seconded the motion.

Chair Matos said public notice for the proposed project was first provided by NJDEP via newspaper on May 29, 2026 and again on July 15th and August 13th. Public notice to property owners within 200 feet of the project site was provided on July 17, 2026. Notice of the project was provided on NJDEP's website as well as the Commission's website dating back to May. The Commission accepted public comment at its September 11th meeting. Notice of the agenda item was provided over a week in advance. Chair Matos reminded Commissioners that decisions need to be based on the standards outlined in the CMP. She said the CMP dictates our responsibilities and how we approach things. She urged Commissioners to keep that in mind.

Chair Matos introduced Todd Wyckoff, State Forester, and Bill Zipse, Supervising Forester, who will be presenting their application and answering questions from the Commission. She reminded everyone that the public comment period has ended.

Mr. Wyckoff said he would provide information on NJDEP's application for restoring Atlantic white cedar (AWC), one of the most iconic and ecologically important forest types in the Pinelands. He said the New Jersey Forest Service (NJFS) is proud of this application and excited to contribute to the effort to bring this beloved forest type back to the landscape. He said Atlantic white cedar has shaped the ecology and character of this region for centuries, but today it stands at a critical point. Due to decades of neglect and compounding pressures from climate change, saltwater intrusion, and flooding caused by beavers, Atlantic white cedar forests have dwindled to just 25,000 acres statewide. He said the NJFS has research, experience, funding, and tools to restore Atlantic white cedar. He said this project is crucial to the cedar population.

Mr. Zipse said he has spent 26 years with the New Jersey Forest Service and was involved in the first cedar management plan back in 1997. He said as a field forester, the NJFS has tested different techniques to restore Atlantic white cedars to the landscape. These activities took place at Bass River State Forest and Brendan T. Byrne State Forest, and it was a test to determine the types of sites where cedar restoration could be successful. Remote sensing analysis is key in selecting landscapes for cedar restoration. The following threats are also considered when choosing a site: climate change, storm surge and saltwater intrusion. Modeling activities are completed to determine where cedar is most likely to survive. He noted that restoring cedar in old cranberry bogs is expensive, difficult and consumes a lot of resources. The population of Atlantic white cedars has declined to about 25,000 acres statewide from its historic high of approximately 115,000 acres. He clarified that means 25,000 acres of functioning cedar forest, not where individual cedar trees may be found. He said having cedar on the site is vital because the goal is for regeneration to occur using the existing seed source. He said the trees should be doing the work. He noted that this forestry project is fully funded and there is no reliance on revenue from the sale of timber.

He said it's important to note the forest type in the area to be regenerated, which is a forest dominated by cedar that can perpetuate itself. He said shade from other cedars and the seed bin are factors that are studied when selecting a viable regeneration site. He said the forestry plan will cover a 10-year period, and it includes staging areas and other things (stream crossing or log landings) that may be necessary to have a success. He said an inventory of the trees was conducted by measuring trees, analyzing growing space and evaluating the current site conditions. He noted that it was a hard site to characterize and includes some cedars that date

back to the 1930's but it is not considered an old growth cedar forest. He said there are currently 74 Atlantic white cedars per acre on the site.

The presentation categorized Commissioner's questions (see attached presentation slides). He reviewed the methodology of the plan. He said NJDEP botanists and biologists were consulted during the creation of the forestry plan and adjustments were made to protect threatened and endangered plants and animals. He said boundaries of the forestry plan were moved and adjusted based on the presence of known breeding pools for Pine Barrens treefrogs. He said the plan does not include streamside management zones, noting that the CMP and Cedar Best Management Practices assume that work is occurring in wetlands. He said specialized equipment and techniques, including the use of corduroy roads, will be utilized to protect these zones. He then explained the rationale for removing some cedar trees from the stand. He said it is based on a forestry mathematical equation which determines how much vegetation can be on a landscape versus the size of the vegetation. He said the open areas receive the most treatment, and the trees are left behind because the seed source is crucial for the regeneration. He said keeping wind-firm cedar is very important. He provided information on a cedar regeneration project at Double Trouble State Park that has been very successful. An image in the presentation displayed the cedar growing up through the corduroy road. He said that is what is meant to happen. He also noted that deer fencing was not used at the Double Trouble cedar regeneration site. He said deer fencing is not immediately proposed in the plan because the Forest Service wants to see if the trees germinate and begin to grow. The Forest Service will then monitor growth and look for damage from the deer. He said fencing is expensive and difficult to install. He also noted that fencing and herbiciding are two separate issues.

Commissioner Wallner said it sounds like the Forest Service is saying that fencing is bad, but the plan calls for fencing if it's necessary.

Mr. Zipse said he hopes that deer fencing is not necessary, and he was providing information on why it isn't installed automatically.

Commissioner Wallner asked if herbicide would be applied initially, and if after monitoring, would another application be necessary if germination has failed.

Mr. Zipse said herbicide and mechanical clearing are both approaches to germination. If germination fails, another treatment of herbicide may be necessary. He said the plan has a limit on herbicide, with a maximum of three treatments over 10-years and with at least one growing season in between. He noted that state foresters will be monitoring the site and the Forest Service wants the plan to be successful and needs to have tools authorized in the permit to be able to handle different scenarios that may arise from deer pressure or low regeneration numbers. He reiterated that the site was chosen based on the genetics, seed source, soil type and presence of sphagnum moss. He said the hope is that this site has the same AWC germination success as the Double Trouble site. He said because of the strong genetics at the site, they are not inclined to plant seedlings unless necessary. He said he wants the trees to do the work, because using the seed source can regenerate at a much high rate than planting.

Mr. Zipse then provided information regarding the use of herbicides, as proposed in the plan. He said the NJ Forest Service does not have the equipment to spray herbicide from the air, so it is done by hiring a helicopter or drone. He said the herbicide (Imazapyr) would be used at a rate of 14 ounces per acre. Because of advancements in GPS coordinates and wind sensors on the helicopter, the application of herbicides on the area needing treatment is very precise.

He said mechanical clearing will most likely be necessary in the eastern area of the site where there are a mix of trees, including maple. He said Imazapyr is an ALS inhibitor that targets plant growth. He said it's very effective to spray over the cedars in the autumn, before the leaves turn, and it's very selective as well. He said the plan also calls for using glyphosate on a limited basis because it kills seeds, so it needs to be handled carefully. Glyphosate is also recognized as a human carcinogen, and it needs to be handled properly and carefully. He said Commissioner Lohbauer shared a study related to glyphosate application in sandy soils in Florida's citrus groves. He said Glyphosate is water soluble but it is not motile, meaning it doesn't remain biologically active. He noted a University of Iowa study about Glysophate. He said part of the reason it's a useful herbicide is that it doesn't remain motile in the soil.

Mr. Zipse said questions were raised about Imazapyr causing birth defects on amphibian embryos. He said the study placed the embyros in a solution of Imazapyr that were at a high concentration of the herbicide for a 96-hour period. He said those rates do not match the plan's rates for the use of Imazapyr. He said Imazapyr is the best material that will work with the objectives of the plan and again will only be used as a last resort.

Lastly, Mr. Zipse described the measures of success of the AWC regeneration plan. The Forest Service would like to see 800 to 1,000 AWCs per acre. He said after two years, the AWC should begin growing through the corduroy road. After four years, the trees should be well above the corduroy roads and logs should be much less visible. At six years, the trees should be growing tall. At eight years, the trees should be taller than a human of average height. So, the long-term metric of success is restoring the forest type, not the tree. The Forest Service will conduct monitoring and surveying to ensure that the trees per acre target is met. He said NJDEP's Office of Natural Lands Management will also do survey work at the site because rare plants might begin to grow.

Mr. Zipse said a Commissioner asked about the use of the herbicide named Stalker. He said he read the label and that herbicide is mixed with oil rather than water and will not be used.

He said a question was raised about Hessel's hairstreak butterfly, which is a Species of Concern in New Jersey. He said it was considered in the strategic plan and NJDEP's biologists will be responsible for monitoring its population.

Commissioner Rittler Sanchez said AWC naturally shade out competition, but the plan proposes to open up the canopy.

NJFS members said that cedar crowds out its competition by taking the site very aggressively and quickly. But in order to do so, it needs sunlight to germinate. The maple trees exist because

germination is not occurring. Cedar trees will remain in the canopy but the site will be opened to allow cedars growing space.

Commissioner Rittler Sanchez said the proposal doesn't include a map of which trees will be protected.

NJFS members said crossroads are marked on the plan where mature cedar stands exist and are actively excluded from the plan. Determining what cedar trees are kept and which must be cut is operational decision making. The deciding factor will come down to promoting the regeneration of cedar.

Commissioner Rittler Sanchez said she visited the site and is not comfortable allowing the NJFS full discretion on which trees get removed on the 160 acres.

Mr. Zipse said the reason the forestry plan covers 160 acres is because rather than experimenting with AWC, the Forest Service is trying to restore cedars on the landscape. He said that is the goal of the plan and certain things must occur, including removing some cedar trees.

Commissioner Lohbauer said he submitted 11 questions to staff but they were paraphrased and submitted in a memo to the NJFS. He asked if NJSF staff had received the photographs he had taken of the site.

ED Grogan reminded Commissioner Lohbauer of their recent discussion, during which she told him that the photographs he took would not be provided to NJFS staff based on advice from the Attorney General's office. She reiterated that staff did not share the photographs with anyone, including other Commissioners. She said this is because the record is closed.

Ms. Roth said this is a quasi-judicial decision by the Commissioners, which means the decision must be made on the record that was developed before the record closed. She said no new information can be provided at this point.

Commissioner Lohbauer said he understands why the photographs would not be shared with other Commissioners. He said the applicant should have received the photographs so they could respond to his questions about them. Chair Matos said the photos were taken and submitted after the record was closed and cannot be shared.

Commissioner Lohbauer said the Commission is honoring the letter of the law but not honoring the spirit of the law. He said it's unfortunate that the public has not had more time to comment on the application, that Commissioners did not have more time to compose their questions, and that the pictures he took of the site cannot be shared.

He asked if there is a portion of the 171 acre site that already meets the plan's goal of 800 to 1,000 AWCs per acre.

NJFS staff said there are portions of the site that are stocked with AWCs and would not be treated. The 800-1,000 trees are associated with AWC regeneration targets, which in the future will lead to fewer trees but bigger, more mature AWC trees.

Commissioner Lohbauer said a 2024 study was conducted by foresters and professors that used satellite imagery to identify types of trees in the Pinelands and the study referenced AWCs. He was curious about the analysis that was used to document the tree inventory.

Mr. Zipse said his background is in biometrics and he would not be comfortable using satellite estimates because seedlings in the understory would be missed.

NJFS staff added that an AWC strategic planning document has been on the NJDEP's website since 2020, and the document details the remote sensing work that was undertaken to identify existing cedar resources in the state. A stakeholder process was included as part of the process.

Commissioner Lohbauer said he is not comfortable providing blanket authority for forestry activities to occur on all 171 acres.

Commissioner Lohbauer said that based on earlier comments, Mr. Zipse seems comfortable using glyphosate despite its carcinogenic properties.

Mr. Zipse said that, as stated earlier, the Forest Service hopes that it does not have to use glyphosate. He said it may be a secondary option and will only be used to control competing vegetation.

Commissioner Lohbauer said he is against applying glyphosate in the Pinelands. He said he provided a link to a study that found Imazapyr to be a thyroid disruptor in bullfrogs and other amphibians and based on that fact, it is of great concern that it that it could harm Pine Barrens treefrogs.

Mr. Zipse said the study used very high concentrations of the herbicide, many orders of magnitude higher than what is proposed in the forestry plan. Therefore, the results are not comparable.

Commissioner Lohbauer asked if monitoring of surrounding vernal ponds and other waterways would be taking place to ensure that herbicides do not migrate into the ponds. He said the NJFS is dismissing that this could happen but not providing any reassurance.

Mr. Zipse said the rules call for providing a buffer to these areas and with this plan, the Forest Service doubled the required buffer. He said there will be a lot of monitoring at the site by numerous offices at the NJDEP.

Mr. Lohbauer said that's reassuring but not reassuring enough. He said he doesn't understand why the vernal ponds cannot have specific monitoring.

Mr. Zipse said he understands the point, but he noted that as an applicant he is being responsive to the requirements of the CMP.

Commissioner Lohbauer temporarily left the meeting because his phone battery died.

Commissioner Irick said he appreciated the information that has been shared about the forestry plan. He said he would really like to see the construction of an eight-foot fence to keep deer out of the AWC regeneration area because deer can jump over a six-foot fence. However, he will trust the NJFS expertise on the matter of deer fencing.

Commissioner Lohbauer rejoined the meeting and said he had one last question that is related to the threatened and endangered (T&E) plant study conducted for the project site. He said the results of the plant survey were not shared with Commissioners.

Mr. Wyckoff said the NJFS worked closely with both the Office of Natural Lands Management (ONLM) and the Endangered and Nongame Species Program (ENSP) to develop a strategy that meets the requirement of the CMP. Both offices will help implement this plan.

Commissioner Lohbauer asked NJFS staff if they were familiar with a study: Botanical Inventories for Western Wharton Atlantic White Cedar Wetland Ecosystem Restoration Phase 2 final report dated January 11, 2022. He said the study contradicts what the NJFS has presented related to T&E species.

Mr. Zipse said the agencies that track these species were involved in this plan and found that there will be no irreversible, adverse impacts to the species.

Commissioner Mauriello thanked the NJFS for answering questions today. He said after reading the forestry plan and the staff's public development report he had questions. He said the NJFS are the experts on forestry, and he has confidence in its staff and believes the forestry plan will succeed. He said he hopes future forestry plans can address some of the questions raised today in the hopes that they will be easier to understand. He said as the Chair said earlier, our decision-making is not based on personal feelings or whether a Commissioner likes or dislikes an application; the decision is based on the standards of the CMP. He said he trusts Commission staff and ED Grogan's review of the application. He said if the forestry rules in the CMP need to be updated, the Commission can do that through the rule-making process. He said his only suggestion is that in the future when the next forestry application is filed, a discussion begins earlier in the process.

Mr. Wyckoff said demonstrating the NJFS intentions in a forestry plan in a regulatory setting is not an easy task. He said he believes communication about this type of forest management is best shared by an example from the field. He said this is the first time that the NJFS has brought a forestry plan of this size to the Commission. He said it's been a learning experience for everyone.

Commissioner Rittler Sanchez asked how long the AWC seed stock stays in the soil.

Mr. Zipse said the seeds stay in the soil for seven years.

Commissioner Avery said he appreciates the Commission staff's review and the Forest Service's in-depth description of the forestry plan. He asked if NJDEP will monitor the endangered plant and animal species that come about as a result of the cedar regeneration.

Mr. Zipse said that the ONLM and ENSP will continue to monitor the project area.

Commissioner Buzby-Cope thanked the NJSF for the dialogue and education on the forestry plan. She said the Pinelands need the regeneration of AWC. She said she hopes the transparency will continue.

Director Field thanked the NJFS for attending today's meeting and explaining the forestry plan. She also thanked Branwen Ellis, Environmental Specialist, for her work to review the application. She said what is not conveyed in the public development report are the months of back and forth between the staff and the applicant. She said Ms. Ellis posed many of the same questions to the applicant that were raised today. She said she thinks she has a better perspective as to what types of questions that the Commissioners are interested in. She said Commission staff conducted a thorough review of this application and said she feels confident that this application is consistent with the CMP and with past review procedures for forestry applications.

The resolution was adopted by a vote of 11 to 2. Commissioner Lohbauer and Commissioner Rittler Sanchez voted no.

Chair Matos thanked NJSF for answering the questions today and said she appreciated the thorough review and care Commission staff dedicated to this application.

The Commission took a brief break.

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

Chair Matos said four public development applications are available to comment on:

- Construction of an addition to a fire station in Stafford Township
- Demolition of two airplane hangers, the construction of a terminal building and two airplane hangars at the Woodbine Municipal Airport
- Construction of a taxiway and two taxiway fillets at the Atlantic City International Airport
- Construction of a sanitary sewer pump station and the installation of a sanitary sewer mains in Galloway Township

No one provided comment on the applications.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed seven municipal ordinances in the past month. He said two were related to affordable housing similar to those that staff has been reviewing this past year. Several were related to data center bans, which again, we have seen a number of in recent months.

Presentation: Permanent Land Protection Annual Update

Amber Mallm, Planning Specialist, said a total of 690 acres were preserved during Fiscal Year 2026 in the Pinelands Area. During the Fiscal Year, there was an increase in land preservation through the Farmland Preservation Program and Pinelands programs, but there was a decrease in land preserved through the Pinelands Development Credit (PDC) severance process. She noted that the decrease in PDC deed restricted land is due to the fact that the Pine Island Cranberry Company completed a large severance in Fiscal Year 2025. Ms. Mallm said that no land was preserved in the Section 502 Acquisition Areas in FY 2026. She said 66% of the land in Section 502 areas has been preserved. In FY 2026, 155 acres were preserved in the 21 Planning Areas, for a total of 42% of preserved land. A total of 488,700 acres of the Pinelands Area are preserved as of June 30, 2026. See attached presentation slides.

Presentation: Pinelands Development Credit Bank (PDC) Annual Update

Chief Planner Lanute said the data that will be reviewed in today's presentation is derived from the PDC Annual Report that was shared with Commissioners in late August. The report is posted on the Commission's website. He said Amber Mallm does the majority of the data analysis that goes into the PDC Bank Annual Report. He said an allocation of PDCs is determined when a property owner has land in the Pinelands Preservation Area District, Agricultural Production Area or the Special Agricultural Area and applies for a Letter of Interpretation (LOI). He said a total of 20 LOIs were issued in FY2026. He said that is an increase compared to FY 2025 but there was a decrease in PDC's allocated in FY 2026. Severance applications were also down in FY 2026, which led to a decrease in acres preserved. He said 62,425 acres have been preserved though the PDC Program to date, and the majority of that land is located in the Preservation Area District. He said the number of PDCs sold decreased in FY 2026, however the average sales price per right increased by 8%. He said the number of redemptions that were processed by the PDC Bank increased in FY2026 but the number of rights redeemed decreased. The PDC redemptions were mostly for the development of single family dwellings followed by mixed use development. He closed by explaining the existing and projected supply of PDCs and the current and future demand for which applicants will need PDCs. See attached presentation slides.

General Public Comment

Bernard Isaacson said the Commissioners' vote today was a major step in addressing ecological concerns on the landscape. He said Atlantic white cedar has been purposefully regenerated on hundreds of acres of New Jersey forest in recent decades. He said expert foresters like Bill Zipse have tested out how to regenerate cedar amidst differing site and stand conditions. He said the young cedar stand at Double Trouble State Park is thriving. However, challenges remain. The Forest Service has stated in both the state Forest Action Plan and the Atlantic white cedar

strategy that they intend to conduct forestry activities on 10,000 acres. This application today represents only the first 1.6%. See attached comments.

Colin McGlaughlin, Advanced Forestry Solutions, thanked the Commission for voting in favor of NJDEP's AWC regeneration application. He said he was pleased to see a Commission staff member at recent field site visit. He said you don't log for the money. He said he would be happy to host a site visit of an active forestry site.

Russell Juelg of the New Jersey Conservation Foundation (NJCF) spoke on behalf of the Partnerships for NJ Plant Coalition. He said Brian Szura of the Commission's staff participates in those meetings, and the group appreciate his participation. He said Bernard Isaacson led a tour a number of years ago to show AWC restoration. Mr. Juelg said a timber rattlesnake was discovered on the site of a development project in Evesham Township and part of the development proposal had already received final approvals. The developer's consultant had stated that there were records of rattlesnakes in the area. Suitable habitat for the rattlesnakes was present, but no rattlesnakes were discovered during the course of surveys. Commission staff at that time interpreted that to mean the rattlesnake population was historic and no longer existed there. Looking back now, that was a mistake. The NJSF is making a different assertion for its AWC regeneration project. The applicant said that the New Jersey Office of Natural Lands Management has documented three species of plants that the Commission is obligated to protect, but that the surveys indicate that no habitat for those species occurs on the site. He said if a plant has been documented as occurring at a place, it simply cannot be true that no habitat for that plant occurs there unless the habitat has changed. He said he hopes we're not engaging in a project reminiscent of the Sanctuary development in Evesham Township. He added that the New Jersey Natural Heritage Program reports are not a definitive statement as to what exists at a site. Two separate written comments were submitted (see attached).

Jason Howell of the Pinelands Alliance said he agrees that cedar restoration and protection are extremely important. He said he has concerns about the process. He said the public was not permitted to be involved in a substantial way. He said the NJFS didn't share the application. He said all we have to go on is a closed record and an inability to add new information. However, the applicant was able to add new information. He questioned why the NJFS did not do rare plant surveys on the site. He said surveys were conducted all around the site. They found rare species all around the site. He encouraged Commissioners to visit the regeneration site, because if you go in the field, you're going to be able to understand what it is they're actually proposing to do. He said he thinks the Commission has been doing great work.

Margo Pellegrino of Medford Lakes said she was surprised that the NJFS hadn't heard of the 2022 study that Commissioner Lohbauer referenced. She said she hopes the Commission has plenty of time to see how this AWC project progresses before approving any additional forestry projects. She said she has been in a forest that has died and you can hear the difference because it is silent. She said she hopes the Commission follows the progress of this project.

Emile DeVito of the NJCF said he has had many conversations with the NJFS about the AWC project. He hopes that they will keep the big cedars like they have stated. He said he doesn't understand why the Clark's Branch was not studied for rare species, but the surrounding streams

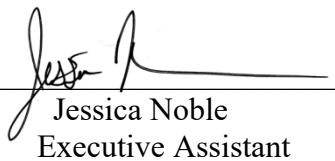
were surveyed. He said that he hopes there is no damage to rare species from this project. He said something is not adding up, noting the money is available to conduct the studies. He said several years ago a rare species survey was conducted for plants at a wildlife management area outside the Pinelands, and they said they didn't find anything. He said he took his then 12-year-old daughter to the site and within 15 minutes she found one of the best populations of New Jersey's rarest plant. He said rare species could be at risk with the AWC regeneration.

Tina Cooper said the existing forest where the AWC regeneration is proposed is a magical place. She raised concern about the wildlife that are in the area and are preparing for winter and won't have a home. She said the NJFS said this is a pilot program and they don't even know if the project will be successful. She said the applicant was able to add new information and questioned why new information can't be presented by Commissioners or interested members of the public.

Adjournment

Commissioner Pikolycky moved to adjourn the meeting. Commissioner Mauriello seconded the motion. The Commission agreed to adjourn at 1:18 p.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: October 21, 2026

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-25

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1987-0065.037)

Commissioner Buzby-Cope moves and Commissioner Avery seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1987-0065.037	
Applicant:	**Borough of Woodbine**
Municipality:	Borough of Woodbine
Management Area:	Pinelands Town
Date of Report:	September 17, 2026
Proposed Development:	Construction of a 475 linear foot paved aircraft taxiway at the Woodbine Municipal Airport.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-0065.037 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky				R					

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: October 9, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

State of New Jersey
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

September 17, 2026

Mayor William Pikolycky (via email)
Borough of Woodbine
501 Washington Avenue
Woodbine NJ 08270

Re: Application # 1987-0065.037
Block 125, Lots 1, 1.02 & 1.03
Borough of Woodbine

Dear Mayor Pikolycky:

The Commission staff has completed its review of your application for construction of a 475 linear foot paved aircraft taxiway connector at the Woodbine Municipal Airport. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its October 9, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure
Public comments (3)

c: Secretary, Borough of Woodbine Planning Board (via email)
Borough of Woodbine Construction Code Official (via email)
Secretary, Cape May County Planning Board (via email)
Alex Stollery (via email)

Brian Murray (via email)

Gary Murray (via email)
Joan Murray

State of New Jersey
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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

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Mayor William Pikolycky (via email)
Borough of Woodbine
501 Washington Avenue
Woodbine NJ 08270

Application No.: 1987-0065.037
Block 125, Lots 1, 1.02 & 1.03
Borough of Woodbine

This application proposes construction of a 475 linear foot paved aircraft taxiway connector at the Woodbine Municipal Airport located on the above referenced 665 acre parcel in Woodbine Borough.

The proposed taxiway connector will connect the end of existing Runway 19 to existing Taxiway B to provide safe passage of airplanes from the runway to the adjacent taxiway.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located in the Pinelands Town of Woodbine. The proposed development is a permitted use in a Pinelands Town.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on the parcel. The proposed development will be located at least 300 feet from wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located in an existing maintained grassed area. The proposed soil disturbance is limited to that which is necessary to accommodate the development.

The landscaping and revegetation guidelines of the CMP recommend the use of grasses that are tolerant

of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.33)

The Commission has records of Northern pine snake, Grasshopper sparrow, Savannah sparrow, Upland sandpiper, Eastern meadowlark, and Northern harrier being located on the parcel. Based upon the existing site conditions, the location of the proposed development relative to the existing development and information available to the Commission staff, it was determined that a survey for the presence of threatened and endangered species of plants and wildlife was not required.

Stormwater Management Standards (N.J.A.C.7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing a stormwater infiltration basin.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The New Jersey Historic Preservation Office determined that the Woodbine Municipal Airport, historically known as the Woodbine Airfield, is a historic resource eligible for listing on the National and State Registers of Historic Places. The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development and determined that the proposed development associated with this application will not impact any contributing cultural resources associated with the Woodbine Airfield. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Legal notice to required land owners within 200 feet of the above referenced parcel was completed on October 21, 2025. Newspaper public notice was completed on October 17, 2025. The application was designated as complete on the Commission's website on August 26, 2026. The Commission's public comment period closed on September 11, 2026. The Commission received three written comments regarding this application.

Commenter No. 1: The commenter expressed their opposition to the proposed development occurring on their property.

Staff Response: The proposed development will occur on a parcel owned by the Borough of Woodbine. No development is proposed on the commenter's property.

Commenter No. 2: The commenter indicated that they did not receive any correspondence or notification from the Pinelands Commission regarding the application and that the lack of communication from the Commission has prevented the commenter from reviewing the project and its impact on their property.

Staff Response: The commenter received notice of the proposed development from the applicant by certified mail on October 21, 2025. In response to the submission of their

written comment, on November 14, 2025, the Commission issued an email indicating that the application file was available for review at the Commission's office.

Commenter No. 3: The commenter indicated that they were not informed as to the type of development which was proposed.

Staff Response: The commenter received notice of the proposed development from the applicant on October 21, 2025. The notice included a description of the proposed aircraft taxiway connector.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 31 sheets, prepared by DY Consultants and dated as follows:

   Sheets 1-16, 18-22, 24 & 27-31 - dated May 5, 2025
   Sheets 17, 25 & 26 - dated May 5, 2025; revised to June 8, 2026; and
   Sheet 23 - dated May 5, 2025; revised to July 10, 2026

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.

State of New Jersey
THE PINELANDS COMMISSION
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NEW LISBON, NJ 08064
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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

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on October 5, 2026 and include the following information:

1. the name and address of the person requesting the appeal;

2. the application number;

3. the date on which the determination to be appealed was made;

4. a brief statement of the basis for the appeal; and

5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Commenter #1

From: Gary Murray (gmurray1445@comcast.net)
Received: 10/26/2025 8:20:26 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: [EXTERNAL] Opposition to proposed taxiway connector
Attachments: None

October 24, 2025

Dear Members of the Pinelands Commission,
I am writing to formally express my opposition to the application submitted by the Mayor seeking approval for a 1.45-acre taxiway connector on my property.
As the property owner, I have not consented to this proposal and do not support its development. I believe this project would negatively impact my rights, the character of the land, and potentially the surrounding environment. This project raises serious concerns regarding my property rights and the environmental impact of such development. I have not been consulted or given consent, and I believe this action violates the principles of due process and private property protection. The Pinelands are a unique and protected ecosystem. Construction of a taxiway connector could disrupt local habitats, increase pollution, and compromise the ecological integrity of the area.
I respectfully request that the Commission deny this application and ensure my concerns are fully considered during the review process.
Please confirm receipt of this email and advise me of any upcoming hearings or opportunities to present my position.
Thank you for your attention to this matter.

Sincerely,
Gary Murray
[redacted]

Commenter #2

Brian Murray
[redacted]

Email: barmurray@mac.com
Phone: [redacted]

Date: November 1, 2025

To:
Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064

Subject: Concern Regarding Application 1987-0065.037 — 1.45 Acre Taxiway Connection

Dear Members of the Pinelands Commission,

I am writing as the trustee for the properties located at [redacted] in reference to Application No. 1987-0065.037 concerning the proposed 1.45-acre taxiway connection.

I wish to formally express that I am not in agreement with this proposed project. To date, I have not received any official correspondence or notification from the Pinelands Commission regarding this application, despite my status as a directly affected property trustee. This lack of communication has prevented me from reviewing the full scope and potential impacts of the project on my properties and the surrounding community.

I respectfully request that the Commission pause or reconsider any actions or approvals related to this application until affected property owners, including myself, have been properly informed and given the opportunity to review the details and provide input.

Please confirm receipt of this letter and advise me of any upcoming hearings, public comment periods, or documentation related to this matter.

Thank you for your attention and consideration.

