



# ***RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION***

**NO. PC4-26-10**

**TITLE:** **Approving** With Conditions Applications for **Public Development** (Application Numbers 1986-0122.027 & 1987-0345.021)

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

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

**1986-0122.027**

**Applicant:** **State of NJ Department of Human Services, New Lisbon Developmental Center**

Municipality: Woodland Township

Management Area: Pinelands Preservation Area District

Date of Report: April 14, 2026

Proposed Development: Installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center; and

**1987-0345.021**

**Applicant:** **Lenape Regional High School District**

Municipality: Medford Township

Management Area: Pinelands Regional Growth Area

Date of Report: April 15, 2026

Proposed Development: Paving of an approximately 30,000 square foot existing gravel parking lot .

**WHEREAS**, no request for a hearing before the New Jersey Office of Administrative Law regarding the Executive Director's recommendation has been received for any of these applications; and

**WHEREAS**, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

**WHEREAS**, the Pinelands Commission hereby determines that each of the proposed public developments conform 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE BE IT RESOLVED** that Application Numbers 1986-0122.027 & 1987-0345.021 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