Sincerely,

_____
Brian Murray
[redacted]

Commenter #3

10/30/2025

To Whom it May Concern

Two things We Were never inform of what Type of development this Would be on Block 125 Located on De Hirsch Ave, and Two We have been trying to have a fire hydrant fix since Spring And can't get that fix

Joan Murray

[redacted]

APP# 1987005.037
Doc Type 100

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RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-26

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 2007-0300.003)

Commissioner Avery moves and Commissioner Matro seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

2007-0300.003	
Applicant:	**Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township**
Municipality:	Stafford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	September 17, 2026
Proposed Development:	Construction of 150 foot high local communications tower.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2007-0300.003 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: October 9, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

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MIKIE SHERRILL
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Lt. Governor

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

September 17, 2026

Robert Czarniawski (via email)
Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
One Verizon Way, Mail Stop 4AW100
Basking Ridge, NJ 07920

Re: Application # 2007-0300.003
Block 44.213, Lot 9
Stafford Township

Dear Mr. Czarniawski:

The Commission staff has completed its review of your application for the construction of 150 foot high communications tower. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its October 9, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Stafford Township Planning Board (via email)
Stafford Township Construction Code Official (via email)
Stafford Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Matthew Von der Hayden, Administrator (via email)

Warren O. Stilwell, Esq. (via email)

State of New Jersey
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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

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Robert Czarniawski
Cellco Partnership d/b/a Verizon Wireless on behalf of Stafford Township
One Verizon Way, Mail Stop 4AW100
Basking Ridge, NJ 07920

Application No.: 2007-0300.003
Block 44.213, Lot 9
Stafford Township

This application proposes the construction of 150 foot high local communications tower on the above referenced 0.85 acre parcel in Stafford Township. There is an existing municipal water tower on the parcel.

The proposed development includes the development of a 2,482 square foot equipment compound and a 129 linear foot access road.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted use in a Pinelands Regional Growth Area.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located primarily in an existing maintained grassed area. The proposed development will require the removal of eleven individual trees. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

The landscaping and revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

For a "minor" development application which proposes an increase of greater than 1,000 square feet of regulated motor vehicle surfaces, the CMP requires that the volume of the water quality design storm shall be recharged onsite. The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standard, the applicant will be constructing two subsurface stormwater infiltration recharge trenches.

PUBLIC COMMENT

The CMP defines the proposed development as "minor" development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission's website on August 13, 2026. The Commission's public comment period closed on September 11, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 31 sheets, prepared by FC Architects and dated as follows:

   Sheets, 1, 4, 5 & 7-9 - September 3, 2024; revised to July 31, 2026
   Sheets 2, 3, 6, 10-22, 24-27 & 29-31 - dated September 3, 2024; revised to November 10, 2025
   Sheets 23 & 28 - dated September 3, 2024; revised to July 14, 2026

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.

State of New Jersey
THE PINELANDS COMMISSION
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www.nj.gov/pinelands

MIKIE SHERRILL
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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

PINELANDS COMMISSION
APPEAL PROCEDURE

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on October 5, 2026 and include the following information:

1. the name and address of the person requesting the appeal;

2. the application number;

3. the date on which the determination to be appealed was made;

4. a brief statement of the basis for the appeal; and

5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-27

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1994-0288.002)

Commissioner Avery moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

1994-0288.002	
Applicant:	**NJDEP Forest Service**
Municipality:	Waterford Township
Management Area:	Pinelands Preservation Area District
Date of Report:	September 17, 2026
Proposed Development:	Forest management and Atlantic white cedar regeneration on 171 acres within Wharton State Forest .

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1994-0288.002 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lohbauer		X			Rittler Sanchez		X		
Avery	X				Matro	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: October 9, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

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

September 17, 2026

Todd Wyckoff (via email)
NJDEP Forest Service
Mail Code 501-04
P.O. Box 420
Trenton NJ 08625

Re: Application # 1994-0288.002
Block 6603, Lot 1
Block 6703, Lot 1
Block 6704, Lot 1
Block 6801, Lots 1 & 2
Block 6802, Lots 1 - 4
Block 6803, Lots 1 & 2
Block 6905, Lot 1
Wharton State Forest
Waterford Township

Dear Mr. Wyckoff:

The Commission staff has completed its review of your application for forest management and cedar regeneration on 171 acres within Wharton State Forest. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its October 9, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Waterford Township Planning Board (via email)
Waterford Township Construction Code Official (via email)
Waterford Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Edward Samanns (via email)
Michael Klein (via email)
Jason Howell (via email)
Heidi Yeh (via email)
Liz Thomspon, Executive Director (via email)
Ann Crow (via email)
Lenore Walker (via email)
Amy Wilson (via email)
Deborah Mclaughlin (via email)
Brooke Wright (via email)
Joshua Carmen (via email)
Josh Carmen (via email)
Eric Hinesley (via email)
Lynne Lasko (via email)
Nancy McLaughlin (via email)
Ray Derman IV (via email)
Bernadette Foley (via email)
Les Alpaugh (via email)
Travis Holonics (via email)
Laura Wilson (via email)
Nadiya Neushafer (via email)
Pete Rushing (via email)
Richie Rotonta (via email)
Colleen McKeever (via email)
Lance Rib (via email)
Jenibella Mohmod (via email)
Joe Mohmod (via email)
Justin Wright (via email)
James (via email)
Robert Keeney (via email)
Mary Xoxe (via email)
Joseph Mazza (via email)
Robert Green (via email)
Gianna Ferraro (via email)
Paige Insogno (via email)
Jadiyn McLaughlin (via email)
Jeffrey Powell (via email)
Colin McLaughlin (via email)
Amanda Wilson (via email)
Carmen Marino (via email)
Amy McKeever (via email)
Madysen Green (via email)
Tim Kuras (via email)

Paul Schairer (via email)
Lydia Vogel (via email)
Jane Vogel (via email)
Judith Vogel (via email)
Violet Vogel (via email)
Deb Robbins (via email)
Wayne Wilson (via email)
Elaine Lee (via email)
Rachael Bane (via email)
Adam Haidi (via email)
Donna Westervelt (via email)
Debra Flagg (via email)
Jessica Clayton (via email)
Christina Stevens (via email)
Jonathan Patla (via email)
Mike Kaliss (via email)
Emile DeVito (via email)
Spike Wells (via email)
Ed Sherwood (via email)
Jennifer Krumins (via email)
Horace Somes (via email)
Bernard Isaacson (via email)
William DeGroff (via email)
Laura Natelli (via email)
William Mohnack (via email)
Russell Fenton (via email)
Ed Sherwood (via email)
Horace Somes (via email)
Frank Vogel (via email)

State of New Jersey
THE PINELANDS COMMISSION
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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

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

Todd Wyckoff (via email)
NJ DEP Forest Service
Mailcode 501-04
P.O. Box 420
Trenton NJ 08625

Application No.: 1994-0288.002
Block 6603, Lot 1
Block 6703, Lot 1
Block 6704, Lot 1
Block 6801, Lots 1 & 2
Block 6802, Lots 1-4
Block 6803, Lots 1 & 2
Block 6905, Lot 1
Waterford Township

This application proposes forest management and cedar regeneration on approximately 171 acres of the above referenced 6,761.21 acre parcel located within Wharton State Forest in Waterford Township.

The Wharton State Forest Atlantic White Cedar Silvicultural Activity Plan (Plan) submitted by NJDEP specifies management goals and objectives for this 171 acre portion of Wharton State Forest. Goals and objectives include fostering the regeneration of the Atlantic white cedar ecosystem and the restoration of the ecological integrity and long-term sustainability of Atlantic white cedar in Wharton State Forest.

The CMP (N.J.A.C. 7:50-6.45) provides that permits and approvals authorizing forestry activities shall be valid for a period of 10 years. The plan is for this 10-year period.

Forestry (Single and Group Tree Selection Harvest): Of the 171 acres proposed for management, the Plan proposes single and group tree selection harvest with cedar retention on approximately 160 acres to encourage the regeneration of Atlantic white cedar within an existing Atlantic white cedar and hardwood swamp forest. The proposed selective harvest methods are intended to retain individual and clumps of mature trees, improve the health and vigor of the remaining trees, provide a seed source for natural regeneration, reduce brush and canopy, and maintain a multi-aged stand structure. All viable mature Atlantic white cedar trees that can serve as seed sources will be retained. The selective harvest methods will reduce the existing basal area of Atlantic white cedar from 78 square feet per acre to 50 square feet per acre, the Pitch pine basal area from 6 square feet per acre to 3 square feet per acre and the hardwoods (black gum/red maple) basal area from 78 square feet per acre to a maximum of 10 square

feet per acre.

A maximum of fifteen (15) out of nineteen (19) identified potential log landing areas will be established in the remaining approximate eleven (11) acres of the 171 acres proposed for forest management. Each landing will be approximately ¾ acre in size and located in dry, upland areas. Any trees and woody brush removed in each log landing area will aid in the construction of the corduroy roads, minimize temporary ecological disturbance and following completion of the project, all log landings utilized will be restored to native forest conditions in accordance with the CMP.

Site Preparation: The Plan proposes site preparation through mowing, drum chopping and disking of an approximately 160 acre area for the proposed forestry and cedar regeneration activities.

Atlantic White Cedar Regeneration: To control competitive plant species, including invasives, and ensure successful Atlantic white cedar regeneration, the application proposes a combination of mechanical site preparation methods and the application of herbicides via aerial broadcast and spot treatment to control competing woody vegetation. Broadcast application of salt of imazapyr and the spot application of salt of imazapyr and/or glyphosate are proposed in late summer as young and older cedar needles harden off and will not be impacted by the herbicide(s).

The Plan indicates that the site will be monitored for successful regeneration. If annual monitoring shows less than 800 Atlantic white cedar seedlings per acre, this application also proposes the planting of Atlantic white cedar seedlings at a rate of 1,000 cedar seedlings per acre and the installation of deer fencing around the perimeter of the approximately 160 acre project area.

In areas where planted seedlings fail to establish less than 800 seedlings per acre, the re-plantings will be repeated, a maximum of three times over the 10-year application period. Additionally, if it is determined that mechanical methods to control competitive plant species are impractical or ineffective, this application proposes additional herbicide treatments to control competing woody vegetation, not to exceed a maximum of three total herbicide treatments over the course of the 10-year approval period, with a minimum of one growing season between applications.

STANDARDS

The Commission staff has reviewed the proposed forestry for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.22(a)

The parcel is located in the Pinelands Preservation Area District. Forestry and cedar regeneration activities are permitted in the Preservation Area District.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located on the parcel, including the 171 acres subject of this application. Some forestry and cedar regeneration activities are proposed in wetlands. The CMP permits forestry and cedar regeneration activities in wetlands and the required buffer to wetlands.

Forestry Standards (N.J.A.C. 7:50-6.41)

The proposed Plan is consistent with all CMP Forestry standards, including, but not limited to, the standards below:

For forestry activities in Atlantic white cedar and hardwood swamps, the CMP (N.J.A.C. 7:50-6.46(a)3) requires that the following "actions" be incorporated into the forest management plan:

1. Clearcutting cedar and managing slash: The application proposes single and group tree selection harvest and will evenly distribute the slash across the treated area, which can provide specific shading to seedlings in drought conditions and can act as deer browse protection. The proposed forestry prescription will leave mature, windfirm cedar trees as a seed source for natural regeneration. All viable mature Atlantic white cedar trees that can serve as seed sources will be retained. Only those Atlantic white cedar trees necessary for project access or likely to be lost to windthrow after harvest will be removed.

2. Controlling competition by other plant species: As part of initial harvest, this application proposes the mechanical removal of all competitive woody tree and brush species that suppress cedar regeneration. All equipment is proposed to be steam cleaned to avoid bringing any seeds in from invasive, non-native plants. Additionally, in areas where mechanical methods to control competitive plant species are impractical or ineffective, the applicant proposes the application of herbicides to control competitive woody vegetation, including invasives. These herbicides will be used to the minimum amount necessary to achieve the silvicultural objectives. Herbicide treatment will be limited to a maximum of three herbicide treatments during the 10-year period, with a minimum of one growing season between applications.

3. Utilizing fencing and other retardants, where necessary, to protect cedar from overbrowsing: If natural cedar regeneration is not occurring due to deer overbrowsing and annual monitoring shows less than 800 Atlantic white cedar seedlings per acre, the applicant proposes the installation of a 6-foot tall plastic coated mesh fence with an additional one foot height of wire above the mesh around the perimeter of the cedar regeneration area.

4. Utilizing existing streams as cutting boundaries, where practical: The Plan utilizes existing streams as cutting boundaries.

5. Harvesting during dry periods or when the ground is frozen: The Plan indicates that all forestry and cedar regeneration activities will be conducted between November 15 and March 15.

6. Utilizing the least intrusive harvesting techniques, including the use of winches, corduroy roads and helicopters, where practical: The Plan proposes to utilize modern tracked tree processing harvesters that provide for low ground pressure soil treatment and precise construction of the temporary corduroy access, optimization of slash distribution and reduces concerns for soil rutting or compaction. This modern system of tree harvesting is recognized as the "cut-to-length system." The processed wood is then forwarded from the site on the corduroy by way of log forwarding equipment with portable tracts to reduce concerns for soil rutting or compaction.

The applicant has incorporated the above required forestry management actions for Atlantic white cedar and hardwood swamps into the proposed Plan as required by the CMP.

Additionally, this application proposes the application of herbicides. The CMP (N.J.A.C. 7:50-6.46(a)9ii.), permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest types, provided the following five conditions are met:

1. The proposed treatment is identified in an application submitted to the Pinelands Commission. The submitted Pinelands application identifies the proposed herbicide treatment.

2. Control of competitive plant species is clearly necessary. For the proposed forestry and cedar regeneration, the applicant represents that herbiciding is necessary to control competitive plant species, including invasives. Herbicides will be used to the minimum amount necessary to achieve the silvicultural objectives. Additional details on the use of herbicides are provided in condition three below.

3. Control of competitive plant species by other non-chemical means is not practical. As part of initial harvest, this application proposes the mechanical removal of all competitive woody tree and brush species that have suppressed cedar regeneration. Once cut, the applicant represents that competitive woody species responsible for suppressing Atlantic white cedar regeneration will quickly resprout and dominate the approximate 160 acre site and that mechanical cutting of these competitive woody species is neither physically practical nor economically feasible. Specifically, mechanical cutting provides optimal conditions for competitive woody species and can deteriorate the site's soil conditions. For the proposed forestry and cedar regeneration, the applicant represents that where control by other non-chemical means is not practical, aerial broadcast and targeted spot spraying of herbicides is necessary to control competitive plant species, including invasives.

4. All chemicals shall be expressly labeled for forestry use and shall be used and mixed in a manner that is consistent with relevant State and Federal requirements. For the proposed forestry, the applicant has indicated that the chemicals proposed for use are labeled for forestry use and will be applied by a licensed pesticide applicator.

5. In pine-shrub oak native forest type, herbicide treatments shall only be permitted as a method to temporarily suppress shrub-oak understory to facilitate pine regeneration. All such herbicide treatments shall be applied in a targeted manner so that there will be no significant reduction in tree or shrub-oak re-sprouting outside those areas subject to the herbicide treatment. This condition is not applicable.

Threatened and Endangered (T&E) Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known sightings of T&E animal species on and in the vicinity of the proposed forestry activities.

The Commission staff reviewed the proposed forestry to determine whether they are designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species.

To avoid any irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, the applicant proposes harvesting with low ground pressure equipment between November 15 to March 15 to avoid impacting critical snake habitat during autumn

ingress and spring egress.

To avoid potential irreversible adverse impacts on the survival of any local populations of Pine Barrens treefrog, the applicant proposes to maintain a 300 foot "no activity" buffer between the proposed forestry and cedar regeneration activities to potential Pine Barrens treefrog breeding habitat. It should be noted that this 300 foot buffer is more than the typical 100 foot "no activity" buffer required by the Commission for forestry activities to protect Pine Barrens treefrog.

To avoid potential irreversible adverse impacts on any T&E avian species that may be present, the applicant proposes to conduct visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests. Planned activities are expected to promote foraging habitat and as the larger, windfirm cedars are proposed to be retained, suitable habitat such as old cavity trees will be created.

With the conditions included in this Report, the proposed forestry is designed to avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E animal species and irreversible adverse impacts on the survival of any local populations of T&E plant species.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

Based on the minimal proposed ground disturbance associated with the proposed project, the need for a cultural resources survey has been waived.

PUBLIC COMMENT

The application has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on August 13, 2026. Online news publication was completed on August 13, 2026. Notice to one remaining landowner within 200 feet of the parcel was completed on August 21, 2026. The application was designated as complete on the Commission's website on August 21, 2026. The Commission's public comment period closed on September 11, 2026.

The Commission received sixty-nine (69) written public comments regarding this application. At the Commission's September 11, 2026 monthly meeting, twenty oral public comments were offered regarding the application. The majority of public comments expressed support for the application. A copy of this Public Development Application Report is being mailed or emailed to all public commenters that provided a mailing or email address.

A summary of all public comments received follows:

- Commenters expressed their concern with the proposed cutting prescription, herbicide usage, deer browsing controls and threatened and endangered animal species. Several commenters asked that less intrusive ways to restore Atlantic white cedar on the parcel be identified and considered.

  Staff Response: Commission staff have reviewed the development application for consistency with all the regulations contained in the CMP, including wetland protection, threatened and endangered species protection, and cultural resource protection. With the conditions recommended in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations. The application was also

reviewed by the New Jersey Division of Fish and Wildlife, Endangered and Nongame Species Program, the NJDEP Office of Natural Lands Management and the NJDEP Natural Heritage Review Group. The NJDEP concluded that the proposed activities would pose no irreversible adverse impacts to any threatened or endangered species.

- Commenters expressed their objection and/or concerns with the use of clear-cutting as a regeneration strategy for Atlantic white cedar.

  Staff response: This application does not propose the clear-cutting of Atlantic white cedar. As identified above, this application proposes single and group tree selection harvest with cedar retention. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed concern with the impacts of herbicide usage on the environment and threatened and endangered species, specifically with respect to Pine Barrens treefrog.

  Staff response: The CMP permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest, provided certain criteria in the CMP are met. In addition, the applicant has represented that no forestry or cedar regeneration activities are proposed within 300 feet of any potential Pine Barren treefrog breeding ponds. See Forestry Standards (N.J.A.C. 7:50-6.41) and Threatened and Endangered (T&E) Species Standards (N.J.A.C. 7:50-6.27 & 6.33) sections of this Public Development Application Report above. The application was also reviewed by the New Jersey Division of Fish and Wildlife, Endangered and Nongame Species Program, the NJDEP Office of Natural Lands Management and the NJDEP Natural Heritage Review Group. The NJDEP concluded that the proposed activities would pose no irreversible adverse impacts to any threatened or endangered species. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed concerns over the absence of deer management measures.

  Staff response: Deer management measures are included in the plan. The deer management measures are detailed in Forestry Standards (N.J.A.C. 7:50-6.41) section of this Public Development Application Report above. The application is consistent with all the regulations contained in the CMP.

- Commenters requested discussion of alternatives to herbicides and clearcutting, including less intrusive or damaging forestry techniques.

  Staff response: As noted in the Forestry Standards (N.J.A.C. 7:50-6.41) section of this Public Development Application Report above, this application does not propose clear-cutting. The CMP permits herbicide treatment as a forestry practice to encourage the establishment, restoration or regeneration of Atlantic white cedar in cedar and hardwood swamp forest, provided certain criteria in the CMP are met. The applicant has demonstrated that these criteria are met. The application is consistent with all the regulations contained in the CMP.

- Commenters expressed their objections to the Commission's notice requirements for public development application:

  Staff response: Newspaper public notice for the proposed development was completed by the

applicant on May 29, 2026, July 15, 2026 and August 13, 2026. Notice to all landowners within 200 feet of the parcel, except for one landowner, was provided by the applicant via certified mail on July 17, 2026 and August 13, 2026. Notice to the single remaining landowner within 200 feet of the four concerned lots was completed by the applicant on August 21, 2026. Notice of the application was posted on the Commission's website on May 30, 2026 as part of our Active Public Development Applications status report. The applicant has satisfied the public notice requirements for Public Development Applications contained in the CMP. An additional opportunity for verbal public comment, beyond that required by the CMP, was provided at the September 11, 2026 Commission Meeting.

- Commenters requested an extension of the public comment period to ensure public awareness and enable additional input on the application. In addition, by letter dated September 9, 2026, the Pinelands Alliance requested that a full, formal public hearing be conducted on the application.

  The CMP does not provide for or require a public hearing as part of the Commission's review of a public development application. The CMP only provides only for the submission of written comments to the Commission on such applications. An additional opportunity for verbal public comment, beyond that required by the CMP, was provided at the September 11, 2026 Commission Meeting.

  The CMP establishes a specific timeframe for the review of Public Development Applications (N.J.A.C. 7:50-4.54). Specifically, the CMP provides that within 30 days of completion of an application, the Executive Director must issue a report to the Pinelands Commission recommending that the application be approved, approved with conditions or disapproved. Absent a request from the applicant to table or postpone the application, the CMP requires that at the next regular Commission meeting after the time for appeal under N.J.A.C. 7:50-4.91 has expired and no interested person has requested a hearing, the Commission must act on the application, either by approving the recommendation of the Executive Director or referring the matter to the Office of Administrative Law.

- Commenters expressed support for the forestry and cedar regeneration activities subject of the application.

  Staff Response: The Commission appreciates the commenters' interest in this NJDEP application.

- One commenter expressed a desire to stop warehouse development on the parcel.

  Staff Response: This application does not propose the development of a warehouse on the parcel.

- One commenter expressed concern that the proposed cedar tree removal is financial in nature.

  Staff Response: The Commission acknowledges this concern. The regulations contained in the CMP do not require an applicant to address this concern.

CONDITIONS

1. The proposed forestry activities shall adhere to the "Wharton State Forest Atlantic White Cedar Silvicultural Activity Plan Silvicultural Unit # 5 (901)," prepared by Pine Creek

Forestry, LLC dated July 17, 2026 and last revised August 17, 2026.

2. No forestry operation may occur after October 9, 2036 unless a new application for forestry has been completed with the Pinelands Commission and such forestry is approved pursuant to the provisions of the Pinelands Comprehensive Management Plan.

3. To avoid potential irreversible adverse impacts on any T&E avian species, prior to undertaking the proposed forestry and cedar regeneration activities, visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests shall be conducted. Any tree containing potential T&E avian species cavities or nests shall not be harvested.

4. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, all forestry and cedar regeneration activities shall occur between November 15 and April 15, to avoid impacts on autumn ingress and spring egress.

5. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E Pine Barrens treefrog, a 300 foot "no activity" buffer to potential treefrog breeding habitat shall be maintained as proposed in the Plan.

6. Prior to any forestry or cedar regeneration activities proposed in this application, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
NEW LISBON, NJ 08064
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MIKIE SHERRILL
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DR. DALE G. CALDWELL
Lt. Governor

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

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APPEAL PROCEDURE

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1. the name and address of the person requesting the appeal;

2. the application number;

3. the date on which the determination to be appealed was made;

4. a brief statement of the basis for the appeal; and

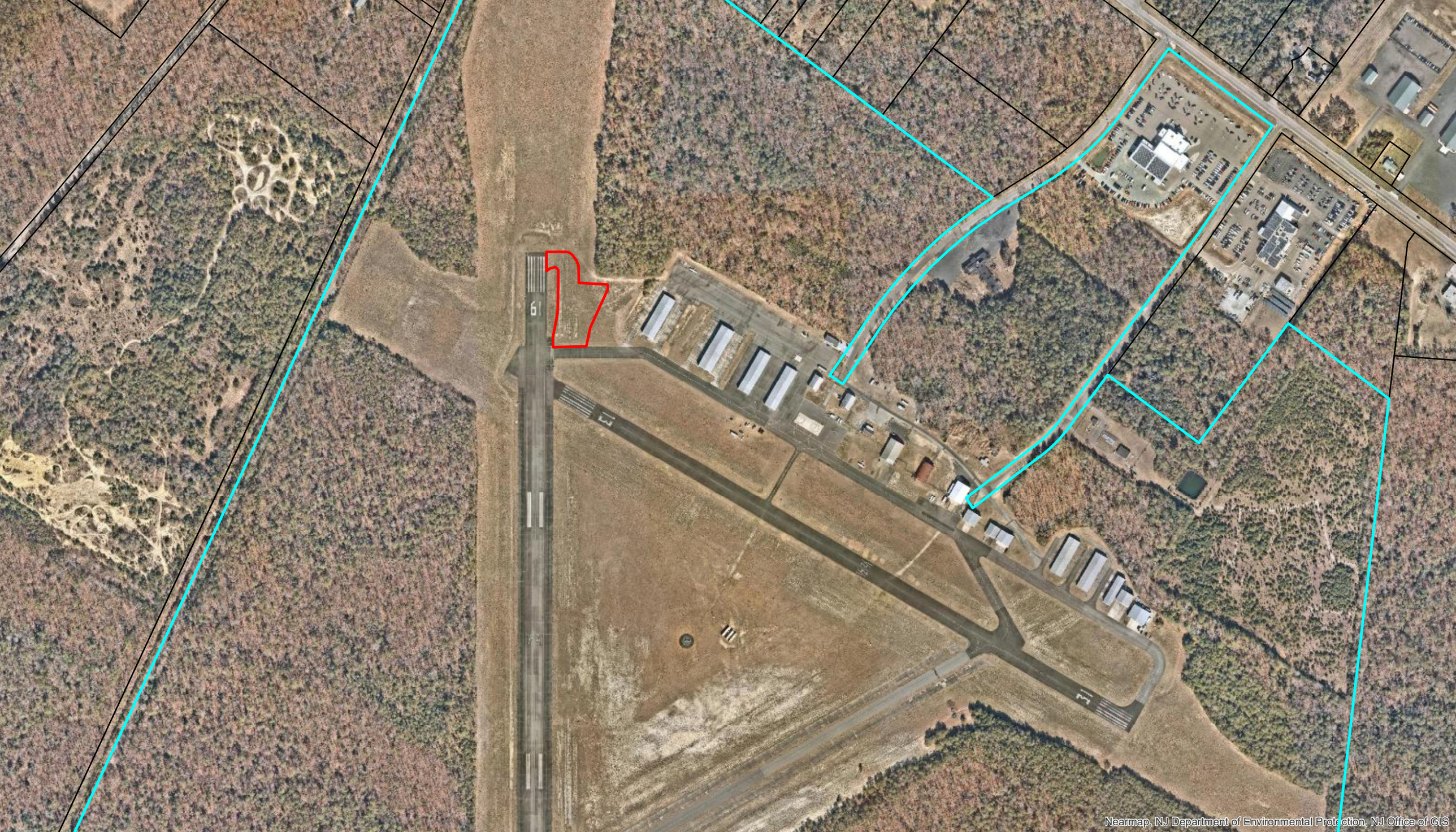
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Written Public Comments (click here)

Oral Comments Received From the Following Individuals at the September 11, 2026 Commission meeting on App. No. 1994-0288.002:

- Deborah McLaughlin (advanced forestry@comcast.net)
- Joshua Carmen (agriservices768@gmail.com)
- Horace Somes (badnhsomes@verizon.net)
- Violet Vogel (violetvogel28@gmail.com)
- Justin Wright (justw218@gmail.com)
- Bernard Isaacson (bernard@forestdata.works)
- Colin McLaughlin (advancedforestry@comcast.net)
- William DeGroff, Mayor, Woodland Township (degr6@aol.com)
- Frank Vogel (vogelf@stockton.edu)
- Laura Natelli (lnatelli1014@gmail.com)
- Paul Schairer (PaulSchairer6897@gmail.com)
- Emile DeVito (emile@njconservation.org)
- Spike Wells (wells57-257@aol.com
- Heidi Yeh (heidi@pinelandsalliance.org)
- Jennifer Krumins (jennkrumins@pinelandsalliance.org)
- Jason Howell (jason@pinelandsalliance.org)
- Ray Dermon (ray@dermonforestry.com)
- Ed Sherwood (edsherwood461@gmail.com
- Margaret Stevens (no address/email address)
- Wayne Wilson (wayne@bc-arms.com)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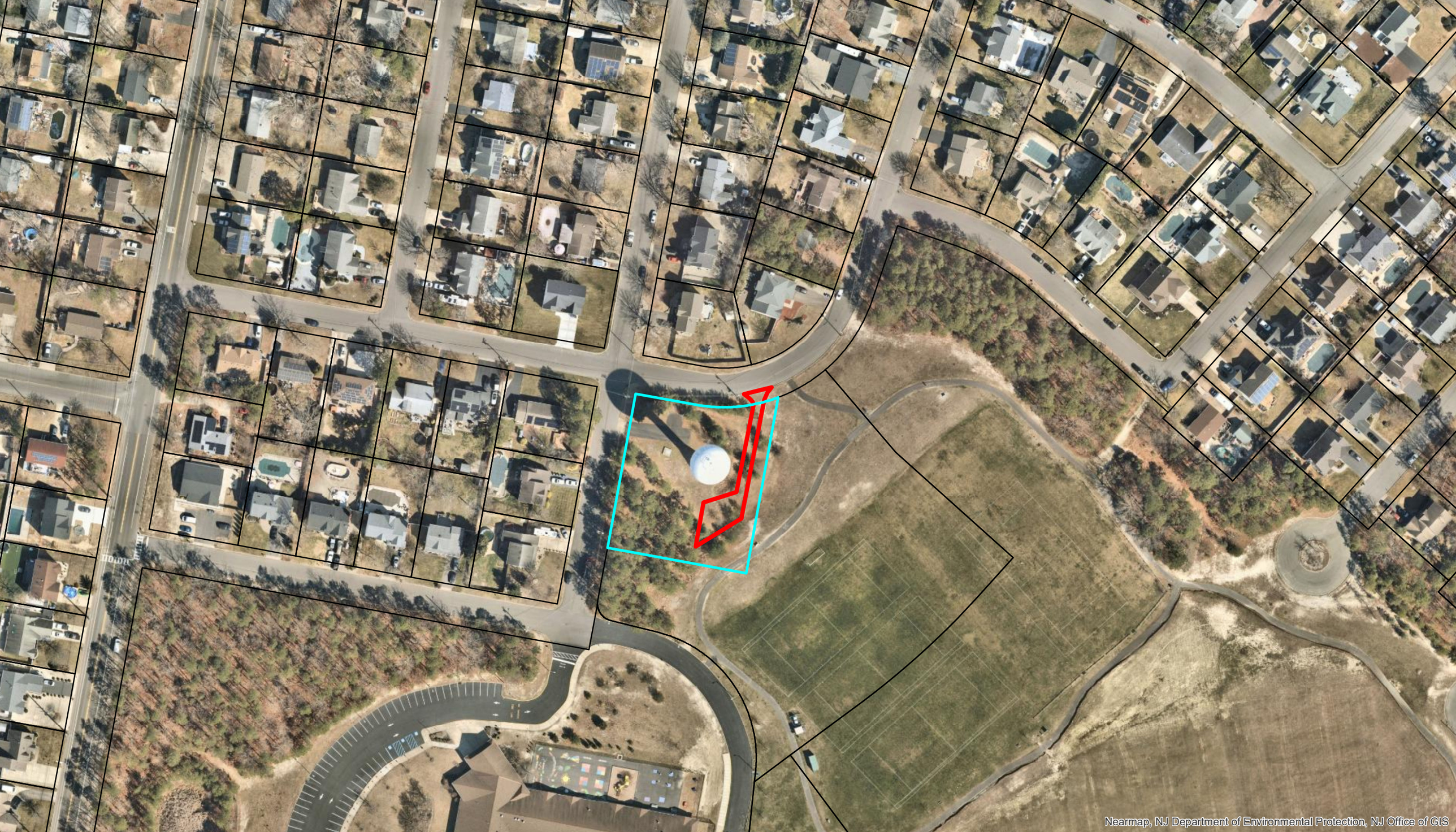
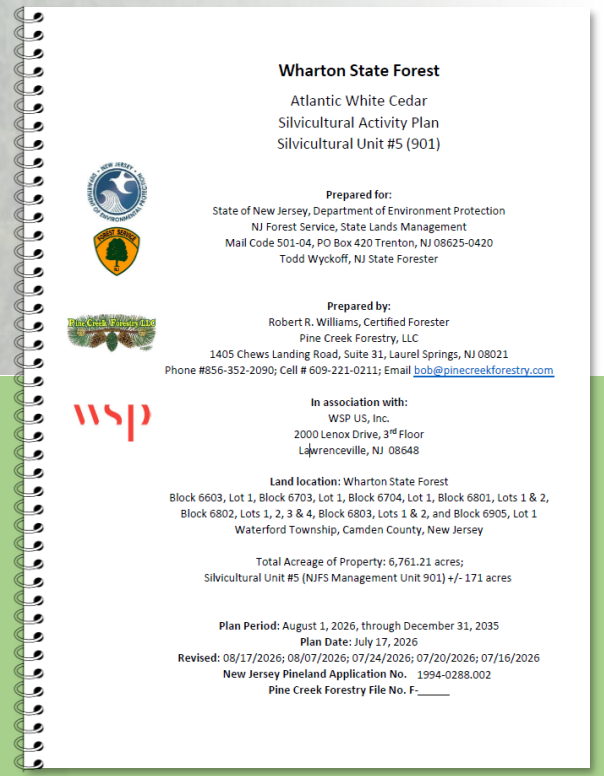
Nearmap, NJ Department of Environmental Protection, NJ Office of GIS


Nearmap, NJ Department of Environmental Protection, NJ Office of GIS





Wharton State Forest

Atlantic White Cedar
Silvicultural Activity Plan
Silvicultural Unit #5 (901)

Prepared for:
State of New Jersey, Department of Environment Protection
NJ Forest Service, State Lands Management
Mail Code 501-04, PO Box 420 Trenton, NJ 08625-0420
Todd Wyckoff, NJ State Forester

Prepared by:
Robert R. Williams, Certified Forester
Pine Creek Forestry, LLC
1405 Chews Landing Road, Suite 31, Laurel Springs, NJ 08021
Phone #856-352-2090; Cell # 609-221-0211; Email bob@pinecreekforestry.com

In association with:
WSP US, Inc.
2000 Lenox Drive, 3rd Floor
Lawrenceville, NJ 08648

Land location: Wharton State Forest
Block 6603, Lot 1, Block 6703, Lot 1, Block 6704, Lot 1, Block 6801, Lots 1 & 2, Block 6802, Lots 1, 2, 3 & 4, Block 6803, Lots 1 & 2, and Block 6905, Lot 1
Waterford Township, Camden County, New Jersey

Total Acreage of Property: 6,761.21 acres;
Silvicultural Unit #5 (NJFS Management Unit 901) +/- 171 acres

Plan Period: August 1, 2026, through December 31, 2035
Plan Date: July 17, 2026
Revised: 08/17/2026; 08/07/2026; 07/24/2026; 07/20/2026; 07/16/2026
New Jersey Pineland Application No. 1994-0288.002
Pine Creek Forestry File No. F-_____

Pinelands Application #1994-0288.002

response to **Pinelands Commissioner Comments**

Supervising Forester – Bill Zipse
State Forester – Todd Wyckoff

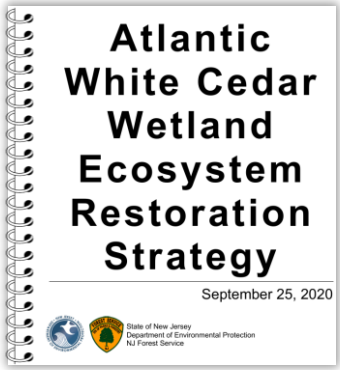
October 9, 2026

New Jersey Department of Environmental Protection

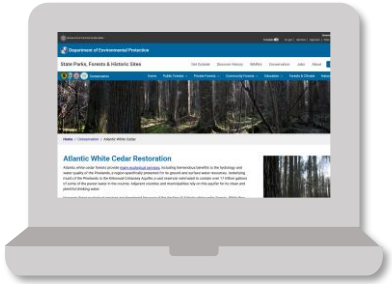
- Sites are selected based on rigorous and extensive survey and mapping (see strategy document) in tandem with in-depth stakeholdering
- This restoration effort is already fully funded and therefore silvicultural treatments are NOT economically motivated
- NJDEP is committed to ecologically sound, transparent, and successful restoration which will be maintained in perpetuity



Atlantic white-cedar strategy document detailing site selection



Atlantic white-cedar website with FAQs and additional information



PROJECT OVERVIEW



Our goal is
to restore
Atlantic white-cedar
ecosystems



PROJECT OVERVIEW

Project Overview

Application Acreage

171 acres

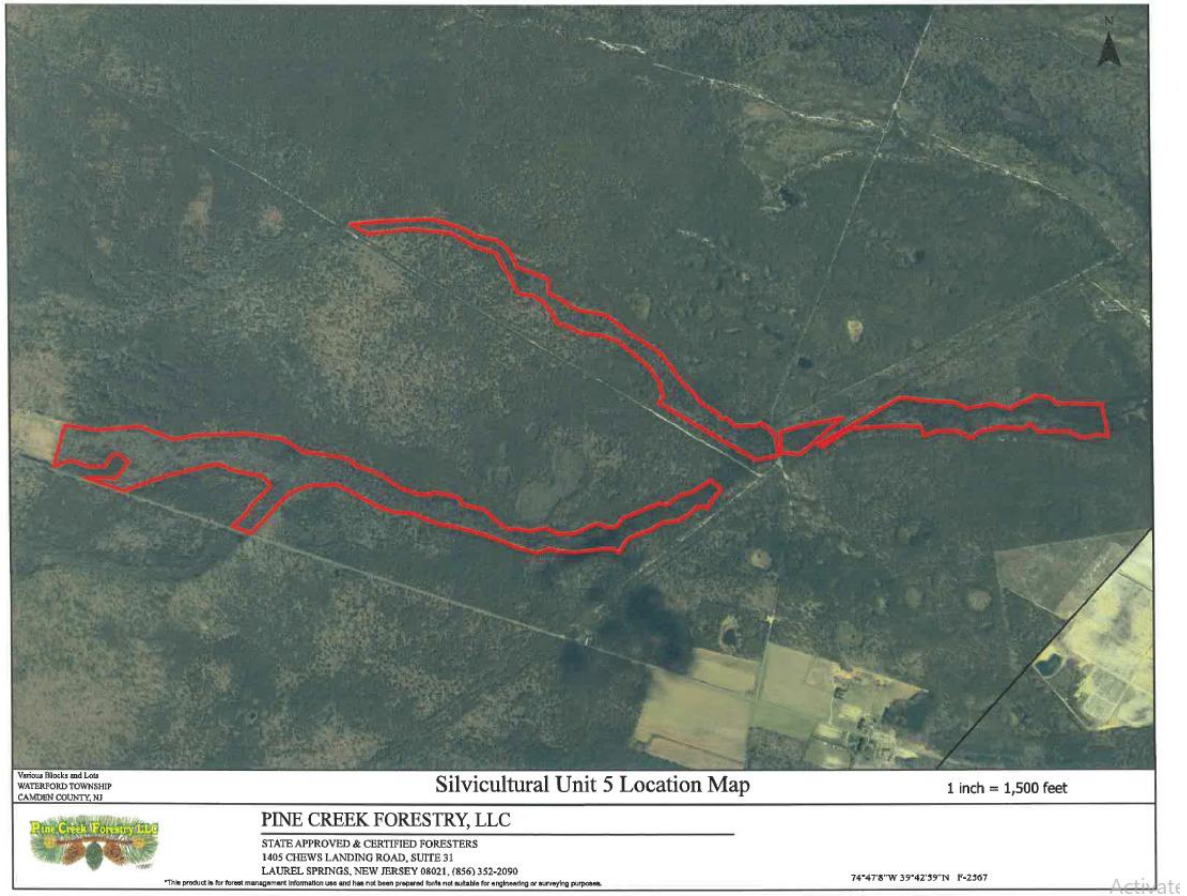
Time Period

10 Years

Broader Scope

unit 1 of a 12-unit plan

(~ 2,300 total acres)



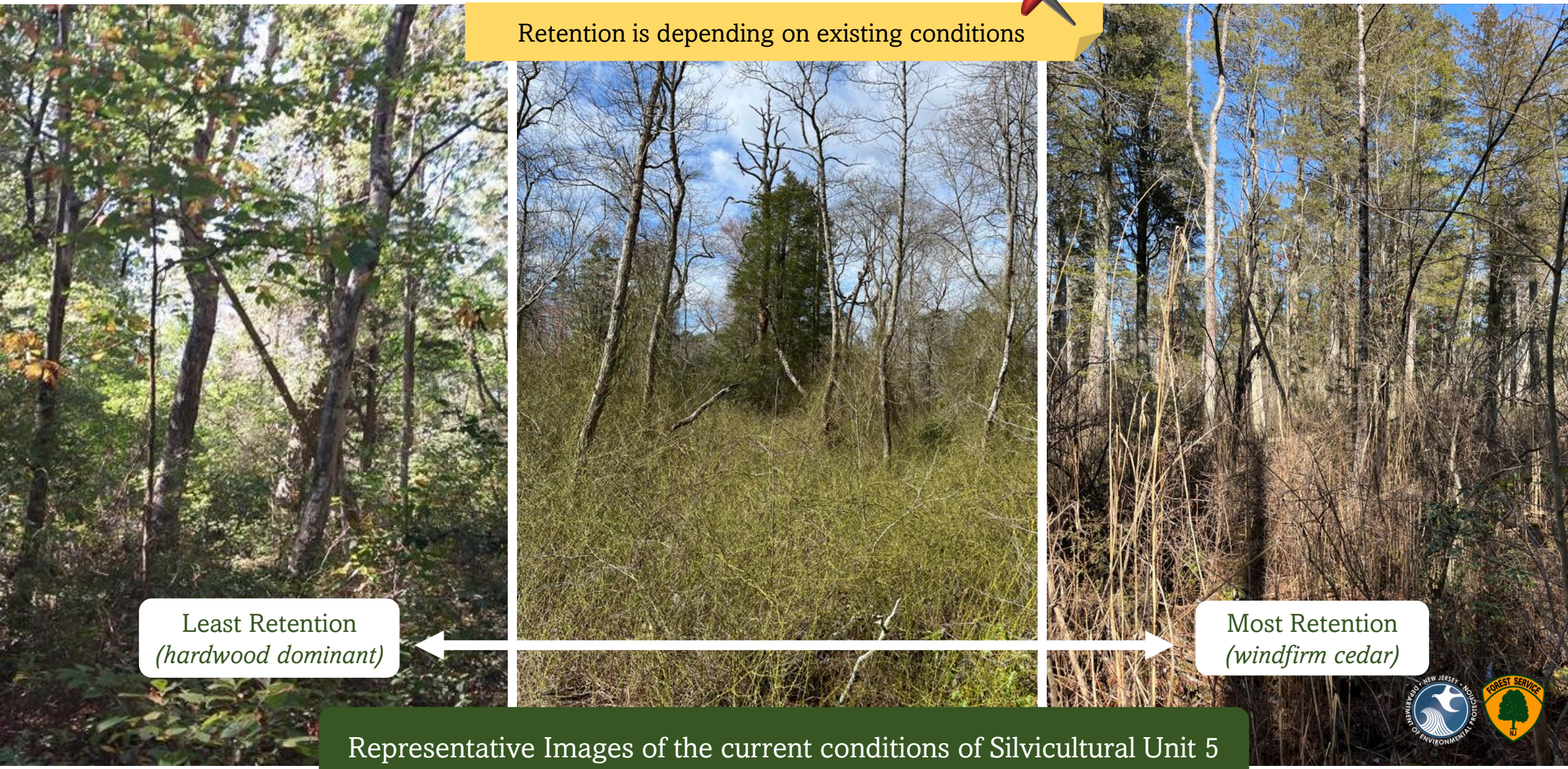
PROJECT OVERVIEW

Pinelands Commissioner Comments

TOPICS

1. Existing Forest Conditions
2. Proposed Forestry Activities
3. AWC Regeneration - Deer Fencing
4. AWC Regeneration - Replanting
5. AWC Regeneration - Herbicide Application
6. AWC Regeneration - Measures of Success

Retention is depending on existing conditions



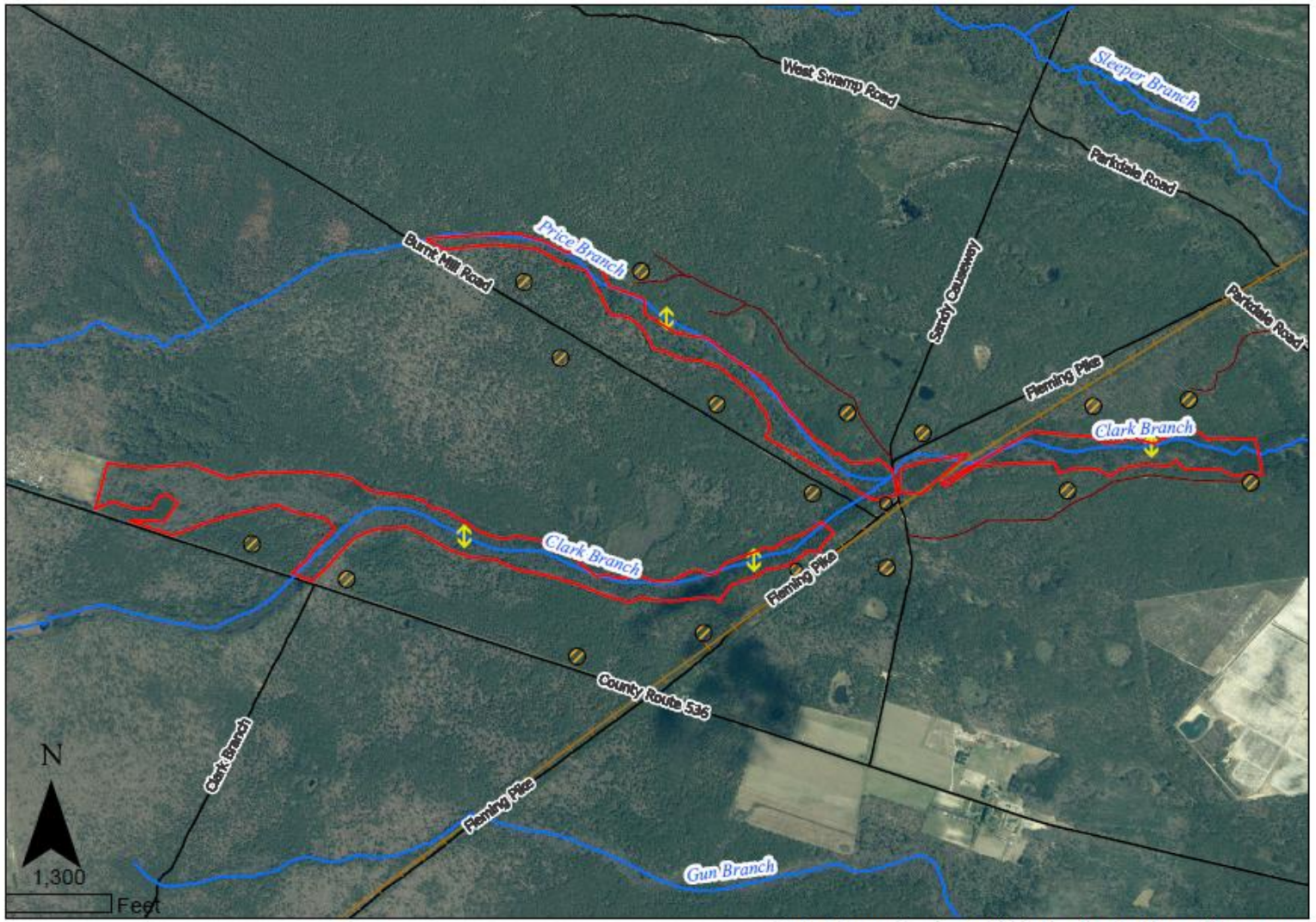
Least Retention
(hardwood dominant)

Most Retention
(windfirm cedar)

Representative Images of the current conditions of Silvicultural Unit 5

2. *Proposed Forestry Activities*

Silvicultural Unit 5 Project Map



Restoration Area Boundary

Potential Log Landings (0.75 ac)*

Potential Stream Crossing Locations*

Railroads

Streams

Existing Unnamed Woods Roads

Roads

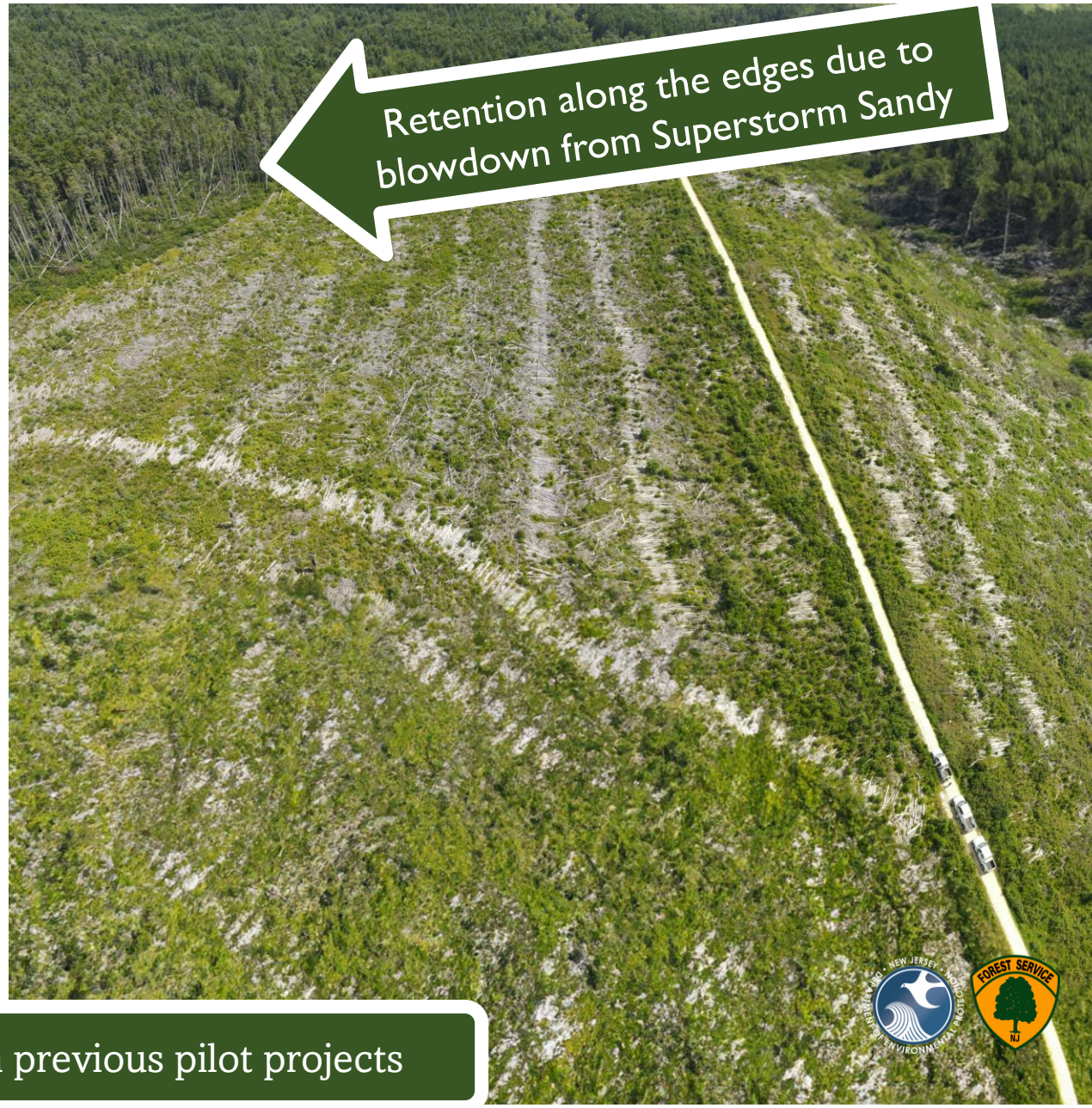
-Restoration work and potential log landing locations will occur across a total of 171 +/- acres.
-Deer fencing may be installed around the perimeter of the Restoration Area if necessary to reach AWC regeneration targets.
-*Potential Landings/Stream Crossings: Not all locations shown are to be utilized.



2. *Proposed Forestry Activities*

- Growing space
- Sunlight vs seed source
- The proposal aims for maximum possible retention of cedar to attain silvicultural goals





examples of retention in previous pilot projects

3. AWC Regeneration - Deer Fencing





No deer fencing required at other similar restoration sites –Double Trouble State Park

Installation of deer fencing is not low impact activity and therefore it is a contingency rather than a default

NOTE that a fence solves different problem from herbicide (browsing vs competing vegetation)

NJDEP is responsible for monitoring AND responding to deer browse threating successful regeneration

3. AWC Regeneration - Deer Fencing





4. *AWC Regeneration - Replanting*



NOTE: this is the planting on the same site where the regeneration was coming up through the corduroy road



Regeneration after planting

4. AWC Regeneration - Replanting



5. *AWC Regeneration – Herbicide Application*

Most Atlantic white-cedar restoration projects are successful with a single herbicide treatment. This proposal allows for a MAXIMUM of three entries with at least one growing season in between for monitoring.

Imazapyr ONLY for aerial application



Helicopters are equipped with advanced computerized spray systems which prevent overspray (by accounting for wind drift and dispersal). They also use other specific equipment (such as nozzles) which are matched to the material being applied.

5. *AWC Regeneration – Herbicide Application*



This is example of the extremely controlled nature of modern aerial application.

5. *AWC Regeneration – Herbicide Application*



Most Atlantic white-cedar restoration projects are successful with a single herbicide treatment.
This proposal allows for a MAXIMUM of three entries with at least one growing season in between for monitoring.

If absolutely necessary, follow-up ground application will be spot sprayed if regeneration of Atlantic white-cedar is impacted by competing vegetation.

Imazapyr and glyphosate MAY be used for spot spraying

6. AWC Regeneration - Measures of Success



Regeneration through the corduroy – 2 years after cut



– 4 years after cut

6. AWC Regeneration - Measures of Success



Regeneration through the corduroy – 6 years after cut



– 8 years after cut

6. AWC Regeneration - Measures of Success



CURRENT – 11 years after cut

WANT MORE BACKGROUND ON TERMS AND CONCEPTS?

A New Jersey Forest Service

POCKET PRESENTATION

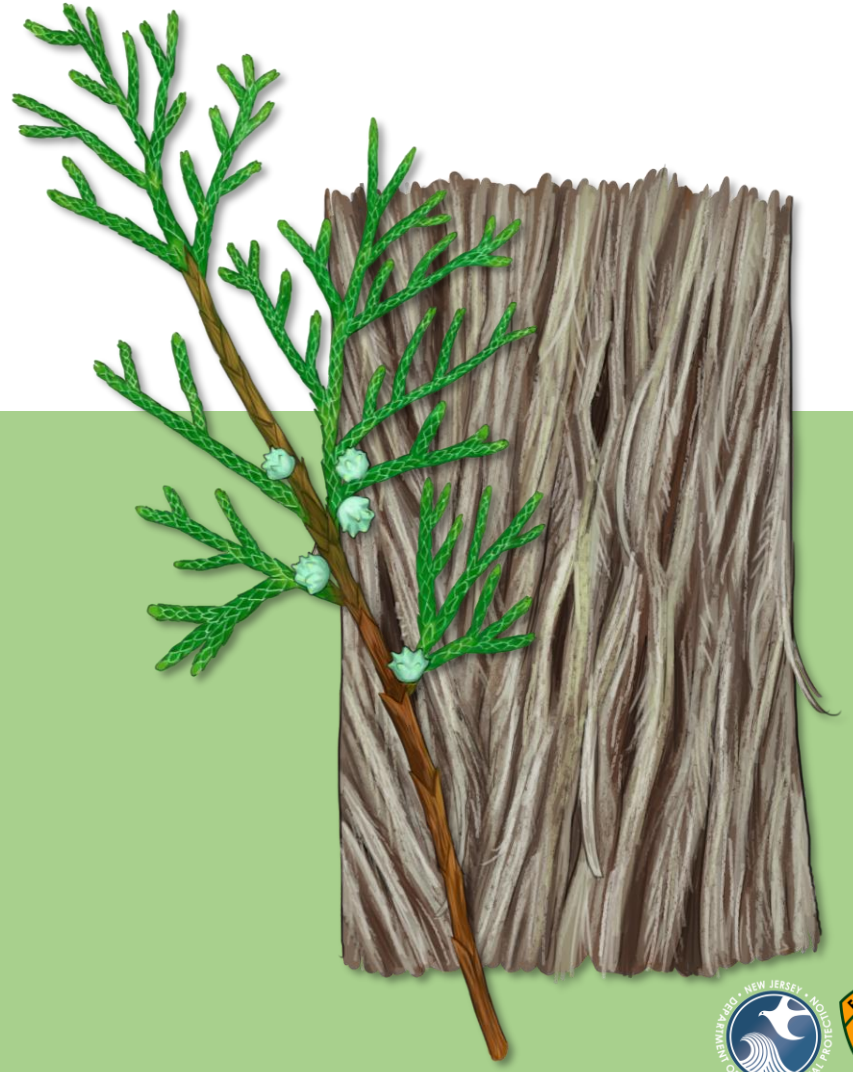
Why manage a Forest?

What is Silviculture?

Pinelands Application #1994-0288.002

FOLLOW UP QUESTIONS

?





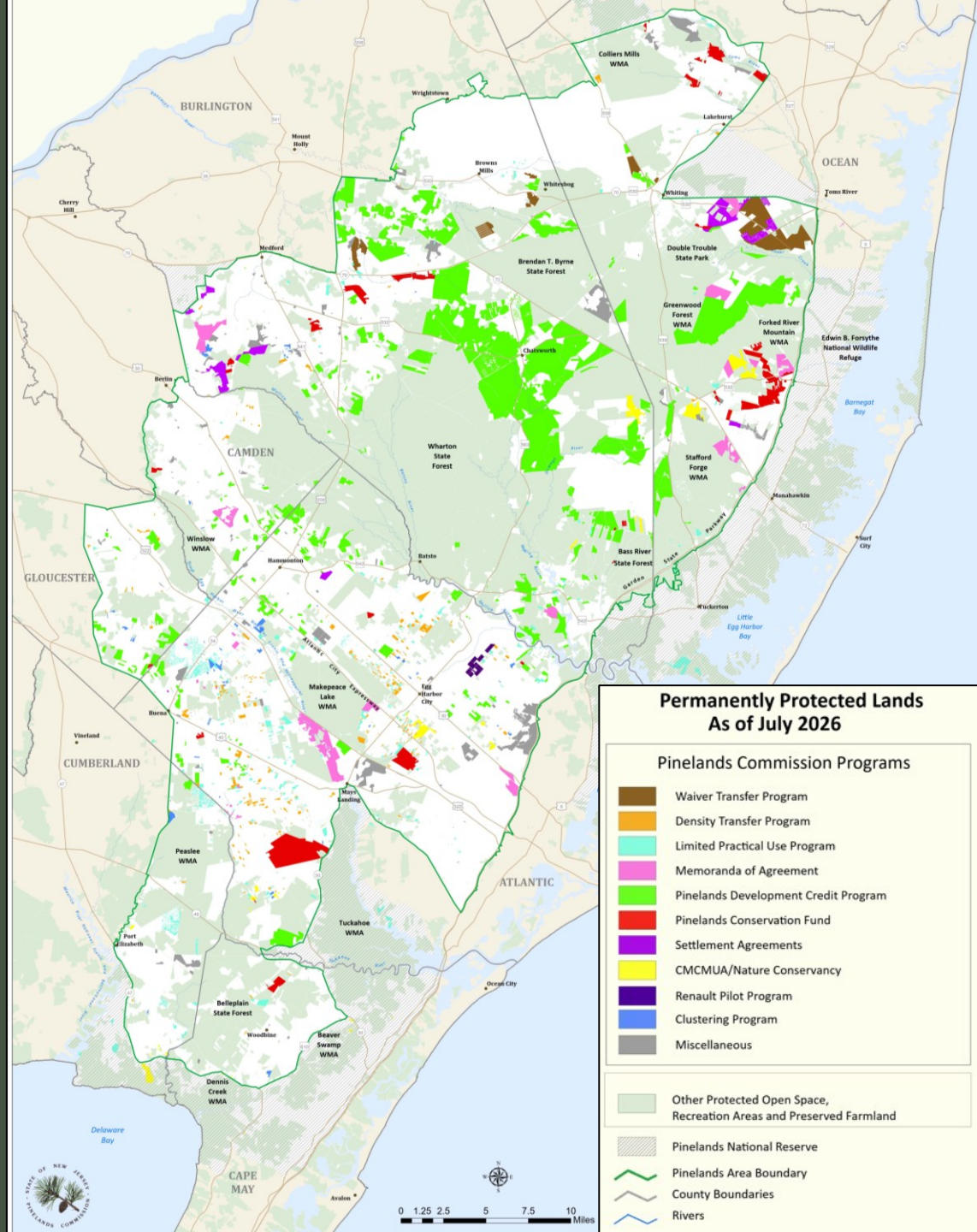
FY 2026 Permanent Land Protection Annual Update

Pinelands Commission Meeting, October 9, 2026

FY 26 Highlights

- More acres protected than in FY 25:
  - Farmland preservation
  - Pinelands programs

- Fewer acres protected than in FY 25:
  - State acquisitions
  - PDC Severance
  - Non-profit acquisitions



Newly Protected Land by Program

All Programs FY 2026	Acres Protected
Farmland Preservation	340
Pinelands Programs	181
State Acquisitions	94
County Open Space	32
PDC Severance	43
Total Acres	**690**



Farmland Preservation

- Burlington County
  - Southampton Township, Agricultural Production Area
    - 57-acre farm
    - 147-acre farm
- Gloucester County
  - Franklin Township, Rural Development Area
    - 135-acre farm



Pinelands Programs

Pinelands Programs	Acres Protected
Clustering - FA/RDA	24
Density Transfer – FA/RDA	115
Septic Dilution	39
Non-Buildable Lot/Lot with No Use	3
Total Acres	**181**

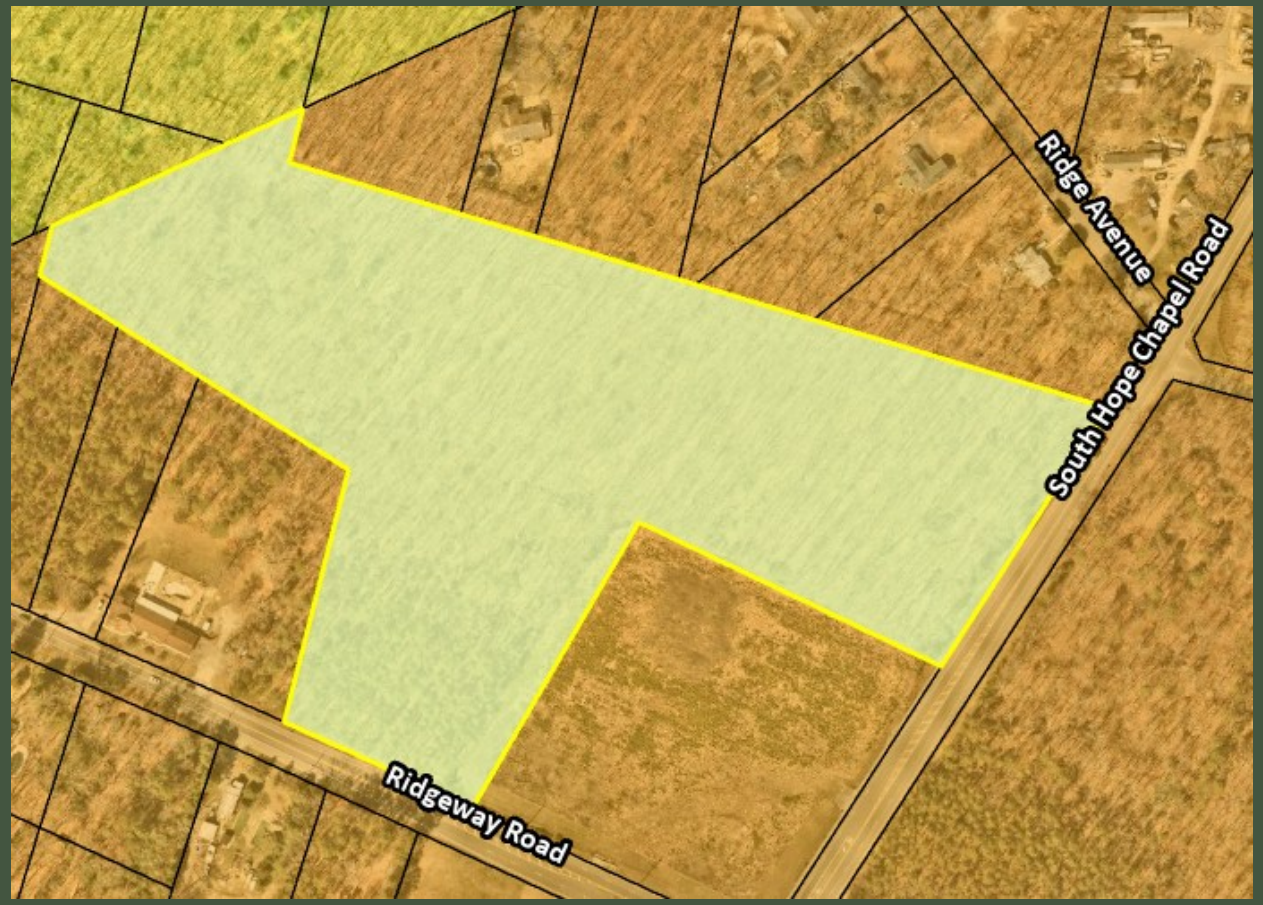


State Acquisitions (Green Acres/NJDEP)

Municipality	Management Area	Acres Protected
Hamilton Township	Forest Area	58
Southampton Township	Forest Area	<1
Southampton Township	Rural Development Area	36
Total Acres		**94**

County Open Space

Municipality	Management Area	New Acres Protected
Manchester Township	Forest Area	6
Manchester Township	Regional Growth Area	25
Lacey Township	Preservation Area District	<1
Stafford Township	Pinelands Village	<1
Stafford Township	Regional Growth Area	<1
Total Acres		**32**



PDC Program through FY 2026

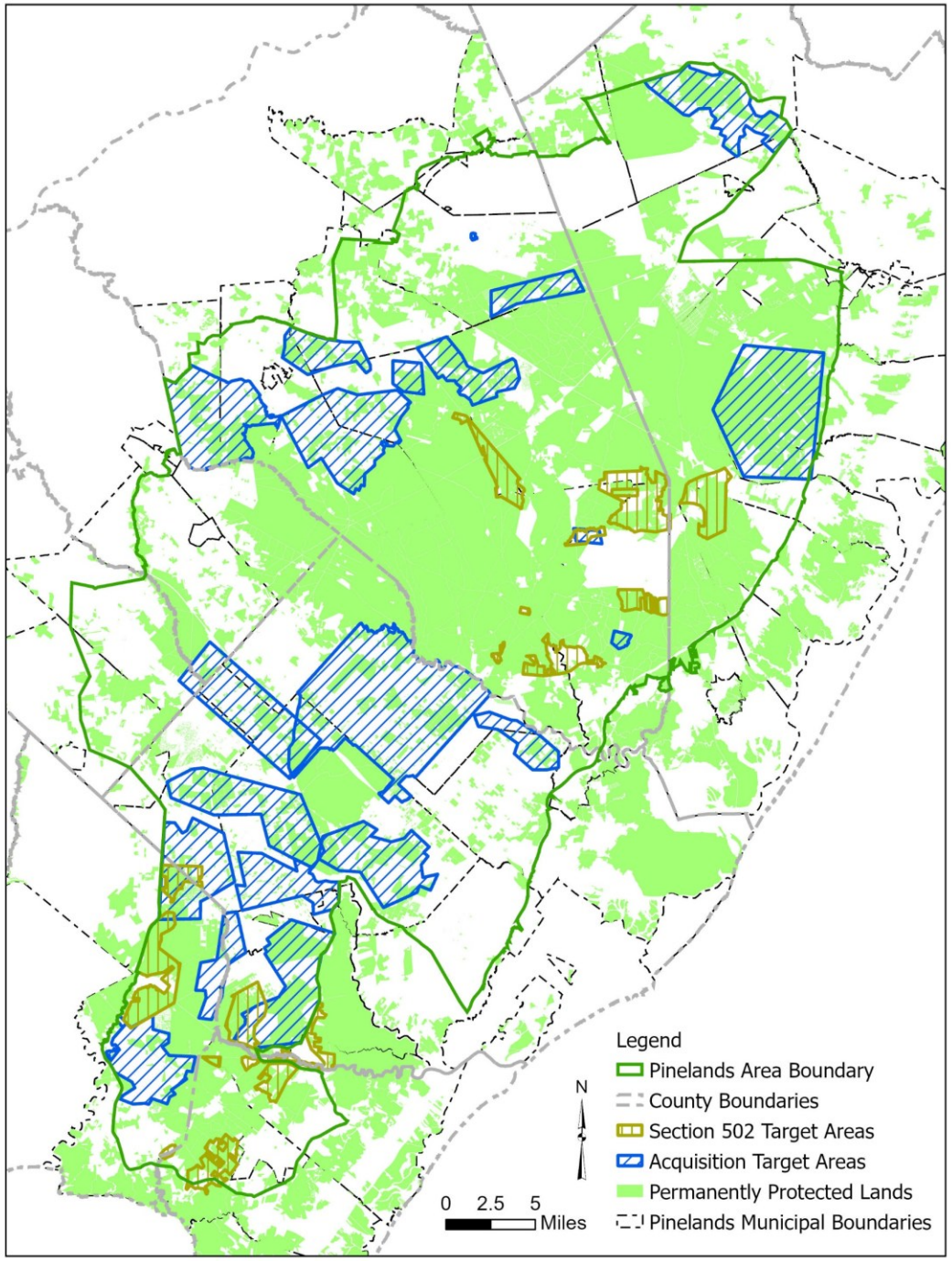
Management Area	Acres Protected
Preservation Area District	24,476
Special Agricultural Production Area	22,755
Agricultural Production Area	14,826
Other Management Areas	368
Total Acres	**62,425**

13% of permanently protected land is preserved through PDC Severance



Acquisition Target Areas

- Section 502 Areas: 66% preserved
  - 0 acres preserved in FY 2026
- 21 Planning Areas: 42% preserved
  - 155 acres preserved in FY 2026



Newly Protected Land by Management Area

Management Area	Acres Protected
Preservation Area District	3
Forest Area District	172
Agricultural Production Area	248
Pinelands Village	<1
Rural Development Area	242
Regional Growth Area	25
Total Acres	**690**



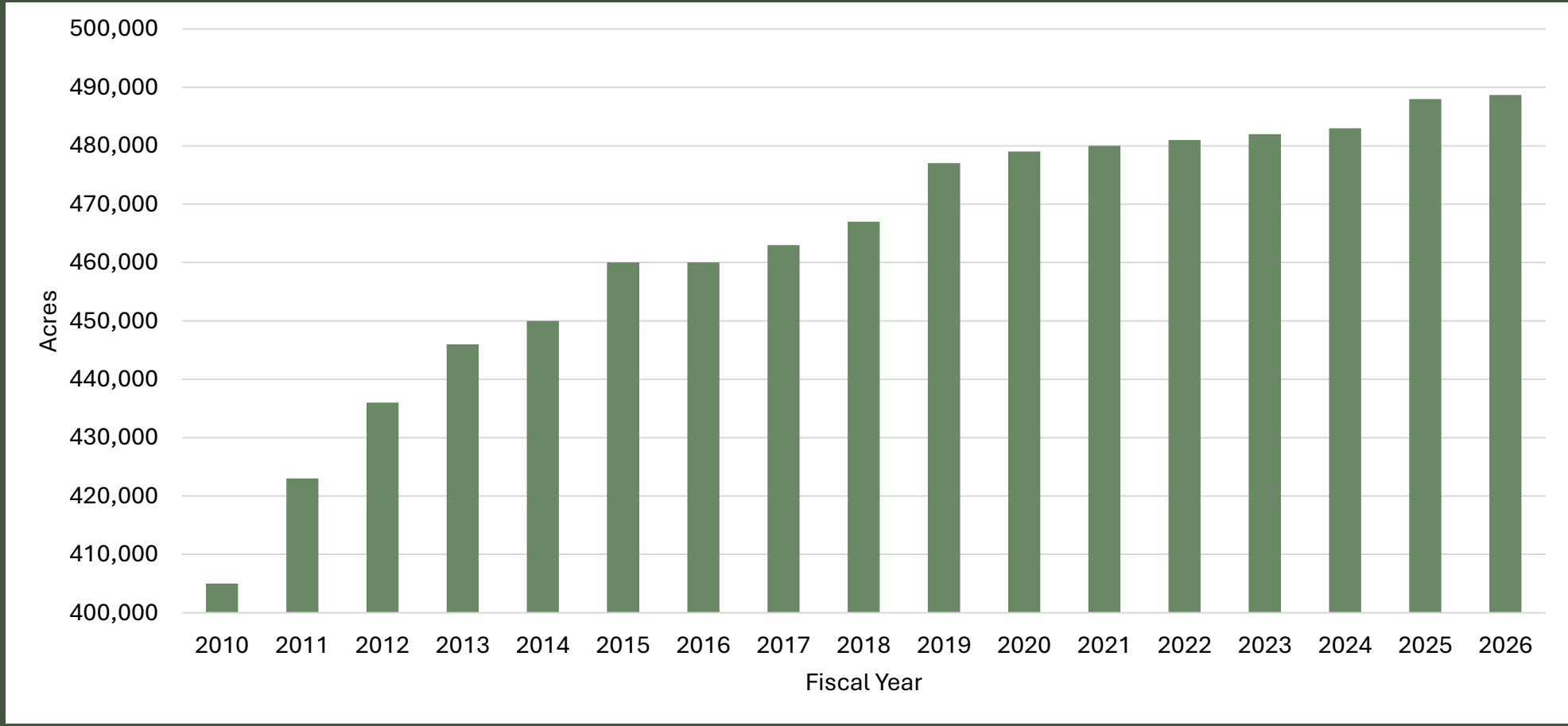
Protected Land in All Management Areas

Management Area	Total Acres in Management Area	% of Management Area Protected
Preservation Area District	295,000	**85%**
Special Agricultural Production Area	37,500	**78%**
Forest Area	257,000	**58%**
Agricultural Production Area	68,500	**44%**
Rural Development Area	109,500	23%
Regional Growth Area	76,500	8%
Pinelands Village	26,000	4%
Pinelands Town	21,500	6%
Military/Federal Installation	47,000	1%

As of FY 2026, approximately 52% of the Pinelands Area is preserved

Acres Preserved in Pinelands Area

(rounded to the nearest thousand)



As of FY 2026, approximately 488,700 acres preserved



Questions?



PDC Bank Annual Report
Fiscal Year 2026

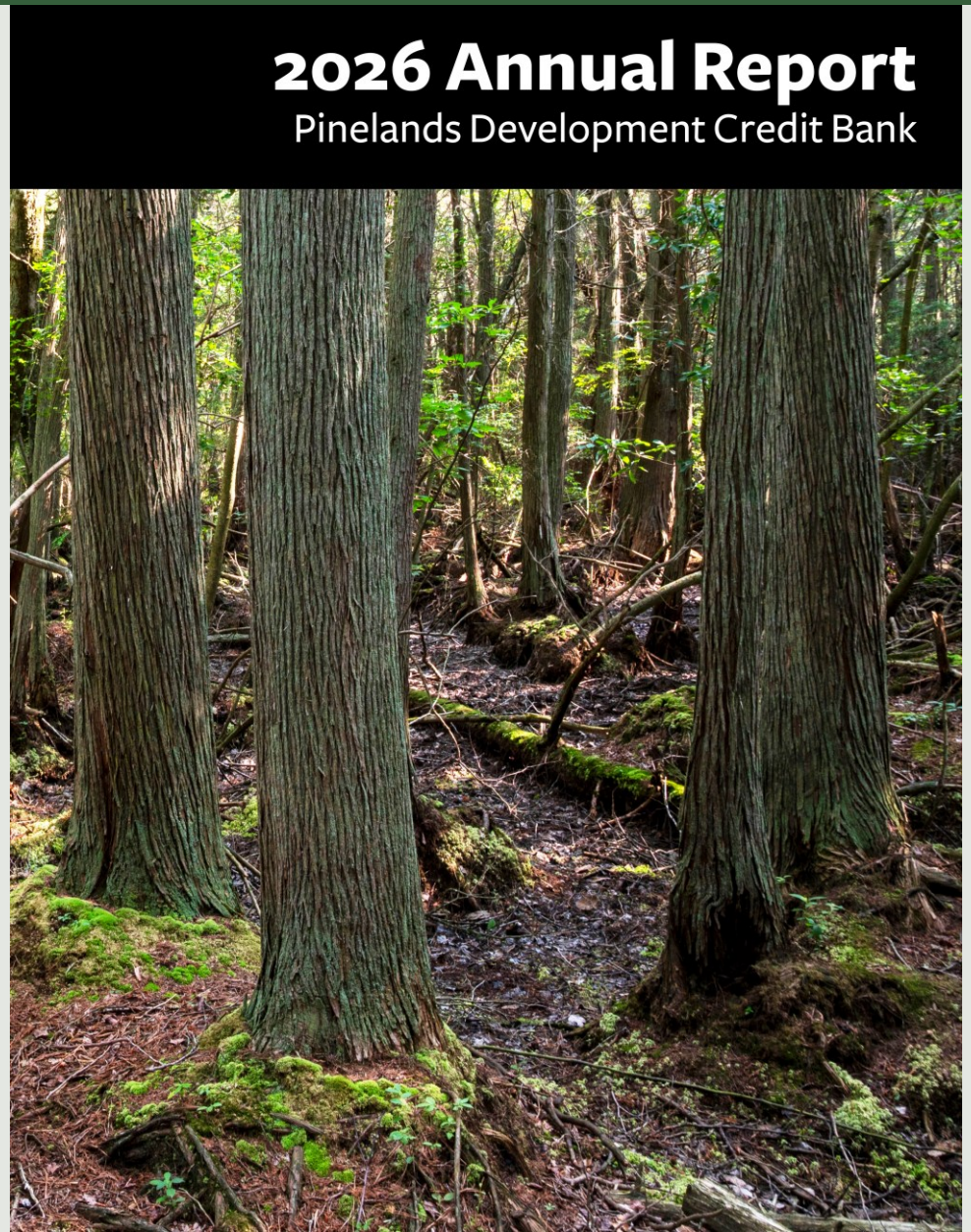


October 9, 2026

PDC Bank FY 2026 Annual Report

Topics Covered

- PDC LOIs & Allocations
- PDC Severances
  - Lands Preserved
- PDC Transactions/Sales
  - Sales Volume
  - Sales Prices
- PDC Redemptions
  - Project Types
  - Reason for Redemption
  - Approved Projects
  - Active Projects



FY 2026 PDC Allocations



LOIs Issued

FY25: **15** FY26: **20** ▲ 33%

Total PDCs Allocated

FY25: **142.5** FY26: **26.5**

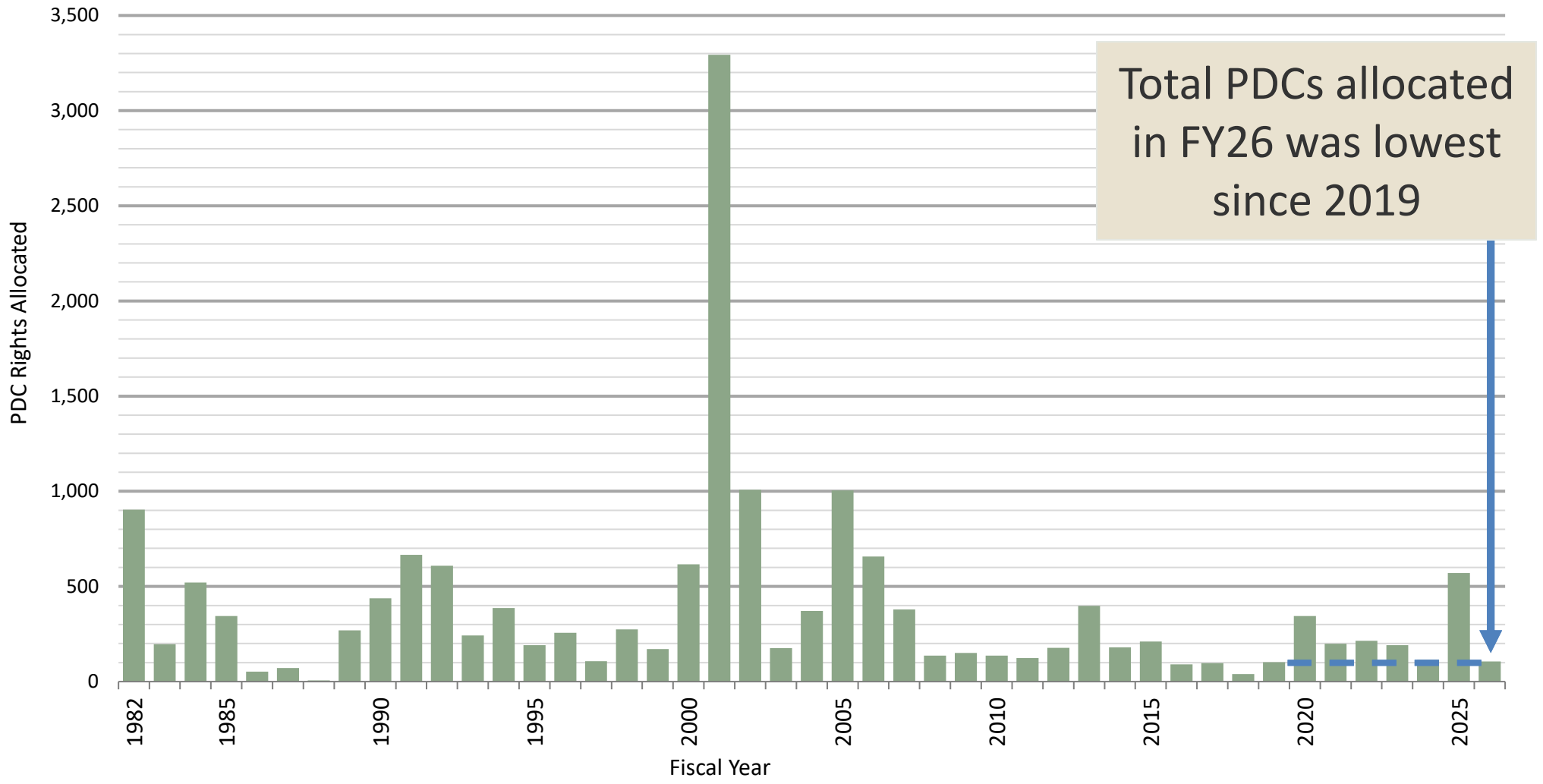
▼ -81%

Total Rights Allocated

FY25: **570** FY26: **106**

Sofia property
Severed 0.25 PDC from 2 acres
Hammonton Town (Ag Production Area)

PDC Rights Allocated by Fiscal Year (1982–2026)



FY 2026 PDC Severances

Total Severances

FY25: **14** FY26: **2** ▼ -86%

Total PDCs Severed

FY25: **137.5** FY26: **1.25**

Total Rights Severed

FY25: **550** FY26: **5**

▼ -99%

Total Acres Preserved

FY25: **4,301** FY26: **43** ▼ -99%

Wuillermin property
Severed 3.75 PDCs from 73 acres
Hammonton Town (Ag. Production Area)

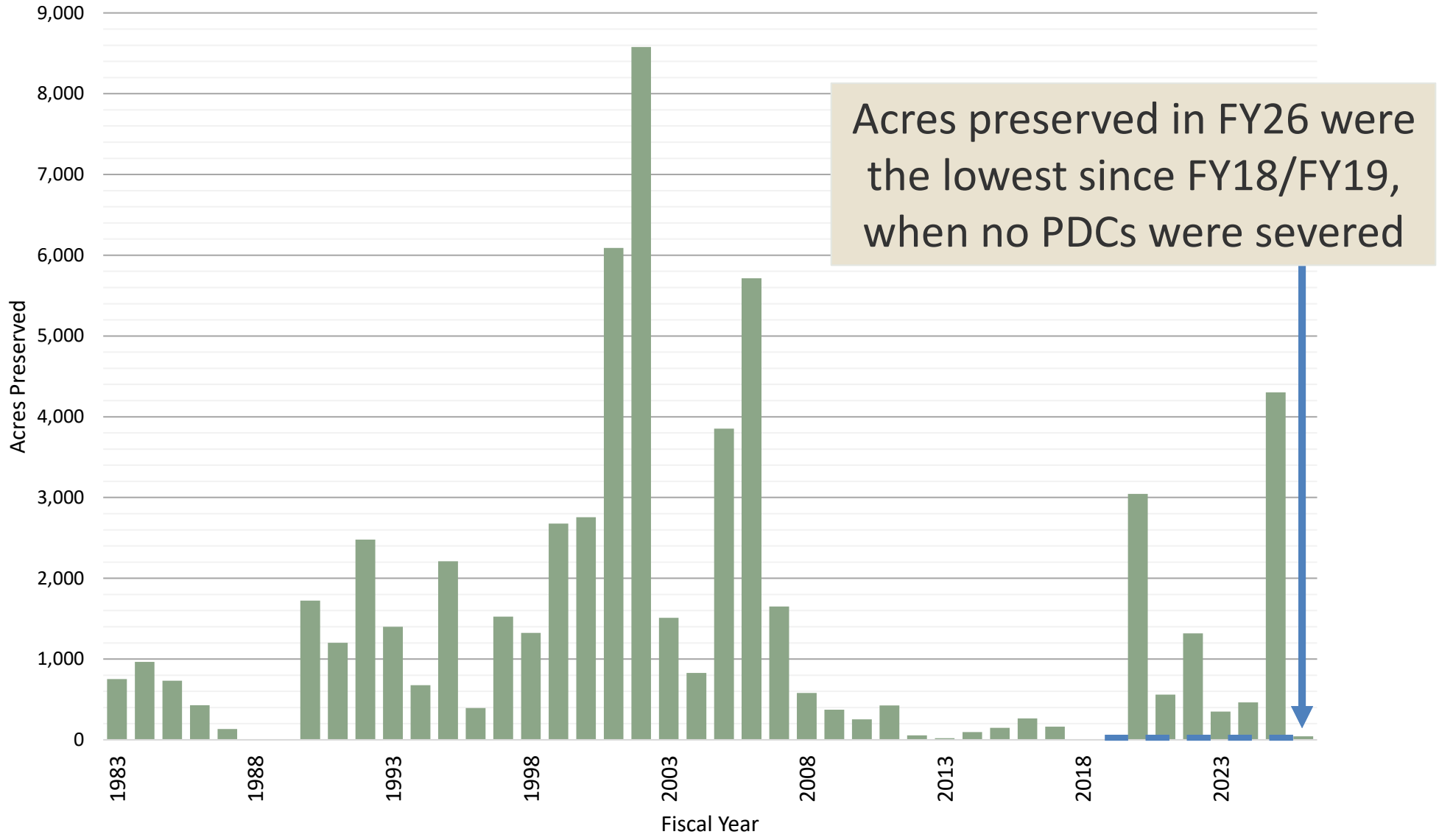
Total Acres Preserved By Mgmt Area

Special Ag. Production Area: **0**

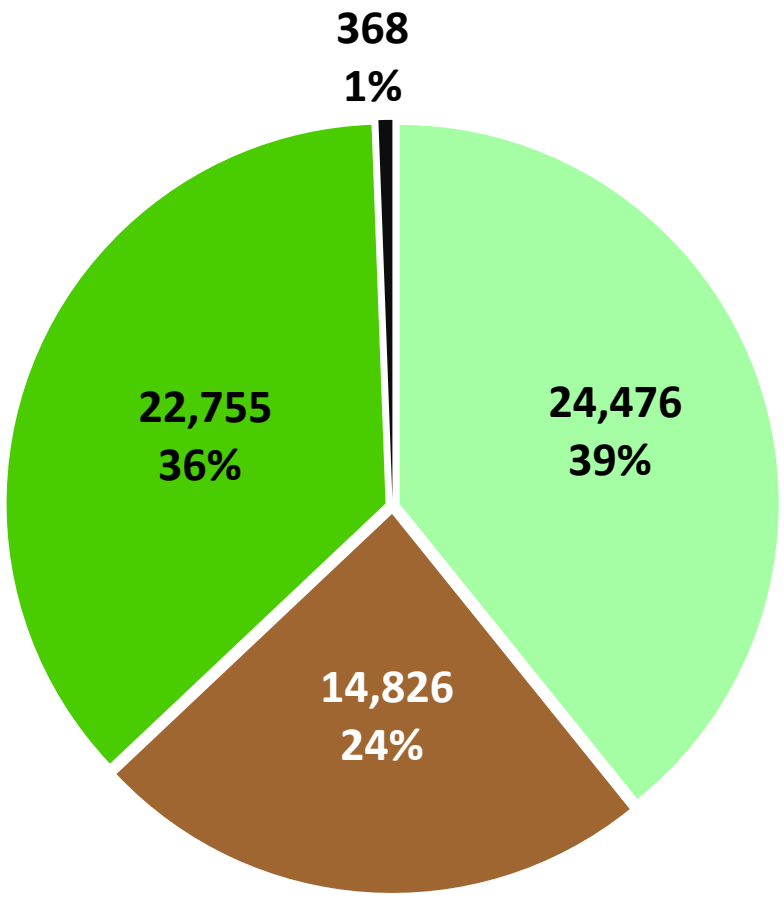
Ag. Production Area: **43**

Preservation Area District: **0**

Acres Preserved by PDC Severance (1983-2026)



Acres Preserved by PDC Severance (1982-2026)



Management Area

- Preservation Area District
- Agricultural Production Area
- Special Agricultural Production Area
- Non-Sending Area Management Areas

Total Acres Preserved: 62,425

FY 2026 PDC Transactions/Sales



Certificates Sold

FY25: **50** FY26: **40** ▼ -20%

Total PDCs Sold

FY25: **48.5** FY26: **35.5**

Total Rights Sold

FY25: **194** FY26: **142** ▼ -27%

Total Value Transacted

FY25: **$4,420,500**

FY26: **$3,505,000** ▼ -21%

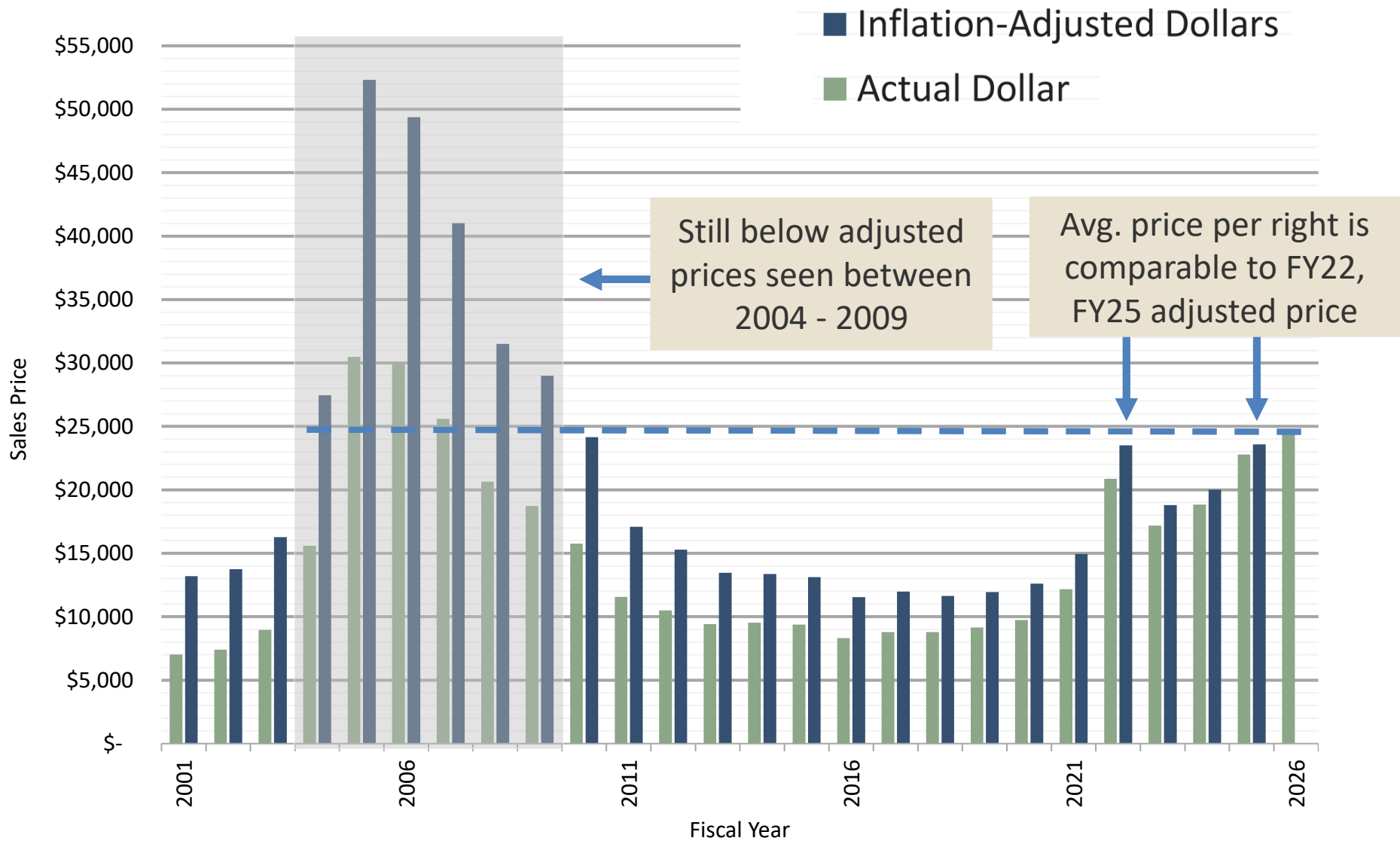
Avg. Sales Price Per Right

FY25: **$22,786**

FY26: **$24,683** ▲ +8%

Bylone property
Severed 1 PDC from 41 acres
Buena Vista Township (Ag Production Area)

Average Sales Price Per Right (2001-2026)



FY 2026 PDC Redemptions

Certificates Redeemed

FY25: **26** FY26: **47** ▲ +81%

Development Applications

FY25: **15** FY26: **25** ▲ +67%

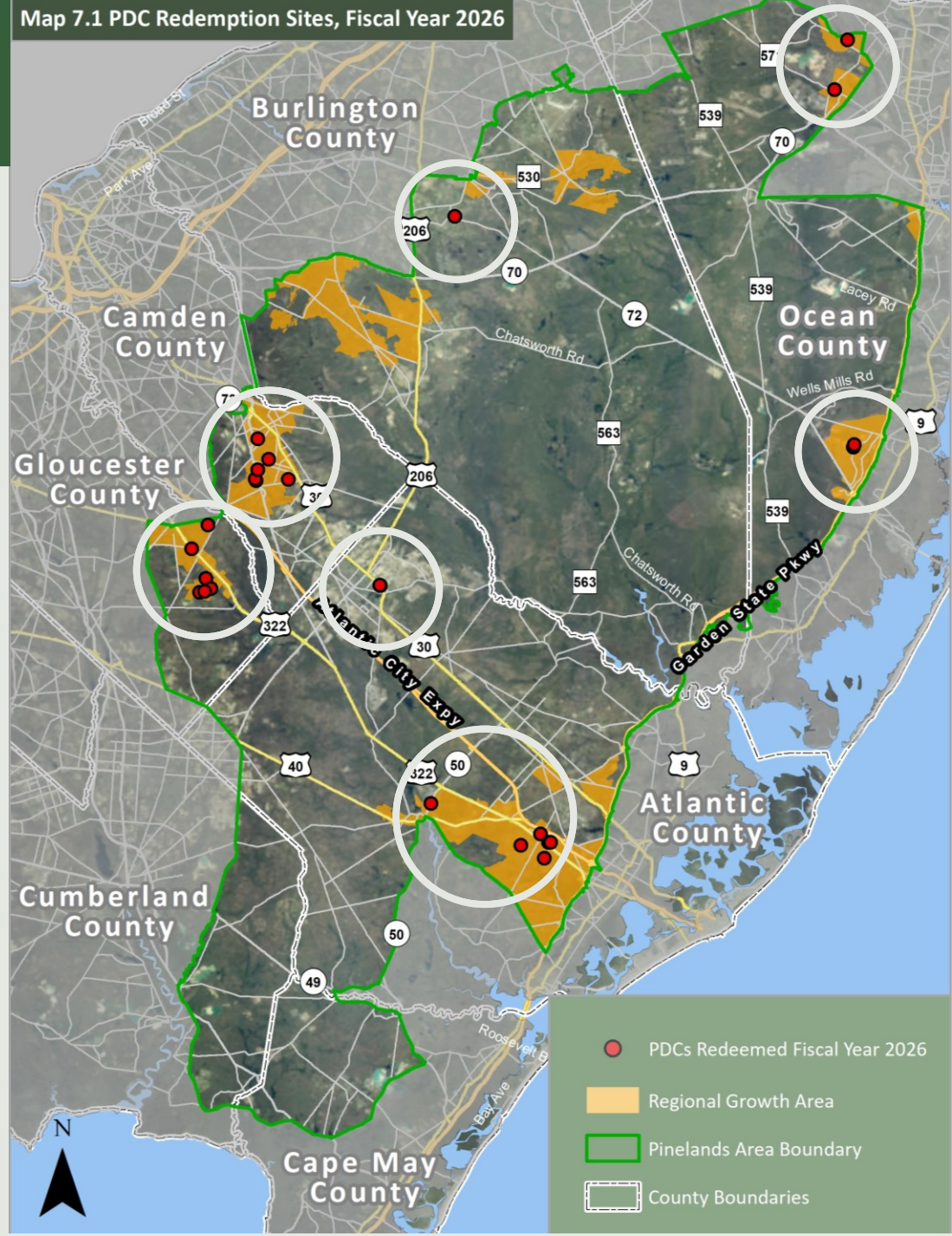
Total PDCs Redeemed

FY25: **37.75** FY26: **34.25**

Total Rights Redeemed

FY25: **151** FY26: **137**

▼ -9%



FY 2026 PDC Redemptions

Reason for PDC Redemption

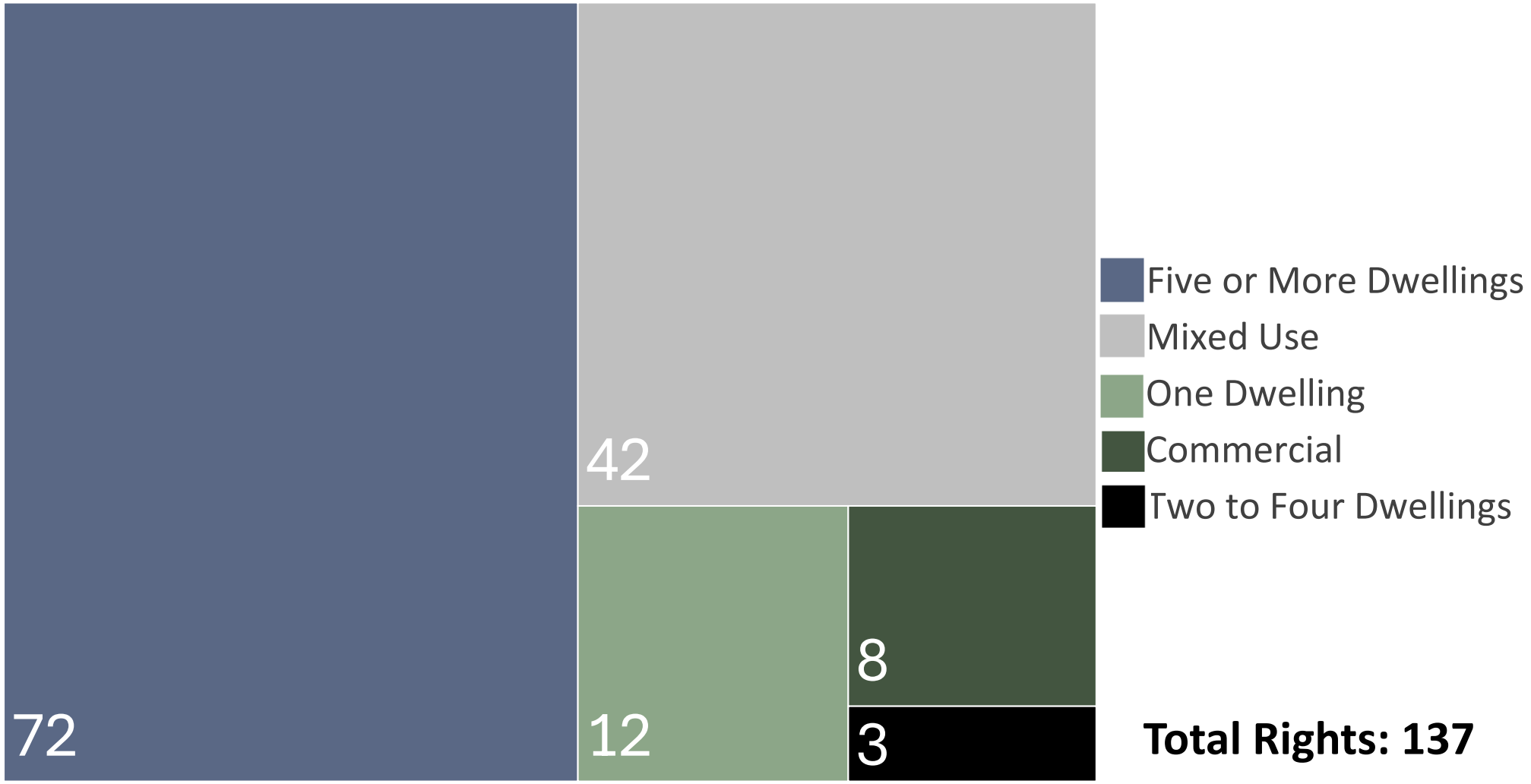
Reason	Total Apps	PDCs Required*
RGA Mandatory % of Units	8	18
RGA Density Bonus	3	11.75
RGA Use Variance	3	2.25
RGA, PT, PV Undersized Lot	7	2.25
Waiver	4	1

*Not all PDCs required have been redeemed

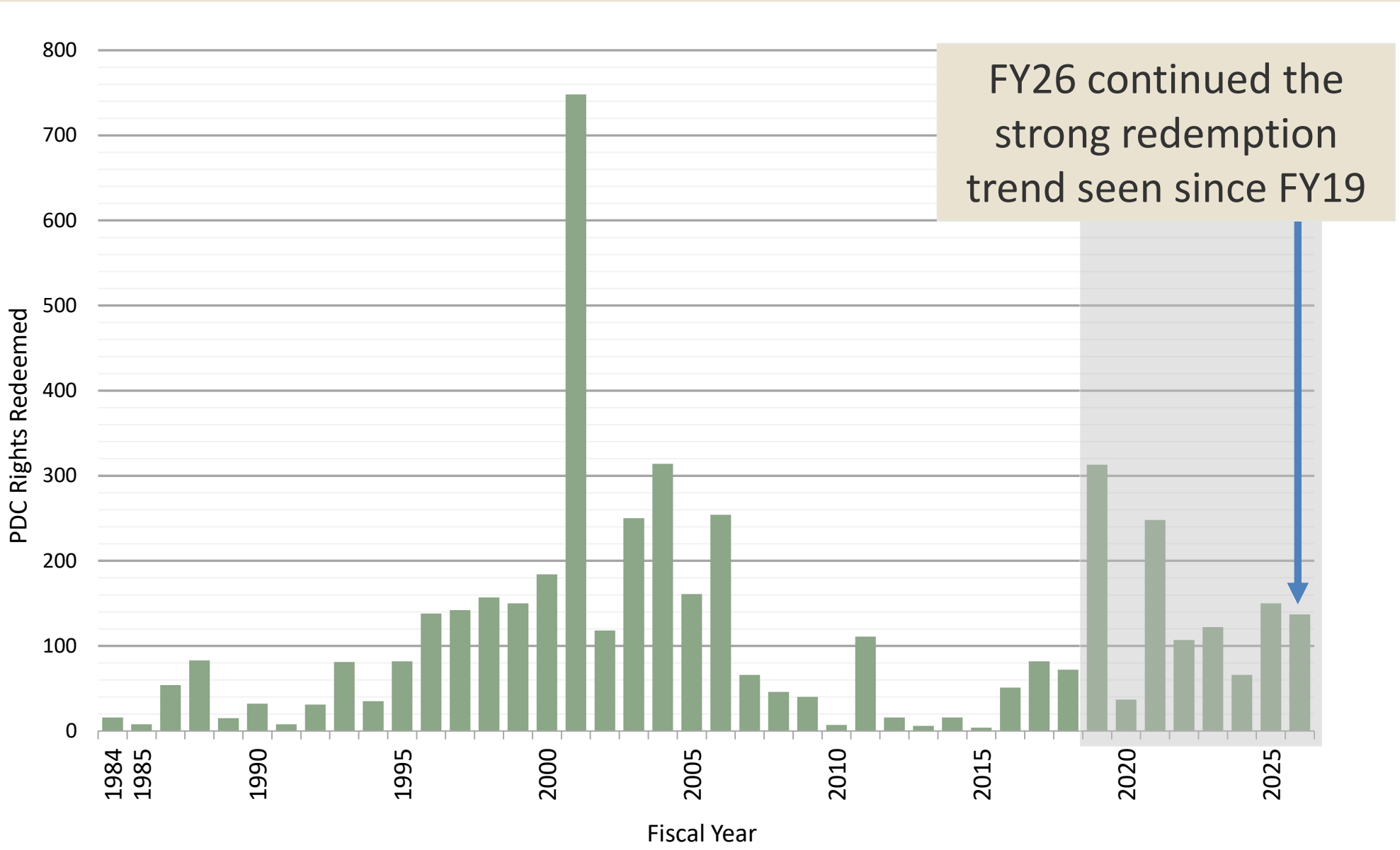


Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units

FY 2026 PDC Rights Redeemed by Project Type



PDC Redemptions (1984-2026)



PDC Redemptions (Through FY 2026)

Total Rights Redeemed

4,757 rights

Reasons PDC Redemption was Required *

Regional Growth Area

Residential density bonus: 2,545 (**49%**)
Mandatory minimum % of units: 1,228 (**24%**)
Use variances: 571 (**11%**)
Non-residential uses: 84 (**2%**)

Various Management Areas

Undersized lots: 297 (**6%**)
Waivers of strict compliance: 232 (**4%**)
Other: 258 (**5%**)

*Not all PDCs required have been redeemed



Cottages at Compass Point, Barnegat Twp (RGA)
16 PDCs redeemed; 212 total units

PDC Supply

Total Estimated Supply: ~8,730 rights

PDC Rights: Severed not Redeemed

FY25: **1,573** FY26: **1,439** ▼ -8.5%

Posted On Seller's List

FY25: **404** FY26: **380**

Not Posted On Sellers List

FY25: **1,169** FY26: **1,059**

PDC Rights: Active Allocations not Severed

FY25: **301** FY26: **339** ▲ +13%

PDC Rights: LOI Expired/Unallocated

FY25: **~7,030** FY26: **~6,950** ▼ -1%

Franklin Parker Preserve

PDC Supply

PDC Sending Areas

Management Area	Total Acres	% Preserved
PAD	295,000	85%
SAPA	37,500	78%
APA	68,500	44%

Franklin Parker Preserve

Factors Impacting PDC Supply Potential

- **Development (actual or reserved) on parcels eligible for allocation**
- **Extinguishment of allocated (unsevered) PDCs**
  - Farmland preservation
  - Open space preservation
- **Change in Sending Area Boundaries**
  - Preservation Area
    - Special Agricultural Production (increased PDC allocation relative to PAD)
    - Pinelands Villages (not eligible for PDC allocation)
  - Agricultural Production Area

PDC Demand

2023 Estimated Demand: ~10,800 rights

Rights Required for Approved Projects

FY25: **420** FY26: **458** ▲ +9%

Rights Required for Active, Unapproved Projects

FY25: **727** FY26: **665** ▼ -8.5%



Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units

PDC Demand

Factors Impacting PDC Demand Potential

Certified Zoning Changes, Management Area changes, changes to PDC provisions

- Example: 2025 Berlin Township Rezoning
  - Increased RGA
  - Mandatory residential and non-residential PDC requirements

Development approvals/Active Applications

- Moving from estimate to reality

Redevelopment

- Challenging to predict

Land preservation in Regional Growth Areas



Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units



Questions



Bernard Isaacson, PhD 2026-10-09

Approval:
Your vote on today's application for Atlantic white cedar restoration is an important milestone in the timeline of New Jersey's forests. Today, you commissioners took a major step towards addressing ecological concerns on this landscape, and for that you should be commended.

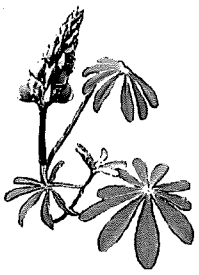
For too long, special interests have positioned themselves as the sole guardians of the environment, stating the dogma that humans are bad and must be removed from the forest. By swinging the cudgel of fear, they effectively blocked any other philosophies of people relating to their forest lands.

Your approval vote today is an acknowledgment that under the right conditions, human agency can be for good. Cedar has been purposefully regenerated on hundreds of acres of forest in New Jersey in recent decades. On both public and private lands, expert foresters, like Bill Zipse, have tested out how to regenerate cedar amidst differing site and stand conditions. This knowledge is being put to use to right the wrongs of the past, to restart a new generation of cedar using silviculture.

Were previous votes against DEP forest management proven right or wrong? The young cedar stand at Double Trouble State Park is thriving. There is still a vibrant forest along Allen Road, with both reduced density and reduced wildfire risk. And there's a new generation of pine burgeoning below the Bass River Fire Tower.

However, even with this positivity, there are daunting challenges ahead. The Forest service has stated in both the State Forest Action Plan and the Atlantic White Cedar Strategy that they intend to conduct these sorts of activities on 10,000 acres. This application represents only the first 1.6%. Scaling up requires addressing many different challenges, some of which are in your purview. This commission is charged, in part, with conserving the culture of the pines, which it can do by supporting a modest, local forest products industry. But for that to happen, you will need to continuously encourage people working in the forest. And given that the majority of the forest of NJ is publicly-owned, that means a lot more forestry review for your staff.

I am confident that this project's successes at regenerating cedar on these best sites will awaken New Jerseyans to the truth of using human agency to actively participate in ecosystem restoration, instead of superstitious passivity in the face of global change. Thank you for taking this first step towards a better relationship between our population and our forest.



Partnerships for New Jersey Plant Conservation

Scientists, Advocates, Educators and Citizens
Working Towards Protection of New Jersey's Rare Flora

Testimony to the Pinelands Commission, October 9, 2026 concerning the CMP list of protected plant species.

Since the specific list of CMP threatened or endangered plants is seriously outdated, we recommend that a working group be established to consider how it might be properly revised.

The CMP specific T&E list (54 plants) retains species that are considered by the state of New Jersey and local experts to no longer be of conservation concern. Conversely, it is missing species that *are* of conservation concern.

The state of New Jersey regularly updates and periodically publishes a list called, "List of Endangered Plant Species and Plant Species of Concern" (https://dep.nj.gov/wp-content/uploads/parksandforests/njplantlist.pdf). This list is established in accordance with state law. Since the CMP references the Endangered plants, the discrepancies between the state's list and those of the Pinelands Commission occur within its specific list of 54 plants. (Some of the species specifically listed are also listed as state Endangered.)

The Pinelands Commission staff indicates it cannot simply adopt the list of "Plant Species of Concern" without taking on what it considers unacceptable legal liabilities. It seems to have argued, further, that it cannot make progress toward updating its protected plant list, unless it establishes a data sharing agreement with the Office of Natural Lands Management.

We don't propose to dispute the Commission staff's legal analysis. We do observe, however, that there does not seem to be any prospect of the Office of Natural Lands Management engaging in such a data sharing agreement.

That leaves the Pinelands Commission with two options: (1) either devise some other strategy to update its protected plant list or (2) continue to allow its current list to fall farther and farther behind in terms of scientific and legal justification. We believe the first option is the wiser choice.

Consequently, we propose that the Commission establish a working group that includes Commission Science staff, local experts on the flora of the Pinelands, and any other personnel the Commission might deem valuable to the process. The group would meet regularly, explore all feasible options, and make recommendations. Possible working group members include G. Russell Juelg, Gerry Moore, and Joseph Arsenault.

Several issues have been debated over the years, so we would like to summarize our perspective on some of the key points:
(1) The "List of Endangered Plant Species and Plant Species of Concern" (the List) maintained by the NJDEP Office of Natural Lands Management (ONLM) Natural

Heritage Program (NHP) is New Jersey's official list of imperiled plants, though, as noted, only the Endangered plant list is codified by regulation. NJDEP historically has not made it a priority to regularly update that regulation, so the best estimate of the degree of imperilment of any taxon is actually the state *rank* of the plant, at any given time, rather than its state *status*.

(2) The ranks SH and S1 indicate the highest degree of imperilment, generally understood to be equal to "endangered," meaning close to extinction in the state. They generally but not necessarily coincide with the official Endangered status. The ranks S2 and S3 are understood to be equal to "threatened."

(3) The ranks assigned to taxa on the List are derived from a standard process following the methodology of NatureServe, which is a partner of the U.S. Fish and Wildlife Service, and member of the International Union for Conservation of Nature.

(4) There is no system in New Jersey comparable to NHP in terms of data collection, quality of data, and analysis. Even so, the data housed at NHP reflect somewhat limited reports and field visits. Many areas of the state have never been fully inventoried. Consequently, the NHP data do not represent where all the rare plants are. They merely represent where rare plants have been noticed, reported, and entered into the database.

(5) Ambiguities associated with the estimates of the level of imperilment of plants are the same as those of any biological group. Populations change over time. Some formerly rare taxa become more common; some formerly common ones become rarer. Our knowledge changes, as well. Sometimes field work proves that plants we thought were rare are actually more common; sometimes the opposite.

(6) In deciding which plant species to protect, we seem to have no defensible options other than to accept the best available sources of information.

(7) If the Pinelands Commission cannot simply adopt a list derived from the NHP, it seems the other alternatives are quite limited. For example, the Pinelands Commission could commission an official report from some reputable source, just as it did originally. Or it could convene a working group composed of local experts.

Partnerships for New Jersey

Plant Conservation

Scientists, Advocates, Educators and Citizens
Working Towards Protection of New Jersey's Rare Flora

Testimony to the Pinelands Commission, October 9, 2026 concerning the proposed cedar restoration project.

I want to preface this by saying that I don't mean to imply any direct parallels between the impacts of the Sanctuary development and those of the proposed cedar restoration plan. I just want to do a little comparison and contrast

In 1997, a population of a state-listed Endangered species, the Timber Rattlesnake, was discovered on the site of a development project in Evesham Township. Part of the development proposal had gotten final approvals and was well underway, so the situation presented huge problems and required the expenditure of lots of time and money for all the parties involved.

In that case, the developer's consultant had stated that (1) there were records of rattlesnakes in the area, (2) there was still suitable habitat for rattlesnakes there, but (3) no rattlesnakes were discovered during the course of surveys.

The Pinelands Commission staff at that time interpreted that set of facts to mean that, evidently, the rattlesnake population was merely historic and therefore no longer existed there. In hindsight, everyone involved knows what a serious mistake that was, however logical it may have seemed at the time.

Now, with this project, we have the applicant making a very different assertion. The applicant is saying that the NJ Office of Natural lands Management has documented three species of plants that the Commission is obligated to protect on the site, but that his surveys indicate that no habitat for those species occur on the site.

> Pine Barren Boneset (Eupatorium resinosum) (Endangered)Pine Barren boneset grows in wet boggy areas, including seepage bogs, shrub bogs, pocosins,stream banks, and disturbed wet openings (Johnson 2022; Pinelands Preservation Alliance, n.d).Forest inventory/site visits of designated active management areas show no potential suitablehabitat for Pine Barren boneset within the project area.
>
> Swamp-pink (Helonias bullata) (Endangered)Swamp pink occurs in a variety of palustrine forested and scrub/shrub wetlands in New Jersey,including forested wetlands bordering meandering streamlets, headwater wetlands, sphagnousAWC swamps, and spring seepage areas (USFWS n.d.). Specific hydrologic requirements ofswamp pink limit its occurrence to wetlands that are perennially saturated but not inundated byfloodwater. The water table must be at or near the surface, fluctuating only slightly duringspring and summer months (USFWS n.d.). Forest inventory and site visits of the designatedactive management areas indicate that there is no potential suitable habitat for swamp-pinkwithin the project area.
>
> Pine Barren Bellwort (Uvularia puberula var. nitida) (Endangered)Pine barren bellwort occurs in moist to dry woodlands consisting of pine-oak or oak-pinewoods, often with an

understory of ericaceous shrubs, and it may occur in thickets or along theedges of swamps, firebreaks or roadways (Dodds 2024). Forest inventory and site visitstherefore indicate that there is no potential suitable habitat for Pine Barren bellwort within theproject area.

It should be clear to everyone that if a plant has been documented as occurring at a place, it simply cannot be true that no habitat for that plant occurs there, unless the habitat has changed since the time of the report. But the applicant is not making that assertion.

Hopefully, we're not engaging in a project that revives a situation analogous to the Sanctuary.

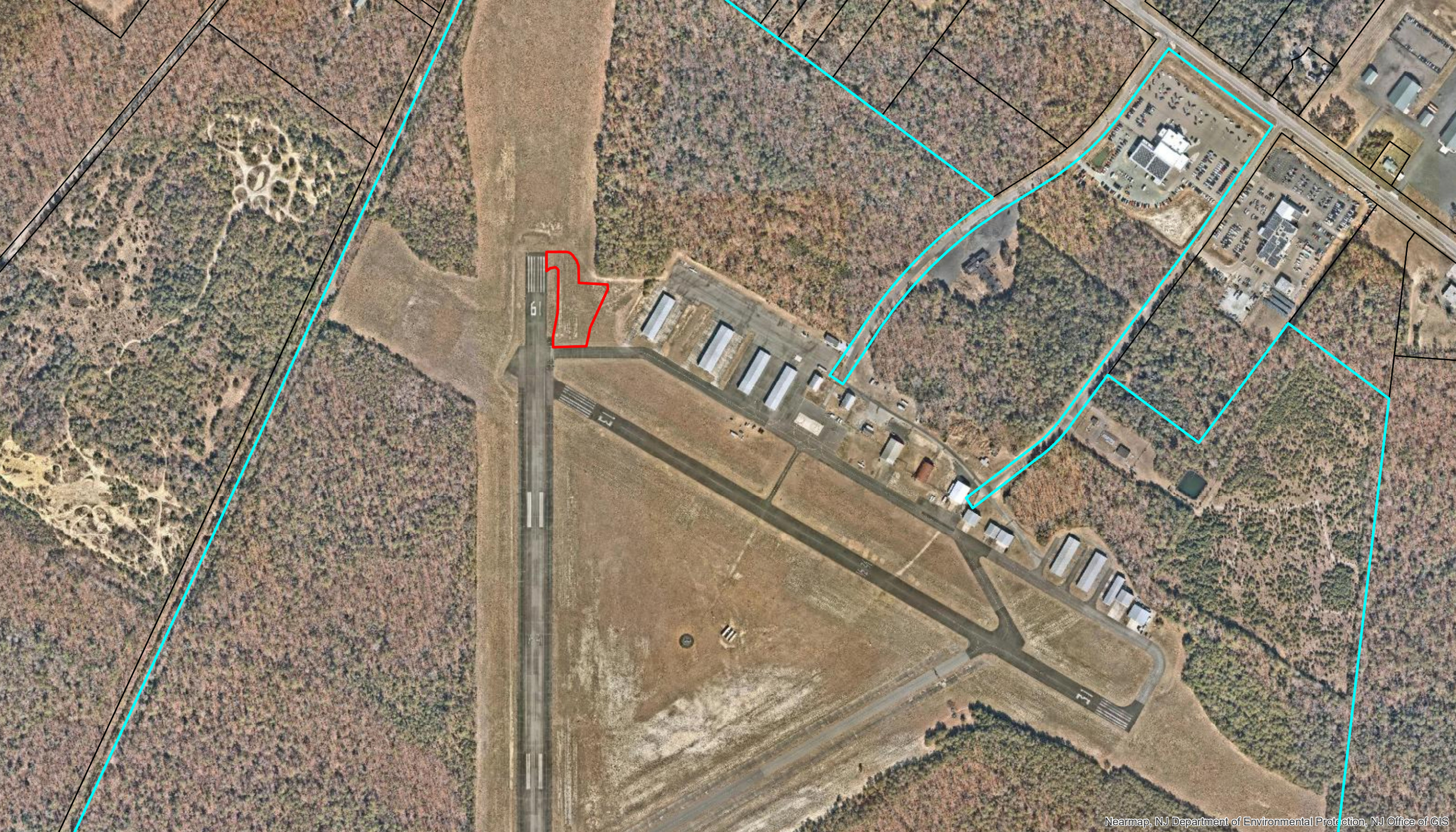
In addition to the problem associated with these three plants, it appears that the applicant entirely disregarded the ONLM report of five more regulated species found "in the immediate vicinity" of the site. These are:

Pine barrens Gentian
Pine Barrens Smoke-grass
Pine Barrens Rattlesnake-root
Little Floating-hearts
Curly-grass fern.

It stands to reason that any rare plant found "in the immediate vicinity" of a project site has at least a good chance of occurring on the site itself.

Finally, it is important to note that these reports furnished by the ONLM represent mere clues as to what may actually be there. They are by no means a definitive list. Only by means of a multi-season survey can we have any reasonable assurance of what may be at any particular location. To assume that the plants listed by the ONLM are the only regulated plants to be concerned about is a misinterpretation and misapplication of the reports.

D. Russell Juelg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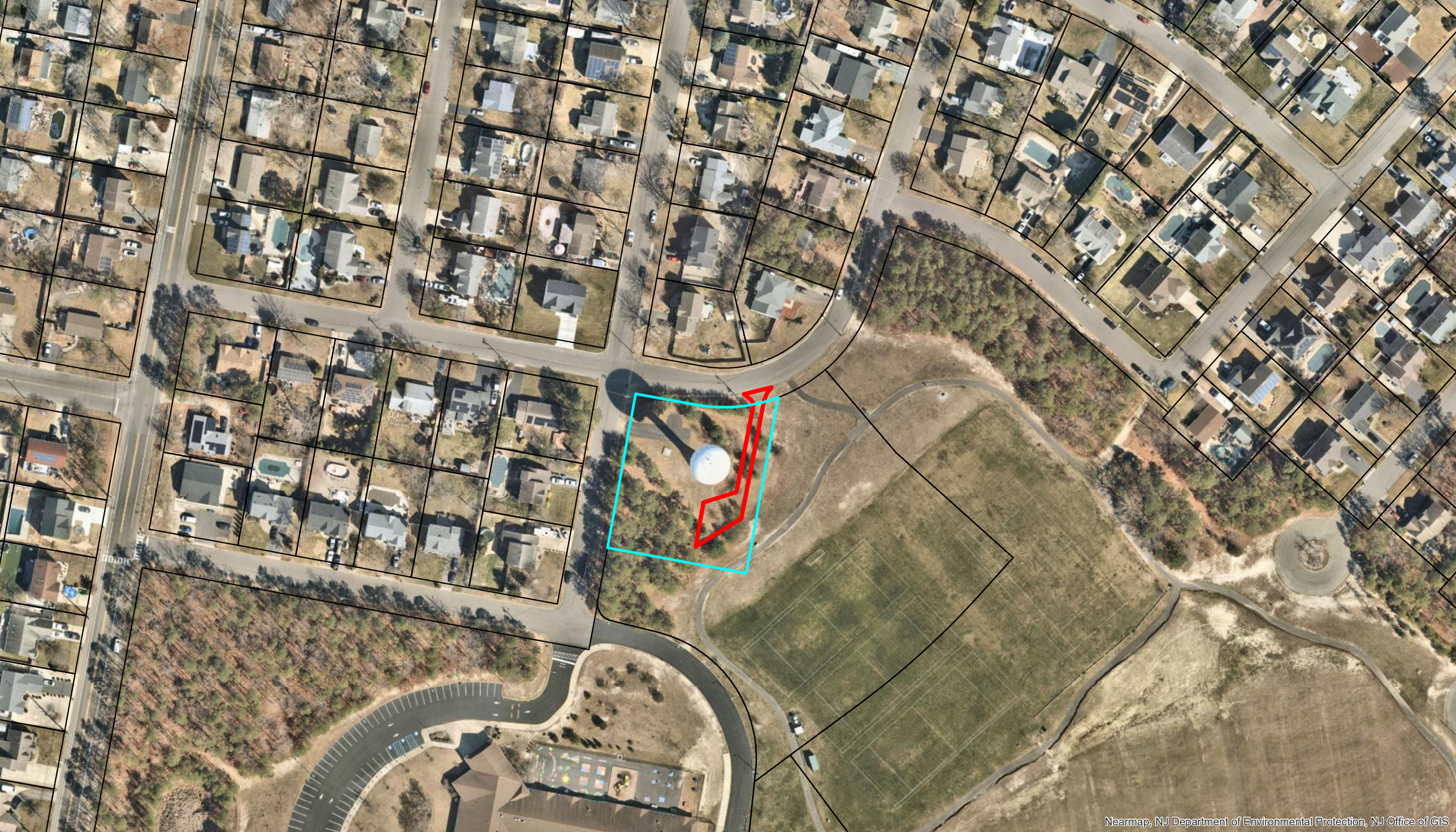
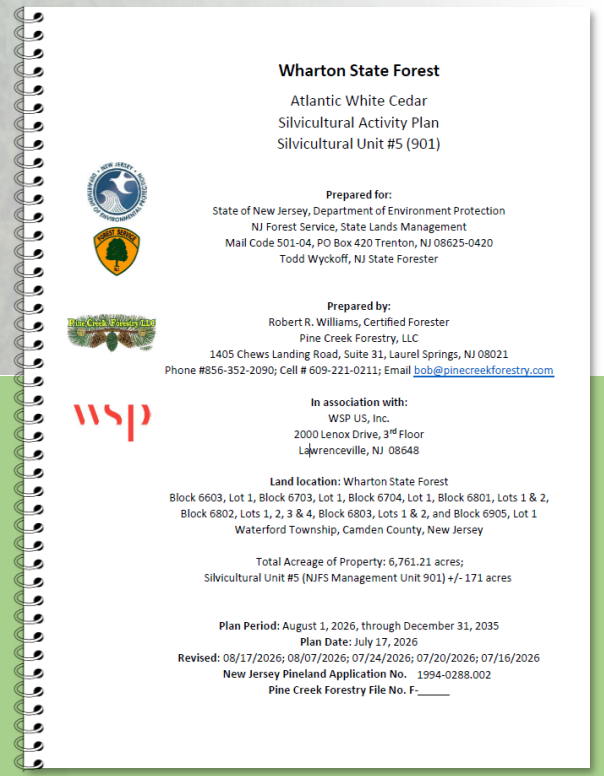
Nearmap, NJ Department of Environmental Protection, NJ Office of GIS


Nearmap, NJ Department of Environmental Protection, NJ Office of GIS





Wharton State Forest

Atlantic White Cedar
Silvicultural Activity Plan
Silvicultural Unit #5 (901)

Prepared for:
State of New Jersey, Department of Environment Protection
NJ Forest Service, State Lands Management
Mail Code 501-04, PO Box 420 Trenton, NJ 08625-0420
Todd Wyckoff, NJ State Forester

Prepared by:
Robert R. Williams, Certified Forester
Pine Creek Forestry, LLC
1405 Chews Landing Road, Suite 31, Laurel Springs, NJ 08021
Phone #856-352-2090; Cell # 609-221-0211; Email bob@pinecreekforestry.com

In association with:
WSP US, Inc.
2000 Lenox Drive, 3rd Floor
Lawrenceville, NJ 08648

Land location: Wharton State Forest
Block 6603, Lot 1, Block 6703, Lot 1, Block 6704, Lot 1, Block 6801, Lots 1 & 2, Block 6802, Lots 1, 2, 3 & 4, Block 6803, Lots 1 & 2, and Block 6905, Lot 1
Waterford Township, Camden County, New Jersey

Total Acreage of Property: 6,761.21 acres;
Silvicultural Unit #5 (NJFS Management Unit 901) +/- 171 acres

Plan Period: August 1, 2026, through December 31, 2035
Plan Date: July 17, 2026
Revised: 08/17/2026; 08/07/2026; 07/24/2026; 07/20/2026; 07/16/2026
New Jersey Pineland Application No. 1994-0288.002
Pine Creek Forestry File No. F-_____

Pinelands Application #1994-0288.002

response to **Pinelands Commissioner Comments**

Supervising Forester – Bill Zipse
State Forester – Todd Wyckoff

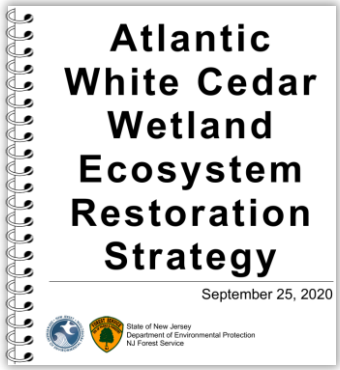
October 9, 2026

New Jersey Department of Environmental Protection

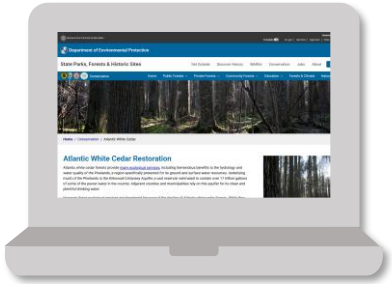
- Sites are selected based on rigorous and extensive survey and mapping (see strategy document) in tandem with in-depth stakeholdering
- This restoration effort is already fully funded and therefore silvicultural treatments are NOT economically motivated
- NJDEP is committed to ecologically sound, transparent, and successful restoration which will be maintained in perpetuity



Atlantic white-cedar strategy document detailing site selection



Atlantic white-cedar website with FAQs and additional information



PROJECT OVERVIEW



Our goal is
to restore
Atlantic white-cedar
ecosystems



PROJECT OVERVIEW

Project Overview

Application Acreage

171 acres

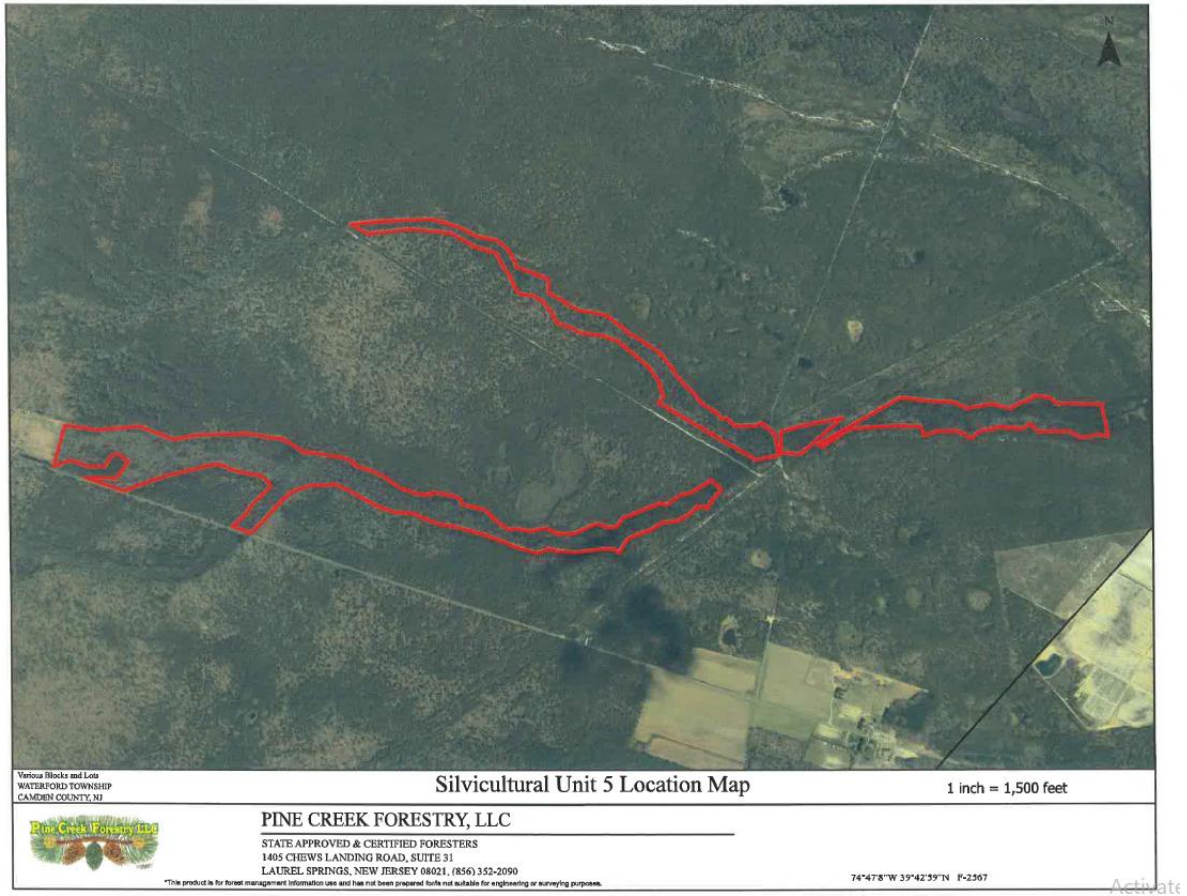
Time Period

10 Years

Broader Scope

unit 1 of a 12-unit plan

(~ 2,300 total acres)



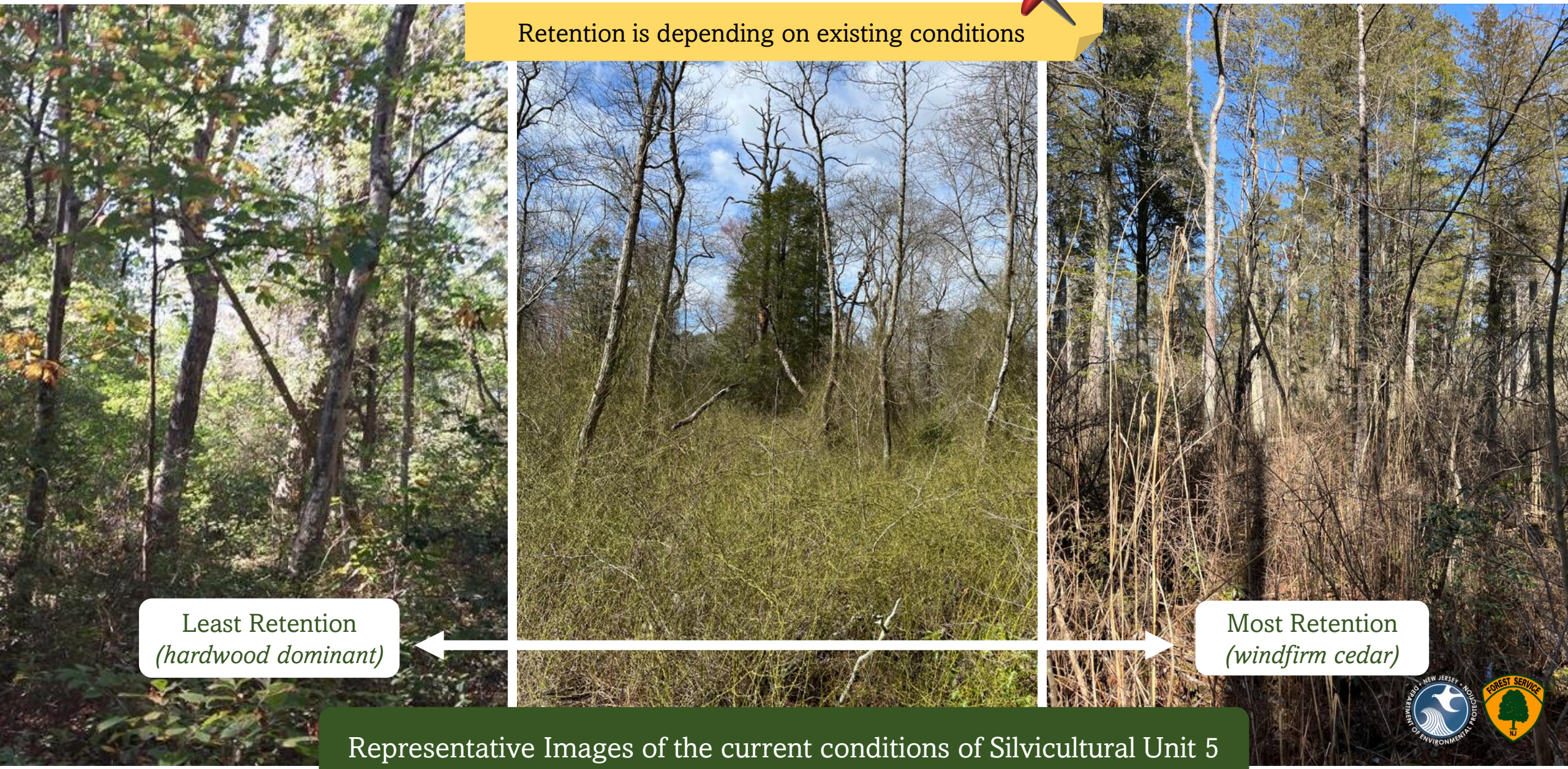
PROJECT OVERVIEW

Pinelands Commissioner Comments

TOPICS

1. Existing Forest Conditions
2. Proposed Forestry Activities
3. AWC Regeneration - Deer Fencing
4. AWC Regeneration - Replanting
5. AWC Regeneration - Herbicide Application
6. AWC Regeneration - Measures of Success

Retention is depending on existing conditions



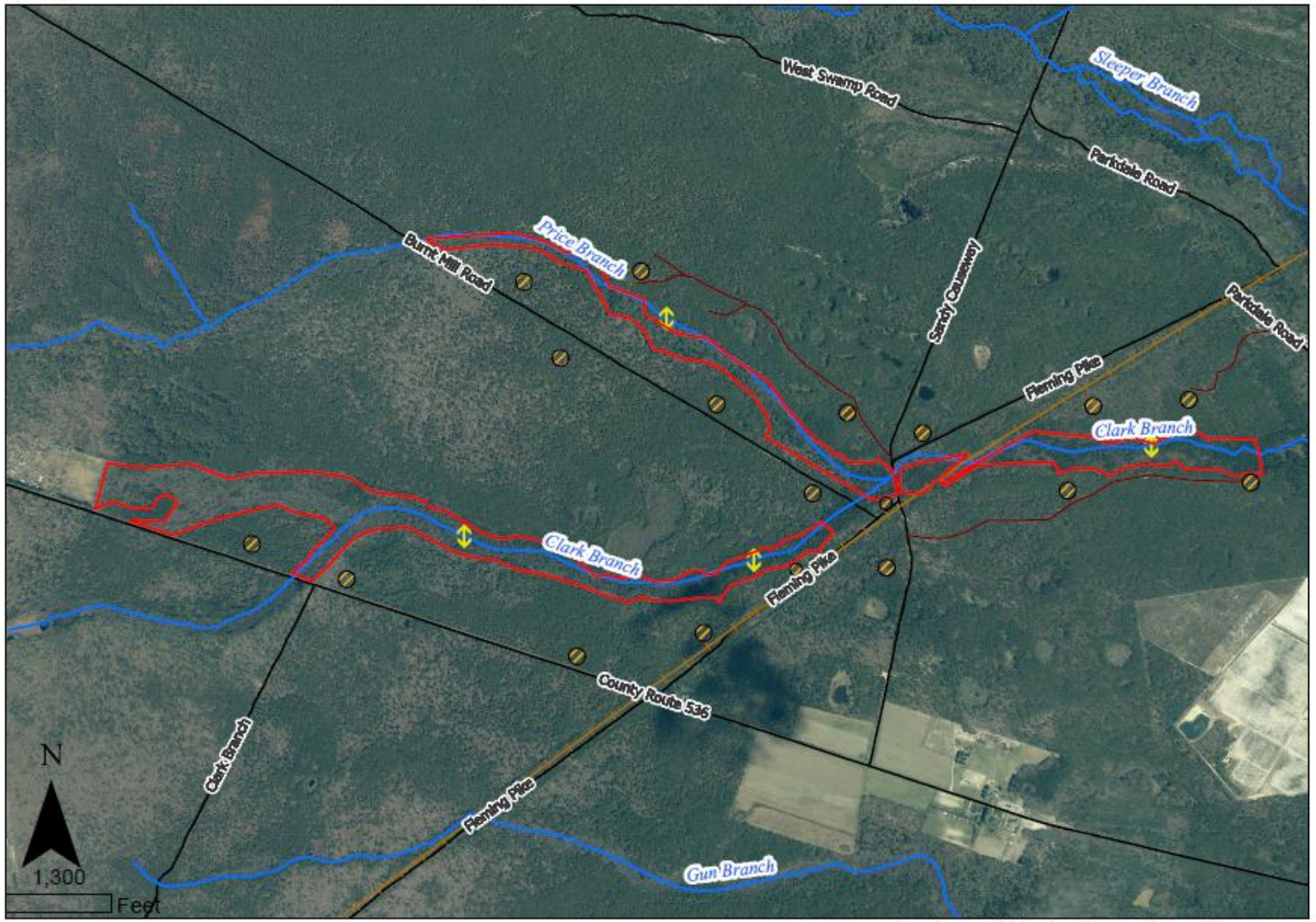
Least Retention
(hardwood dominant)

Most Retention
(windfirm cedar)

Representative Images of the current conditions of Silvicultural Unit 5

2. *Proposed Forestry Activities*

Silvicultural Unit 5 Project Map



Restoration Area Boundary

Potential Log Landings (0.75 ac)*

Potential Stream Crossing Locations*

Railroads

Streams

Existing Unnamed Woods Roads

Roads

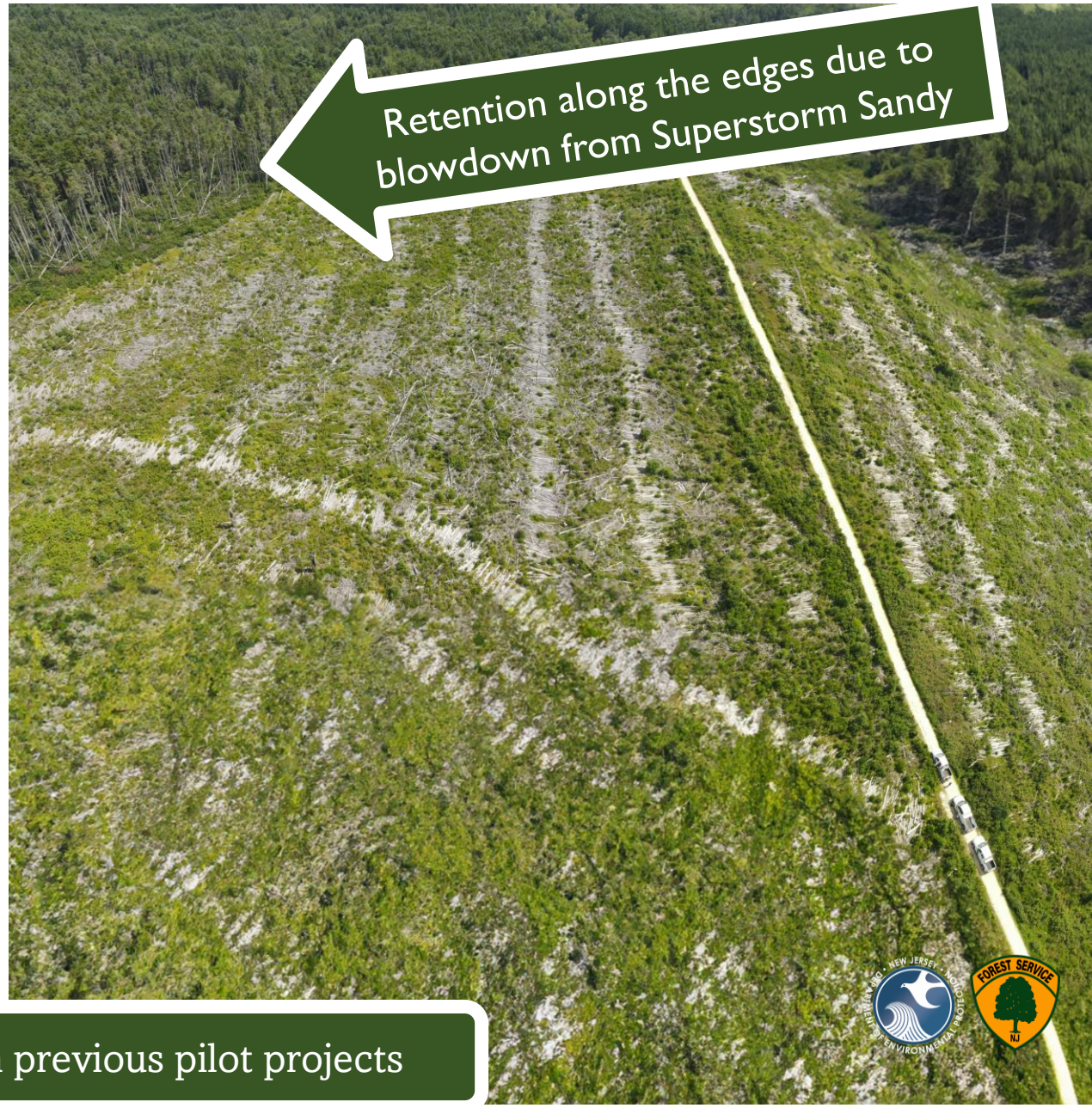
-Restoration work and potential log landing locations will occur across a total of 171 +/- acres.
-Deer fencing may be installed around the perimeter of the Restoration Area if necessary to reach AWC regeneration targets.
-*Potential Landings/Stream Crossings: Not all locations shown are to be utilized.



2. *Proposed Forestry Activities*

- Growing space
- Sunlight vs seed source
- The proposal aims for maximum possible retention of cedar to attain silvicultural goals





examples of retention in previous pilot projects

3. AWC Regeneration - Deer Fencing





No deer fencing required at other similar restoration sites –Double Trouble State Park

Installation of deer fencing is not low impact activity and therefore it is a contingency rather than a default

NOTE that a fence solves different problem from herbicide (browsing vs competing vegetation)

NJDEP is responsible for monitoring AND responding to deer browse threating successful regeneration

3. AWC Regeneration - Deer Fencing





4. *AWC Regeneration - Replanting*



NOTE: this is the planting on the same site where the regeneration was coming up through the corduroy road



Regeneration after planting

4. AWC Regeneration - Replanting



5. *AWC Regeneration – Herbicide Application*

Most Atlantic white-cedar restoration projects are successful with a single herbicide treatment. This proposal allows for a MAXIMUM of three entries with at least one growing season in between for monitoring.

Imazapyr ONLY for aerial application



Helicopters are equipped with advanced computerized spray systems which prevent overspray (by accounting for wind drift and dispersal). They also use other specific equipment (such as nozzles) which are matched to the material being applied.

5. *AWC Regeneration – Herbicide Application*



This is example of the extremely controlled nature of modern aerial application.

5. *AWC Regeneration – Herbicide Application*



Most Atlantic white-cedar restoration projects are successful with a single herbicide treatment.
This proposal allows for a MAXIMUM of three entries with at least one growing season in between for monitoring.

If absolutely necessary, follow-up ground application will be spot sprayed if regeneration of Atlantic white-cedar is impacted by competing vegetation.

Imazapyr and glyphosate MAY be used for spot spraying

6. AWC Regeneration - Measures of Success



Regeneration through the corduroy – 2 years after cut



– 4 years after cut

6. AWC Regeneration - Measures of Success



Regeneration through the corduroy – 6 years after cut



– 8 years after cut

6. AWC Regeneration - Measures of Success



CURRENT – 11 years after cut

WANT MORE BACKGROUND ON TERMS AND CONCEPTS?

A New Jersey Forest Service

POCKET PRESENTATION

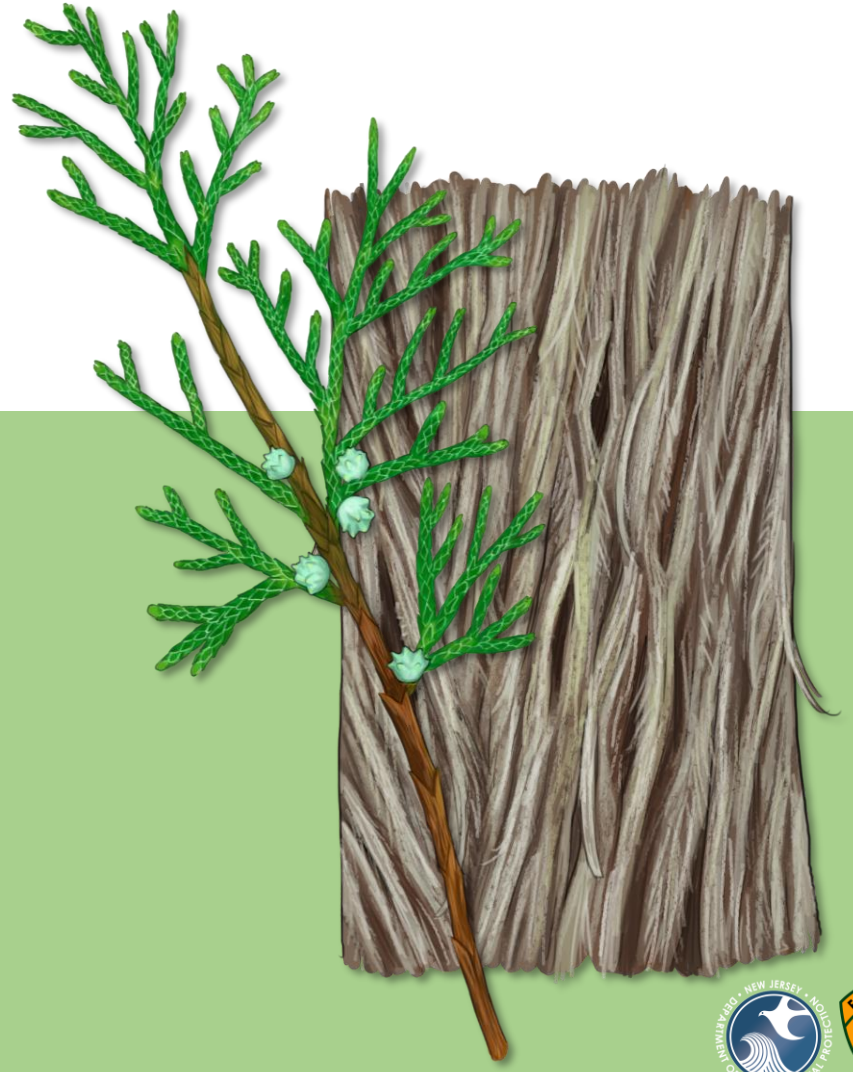
Why manage a Forest?

What is Silviculture?

Pinelands Application #1994-0288.002

FOLLOW UP QUESTIONS

?





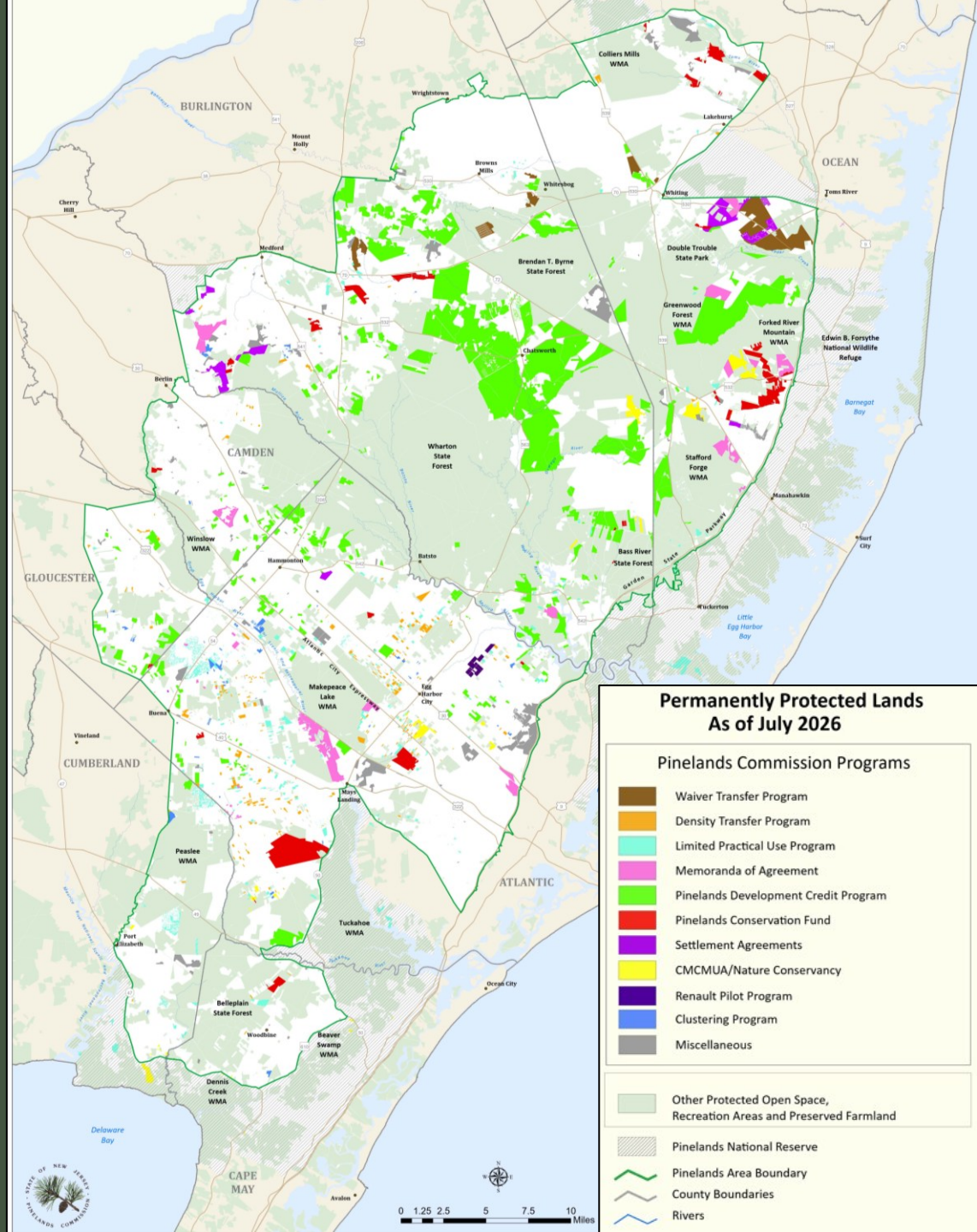
FY 2026 Permanent Land Protection Annual Update

Pinelands Commission Meeting, October 9, 2026

FY 26 Highlights

- More acres protected than in FY 25:
  - Farmland preservation
  - Pinelands programs

- Fewer acres protected than in FY 25:
  - State acquisitions
  - PDC Severance
  - Non-profit acquisitions



Newly Protected Land by Program

All Programs FY 2026	Acres Protected
Farmland Preservation	340
Pinelands Programs	181
State Acquisitions	94
County Open Space	32
PDC Severance	43
Total Acres	**690**



Farmland Preservation

- Burlington County
  - Southampton Township, Agricultural Production Area
    - 57-acre farm
    - 147-acre farm
- Gloucester County
  - Franklin Township, Rural Development Area
    - 135-acre farm



Pinelands Programs

Pinelands Programs	Acres Protected
Clustering - FA/RDA	24
Density Transfer – FA/RDA	115
Septic Dilution	39
Non-Buildable Lot/Lot with No Use	3
Total Acres	**181**

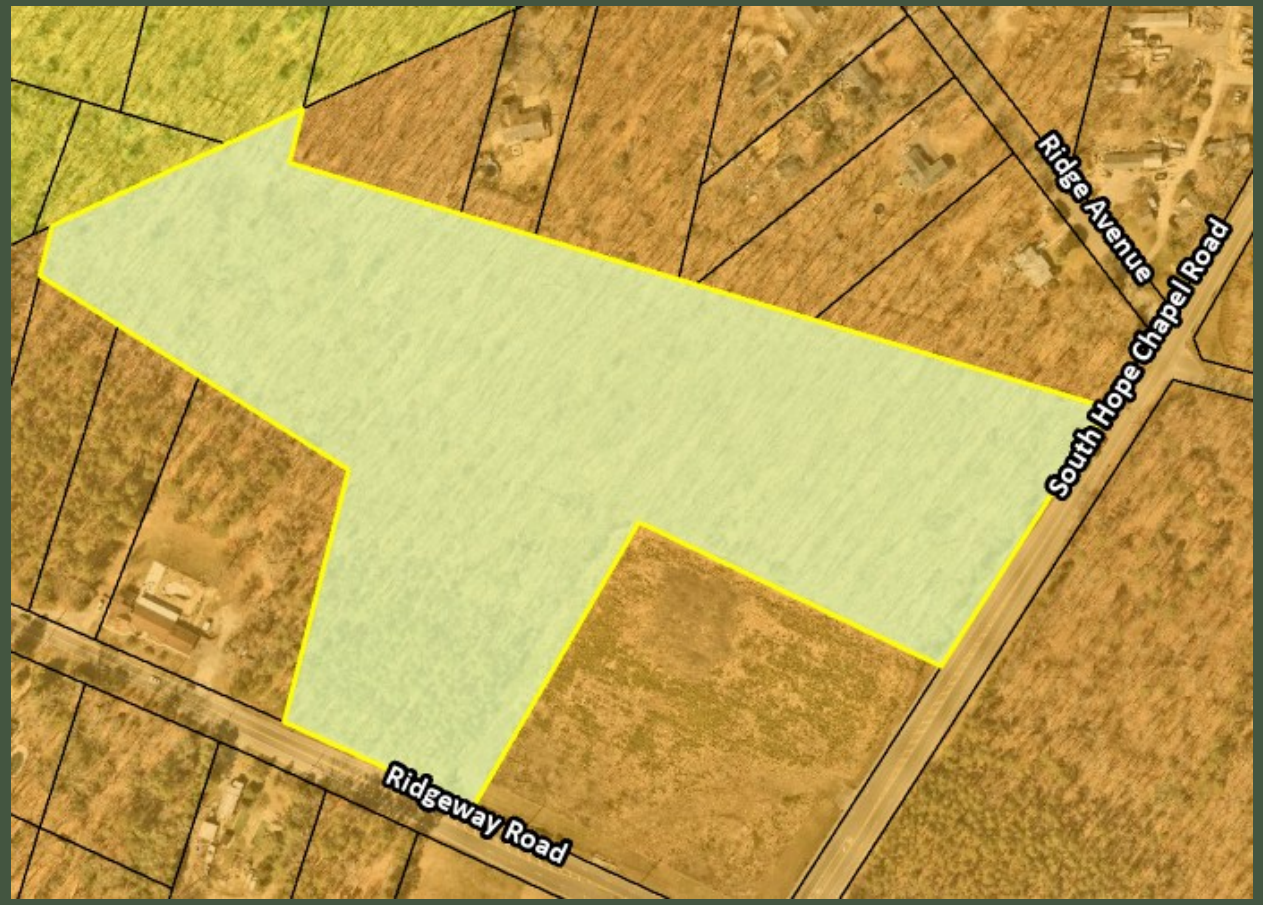


State Acquisitions (Green Acres/NJDEP)

Municipality	Management Area	Acres Protected
Hamilton Township	Forest Area	58
Southampton Township	Forest Area	<1
Southampton Township	Rural Development Area	36
Total Acres		**94**

County Open Space

Municipality	Management Area	New Acres Protected
Manchester Township	Forest Area	6
Manchester Township	Regional Growth Area	25
Lacey Township	Preservation Area District	<1
Stafford Township	Pinelands Village	<1
Stafford Township	Regional Growth Area	<1
Total Acres		**32**



PDC Program through FY 2026

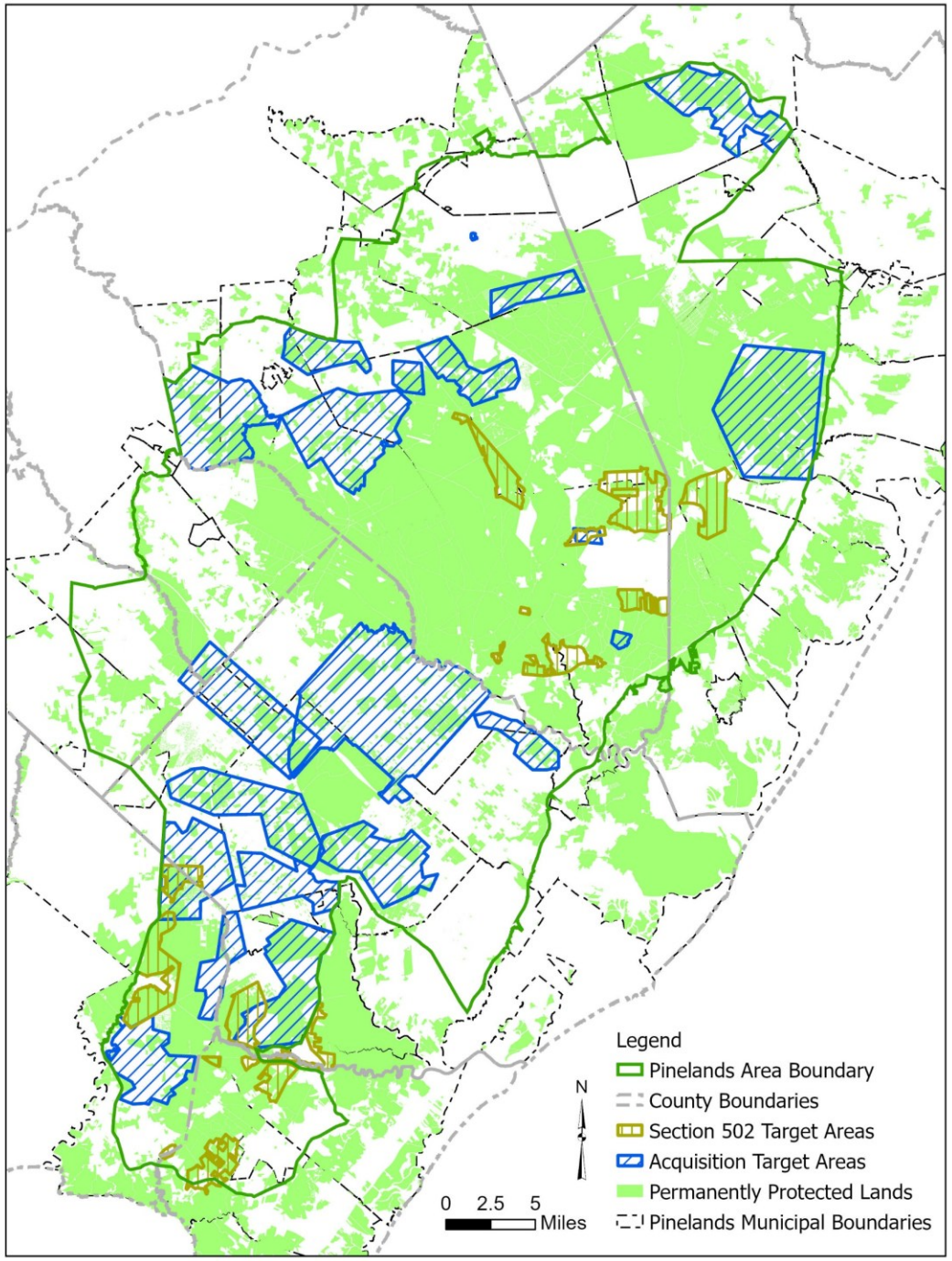
Management Area	Acres Protected
Preservation Area District	24,476
Special Agricultural Production Area	22,755
Agricultural Production Area	14,826
Other Management Areas	368
Total Acres	**62,425**

13% of permanently protected land is preserved through PDC Severance



Acquisition Target Areas

- Section 502 Areas: 66% preserved
  - 0 acres preserved in FY 2026
- 21 Planning Areas: 42% preserved
  - 155 acres preserved in FY 2026



Newly Protected Land by Management Area

Management Area	Acres Protected
Preservation Area District	3
Forest Area District	172
Agricultural Production Area	248
Pinelands Village	<1
Rural Development Area	242
Regional Growth Area	25
Total Acres	**690**



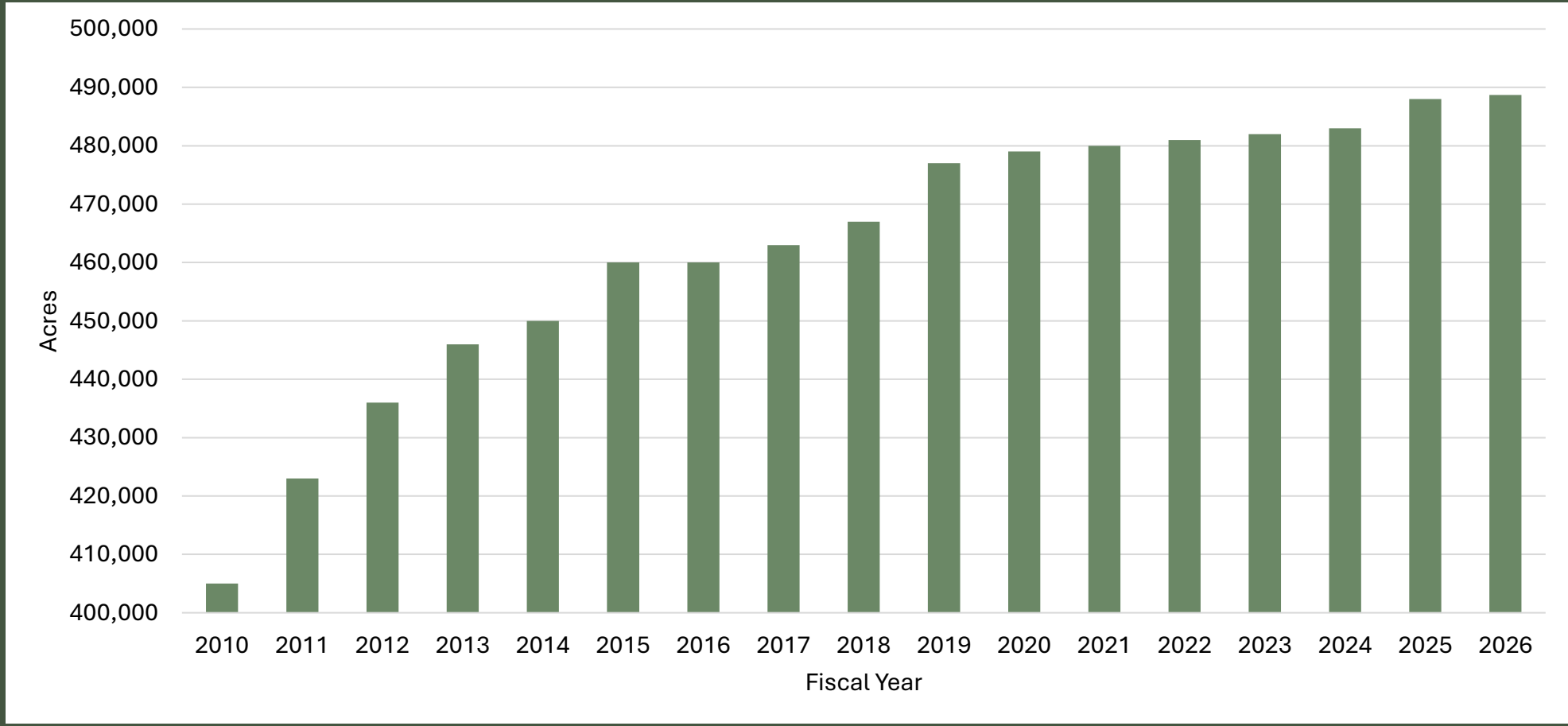
Protected Land in All Management Areas

Management Area	Total Acres in Management Area	% of Management Area Protected
Preservation Area District	295,000	**85%**
Special Agricultural Production Area	37,500	**78%**
Forest Area	257,000	**58%**
Agricultural Production Area	68,500	**44%**
Rural Development Area	109,500	23%
Regional Growth Area	76,500	8%
Pinelands Village	26,000	4%
Pinelands Town	21,500	6%
Military/Federal Installation	47,000	1%

As of FY 2026, approximately 52% of the Pinelands Area is preserved

Acres Preserved in Pinelands Area

(rounded to the nearest thousand)



As of FY 2026, approximately 488,700 acres preserved



Questions?



PDC Bank Annual Report
Fiscal Year 2026

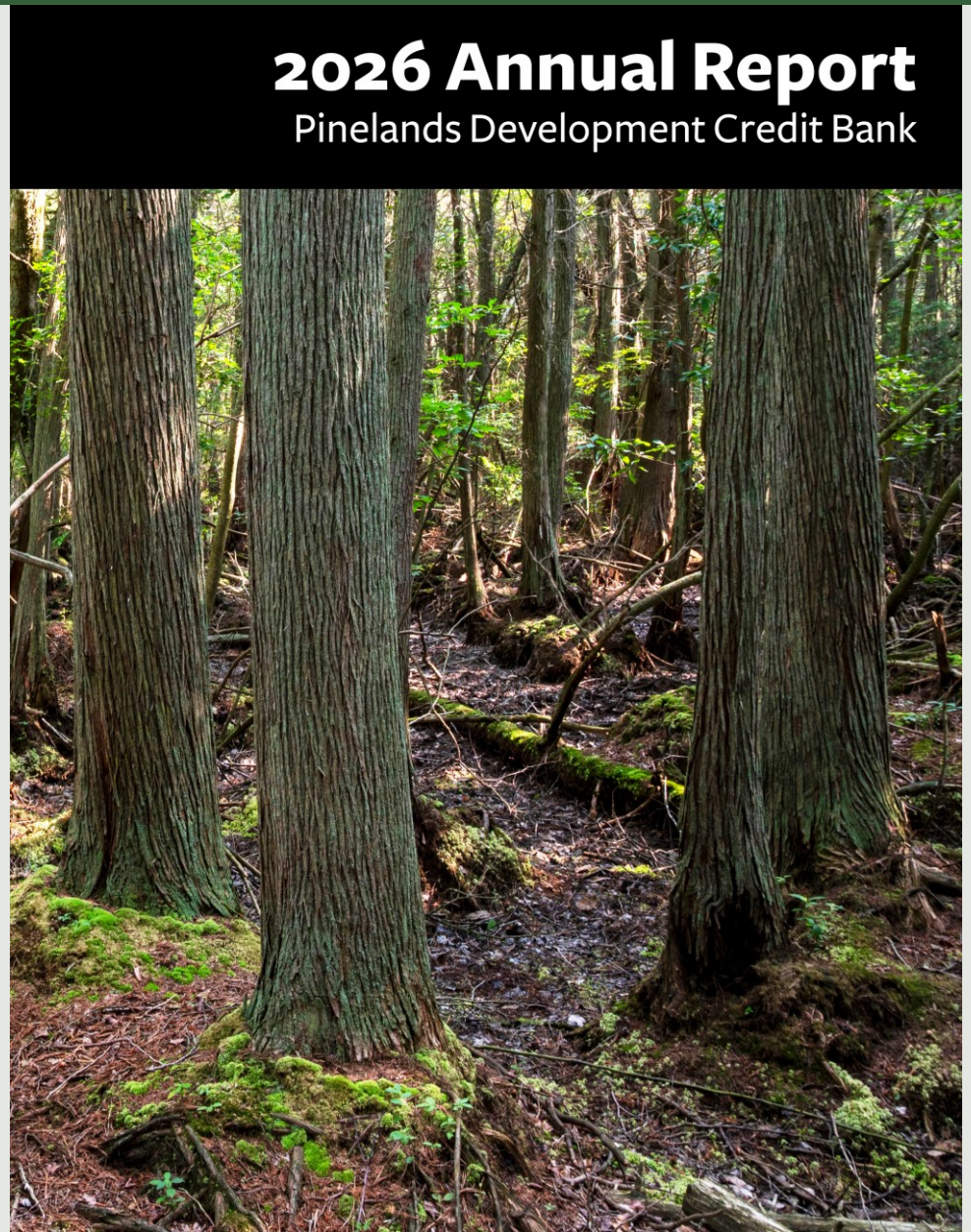


October 9, 2026

PDC Bank FY 2026 Annual Report

Topics Covered

- PDC LOIs & Allocations
- PDC Severances
  - Lands Preserved
- PDC Transactions/Sales
  - Sales Volume
  - Sales Prices
- PDC Redemptions
  - Project Types
  - Reason for Redemption
  - Approved Projects
  - Active Projects



FY 2026 PDC Allocations



LOIs Issued

FY25: **15** FY26: **20** ▲ 33%

Total PDCs Allocated

FY25: **142.5** FY26: **26.5**

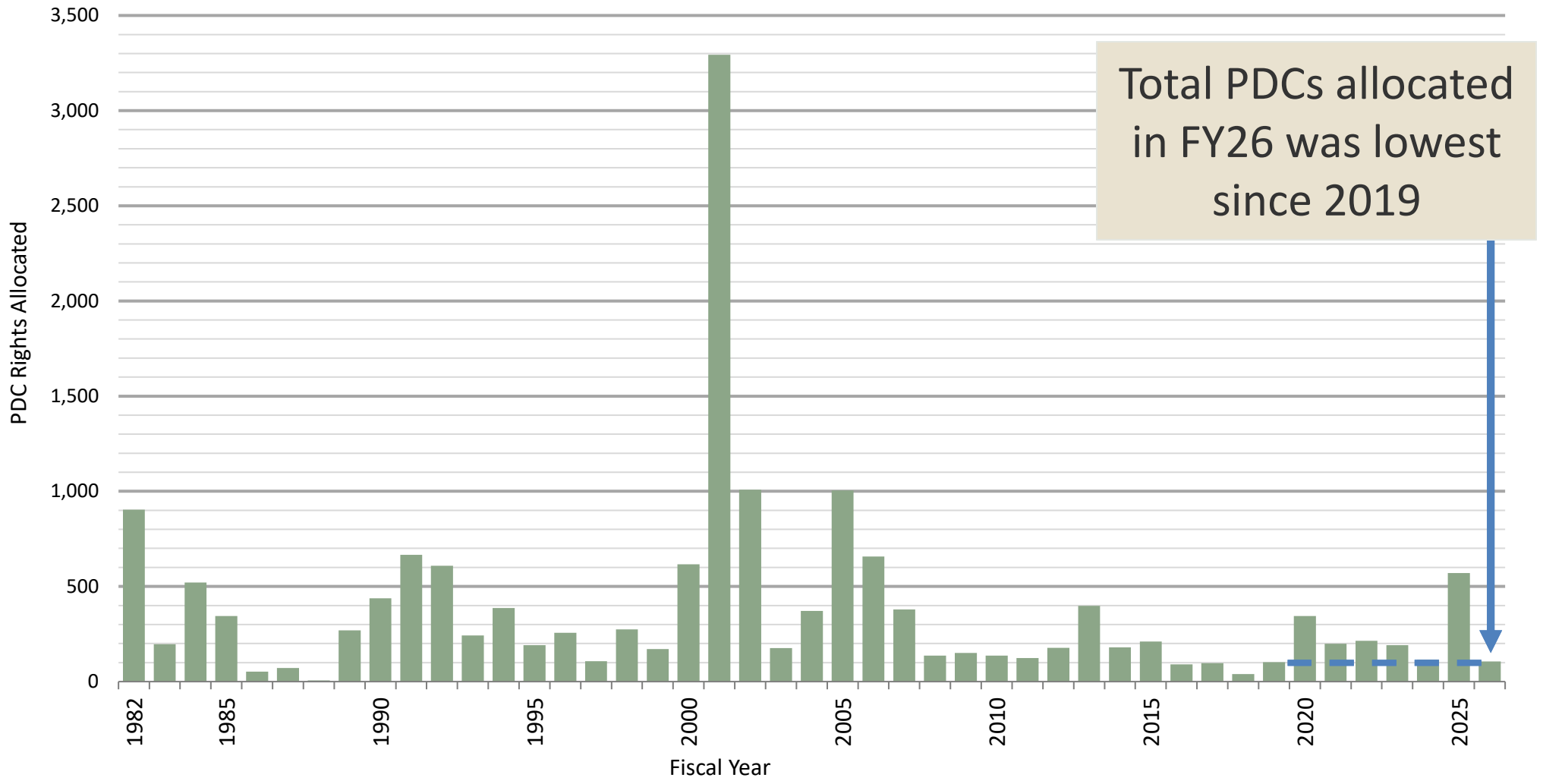
▼ -81%

Total Rights Allocated

FY25: **570** FY26: **106**

Sofia property
Severed 0.25 PDC from 2 acres
Hammonton Town (Ag Production Area)

PDC Rights Allocated by Fiscal Year (1982–2026)



FY 2026 PDC Severances

Total Severances

FY25: **14** FY26: **2** ▼ -86%

Total PDCs Severed

FY25: **137.5** FY26: **1.25**

Total Rights Severed

FY25: **550** FY26: **5**

▼ -99%

Total Acres Preserved

FY25: **4,301** FY26: **43** ▼ -99%

Wuillermin property
Severed 3.75 PDCs from 73 acres
Hammonton Town (Ag. Production Area)

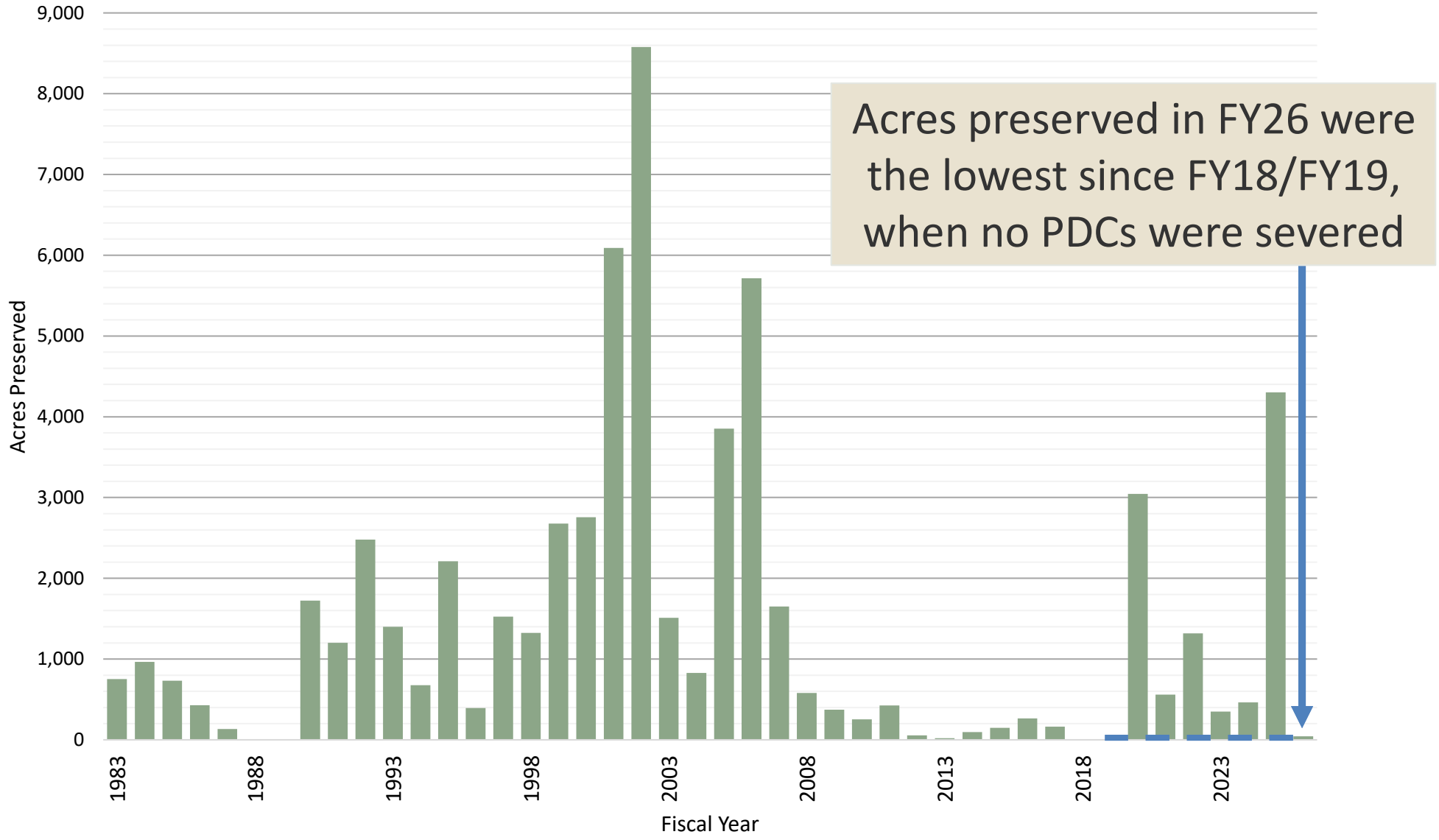
Total Acres Preserved By Mgmt Area

Special Ag. Production Area: **0**

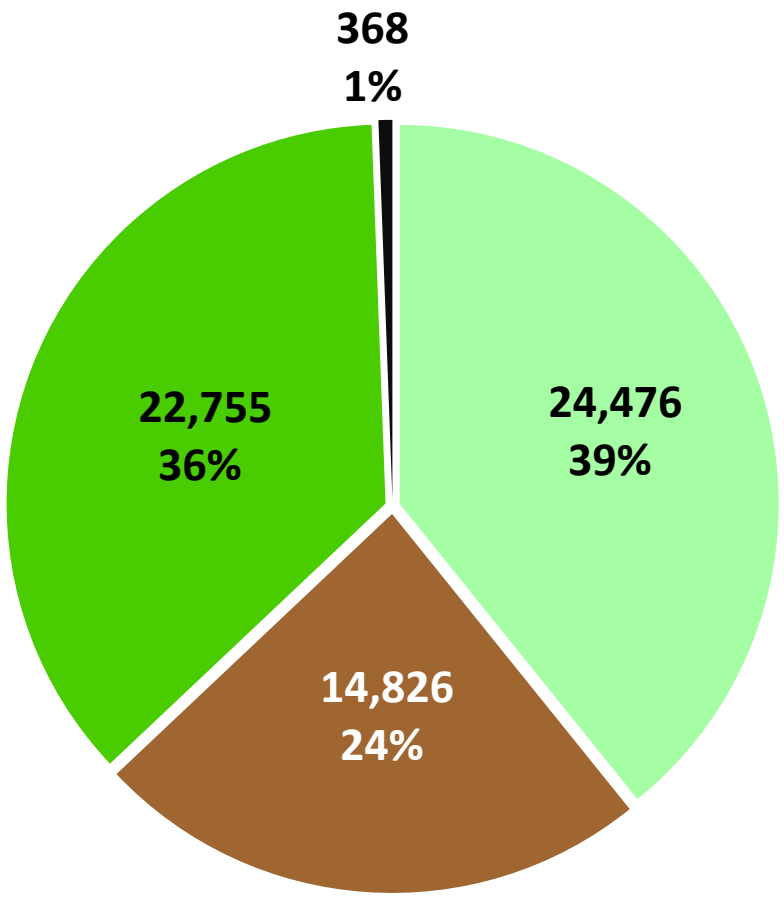
Ag. Production Area: **43**

Preservation Area District: **0**

Acres Preserved by PDC Severance (1983-2026)



Acres Preserved by PDC Severance (1982-2026)



Management Area

- Preservation Area District
- Agricultural Production Area
- Special Agricultural Production Area
- Non-Sending Area Management Areas

Total Acres Preserved: 62,425

FY 2026 PDC Transactions/Sales



Certificates Sold

FY25: **50** FY26: **40** ▼ -20%

Total PDCs Sold

FY25: **48.5** FY26: **35.5**

Total Rights Sold

FY25: **194** FY26: **142** ▼ -27%

Total Value Transacted

FY25: **$4,420,500**

FY26: **$3,505,000** ▼ -21%

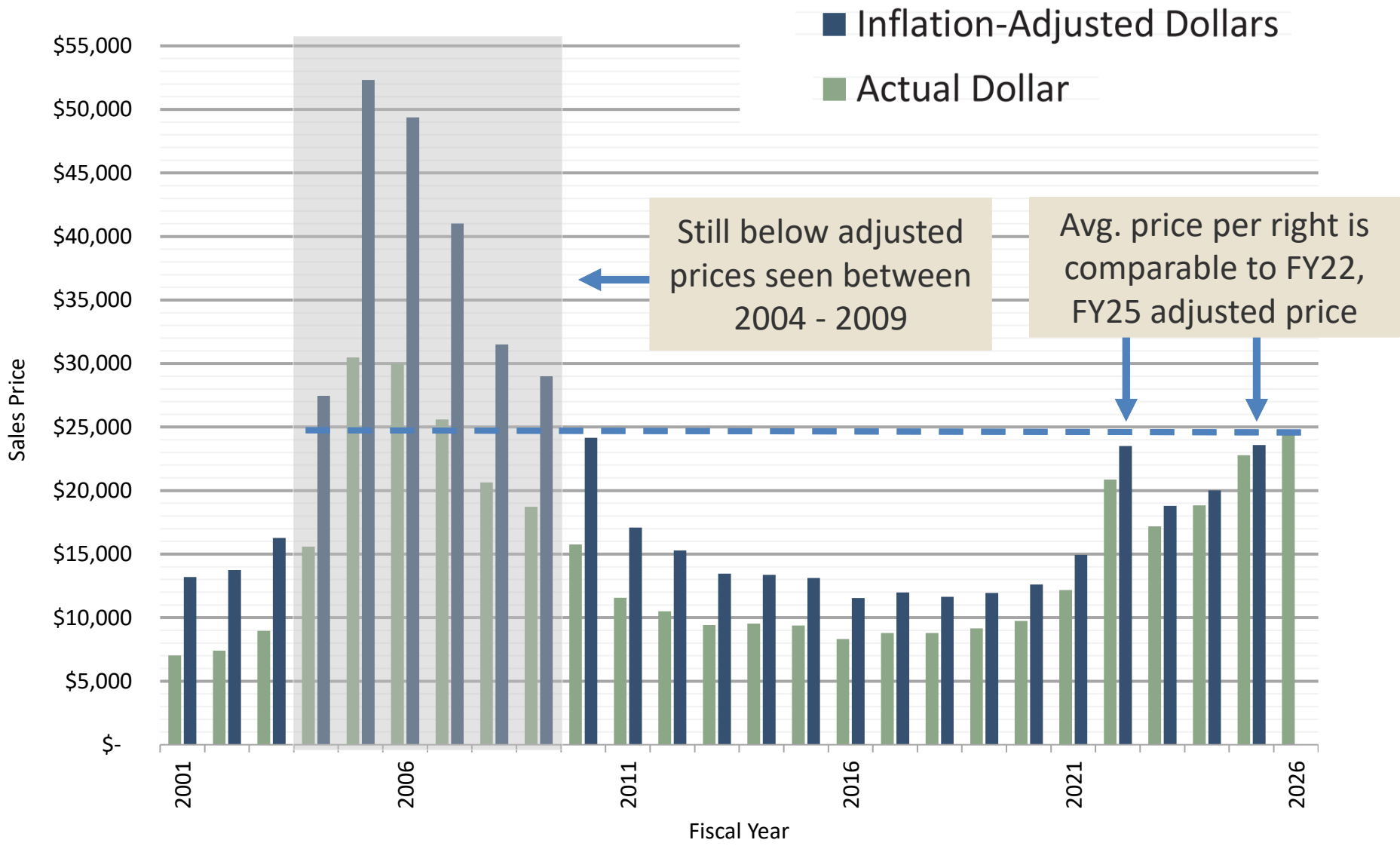
Avg. Sales Price Per Right

FY25: **$22,786**

FY26: **$24,683** ▲ +8%

Bylone property
Severed 1 PDC from 41 acres
Buena Vista Township (Ag Production Area)

Average Sales Price Per Right (2001-2026)



FY 2026 PDC Redemptions

Certificates Redeemed

FY25: **26** FY26: **47** ▲ +81%

Development Applications

FY25: **15** FY26: **25** ▲ +67%

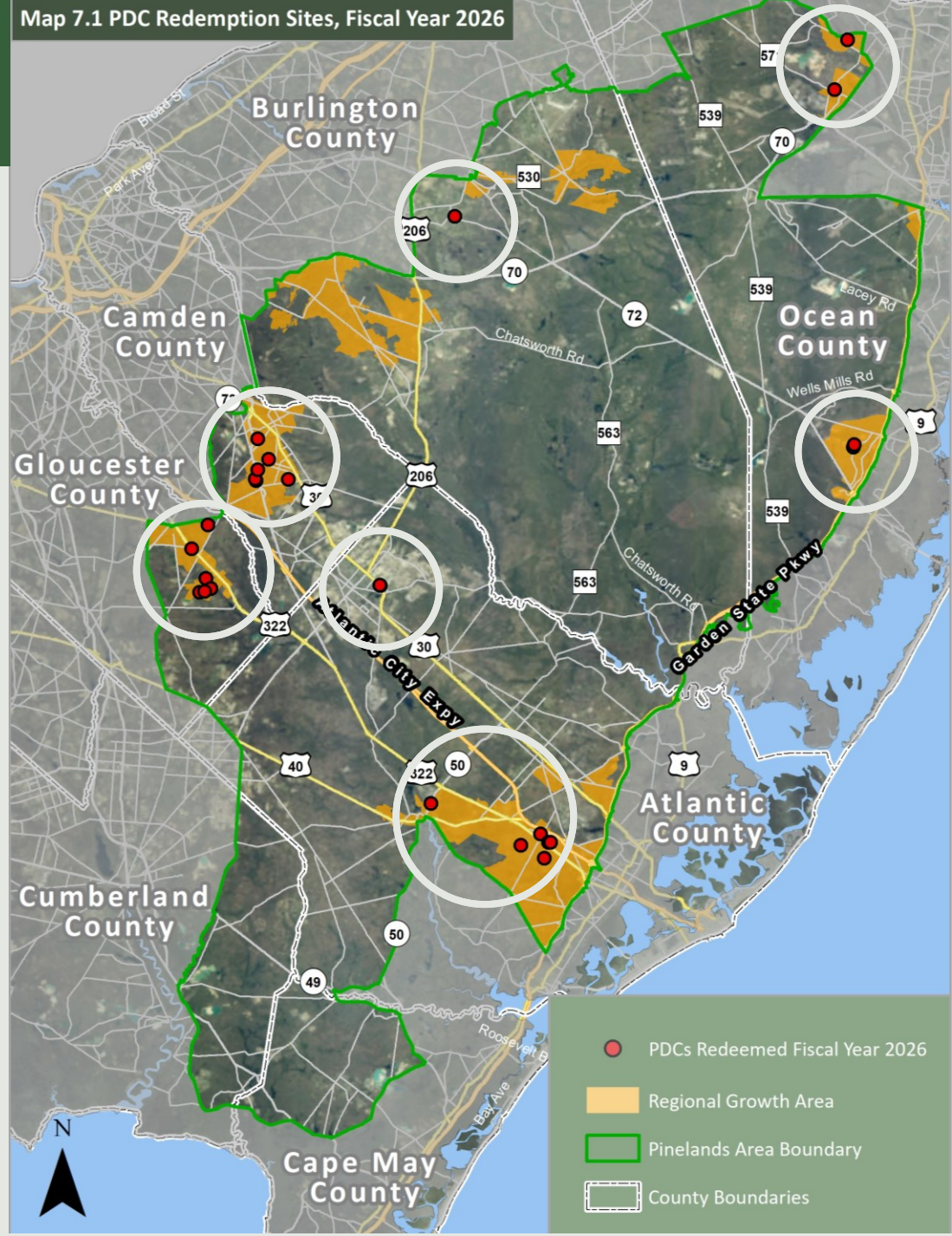
Total PDCs Redeemed

FY25: **37.75** FY26: **34.25**

Total Rights Redeemed

FY25: **151** FY26: **137**

▼ -9%



FY 2026 PDC Redemptions

Reason for PDC Redemption

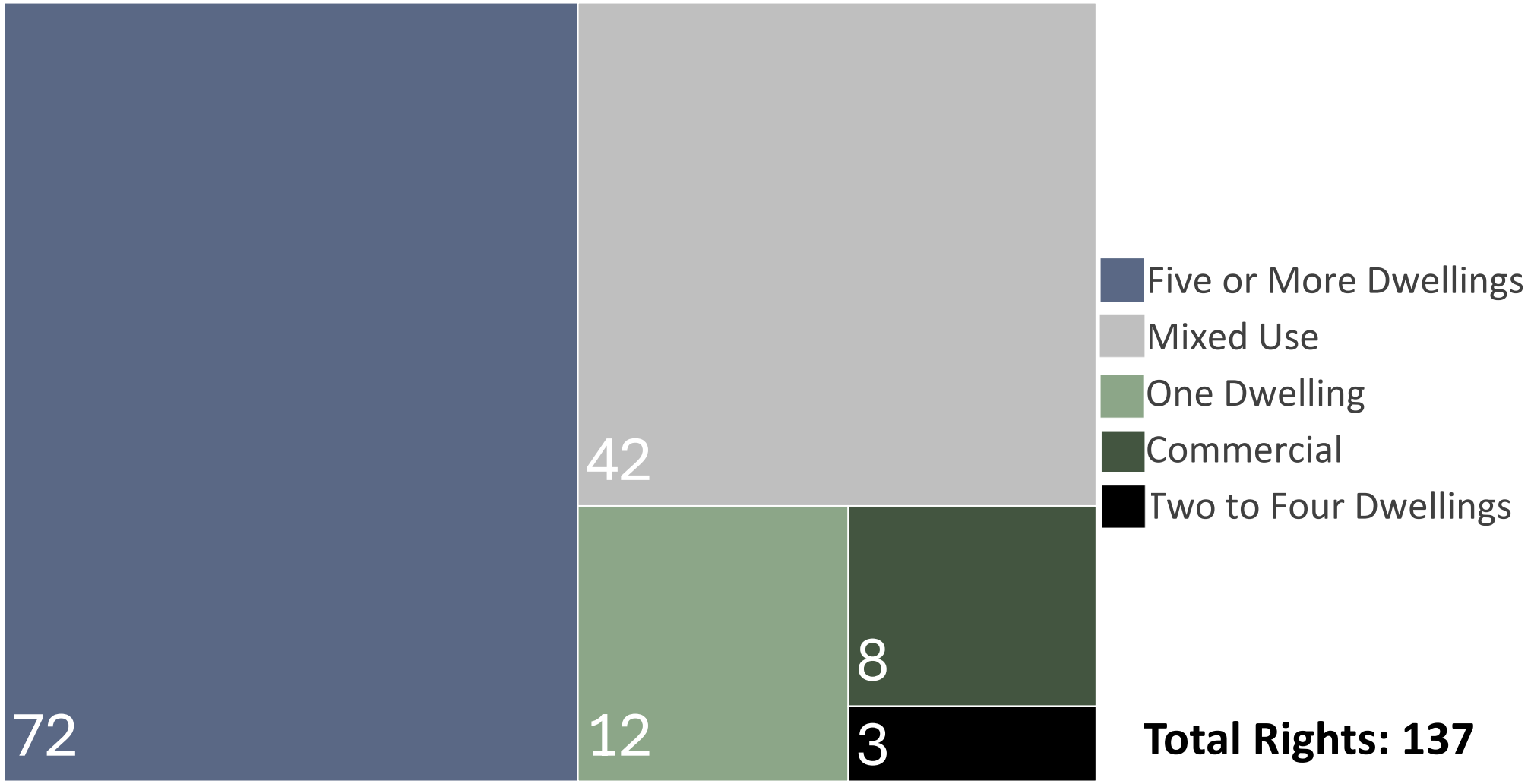
Reason	Total Apps	PDCs Required*
RGA Mandatory % of Units	8	18
RGA Density Bonus	3	11.75
RGA Use Variance	3	2.25
RGA, PT, PV Undersized Lot	7	2.25
Waiver	4	1

*Not all PDCs required have been redeemed

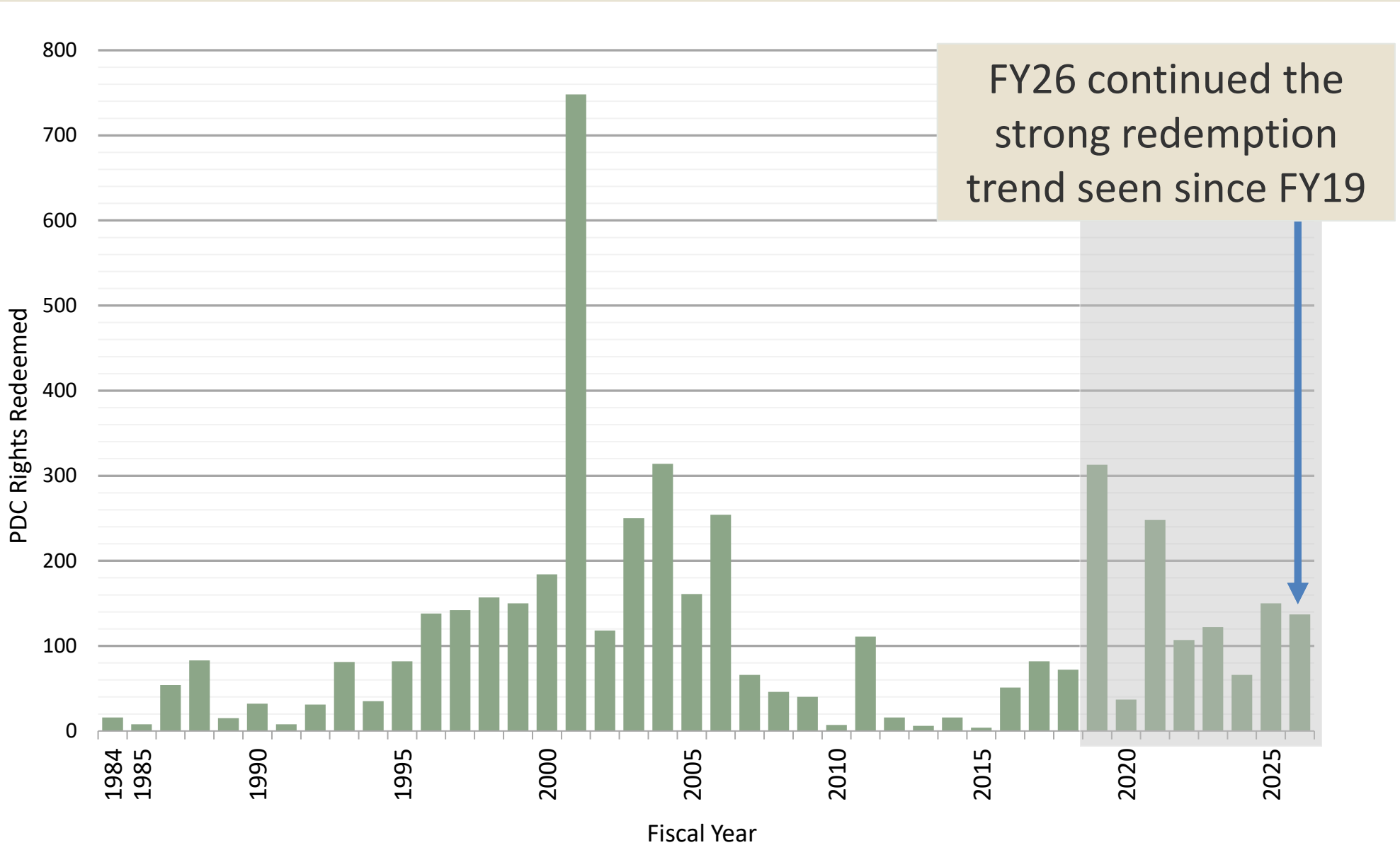


Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units

FY 2026 PDC Rights Redeemed by Project Type



PDC Redemptions (1984-2026)



PDC Redemptions (Through FY 2026)

Total Rights Redeemed

4,757 rights

Reasons PDC Redemption was Required *

Regional Growth Area

Residential density bonus: 2,545 (**49%**)
Mandatory minimum % of units: 1,228 (**24%**)
Use variances: 571 (**11%**)
Non-residential uses: 84 (**2%**)

Various Management Areas

Undersized lots: 297 (**6%**)
Waivers of strict compliance: 232 (**4%**)
Other: 258 (**5%**)

*Not all PDCs required have been redeemed



Cottages at Compass Point, Barnegat Twp (RGA)
16 PDCs redeemed; 212 total units

PDC Supply

Total Estimated Supply: ~8,730 rights

PDC Rights: Severed not Redeemed

FY25: **1,573** FY26: **1,439** ▼ -8.5%

Posted On Seller's List

FY25: **404** FY26: **380**

Not Posted On Sellers List

FY25: **1,169** FY26: **1,059**

PDC Rights: Active Allocations not Severed

FY25: **301** FY26: **339** ▲ +13%

PDC Rights: LOI Expired/Unallocated

FY25: **~7,030** FY26: **~6,950** ▼ -1%

Franklin Parker Preserve

PDC Supply

PDC Sending Areas

Management Area	Total Acres	% Preserved
PAD	295,000	85%
SAPA	37,500	78%
APA	68,500	44%

Franklin Parker Preserve

Factors Impacting PDC Supply Potential

- **Development (actual or reserved) on parcels eligible for allocation**
- **Extinguishment of allocated (unsevered) PDCs**
  - Farmland preservation
  - Open space preservation
- **Change in Sending Area Boundaries**
  - Preservation Area
    - Special Agricultural Production (increased PDC allocation relative to PAD)
    - Pinelands Villages (not eligible for PDC allocation)
  - Agricultural Production Area

PDC Demand

2023 Estimated Demand: ~10,800 rights

Rights Required for Approved Projects

FY25: **420** FY26: **458** ▲ +9%

Rights Required for Active, Unapproved Projects

FY25: **727** FY26: **665** ▼ -8.5%



Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units

PDC Demand

Factors Impacting PDC Demand Potential

Certified Zoning Changes, Management Area changes, changes to PDC provisions

- Example: 2025 Berlin Township Rezoning
  - Increased RGA
  - Mandatory residential and non-residential PDC requirements

Development approvals/Active Applications

- Moving from estimate to reality

Redevelopment

- Challenging to predict

Land preservation in Regional Growth Areas



Barnegat 67, Barnegat Township (RGA)
9.5 PDCs redeemed; mixed use development, 151 units



Questions

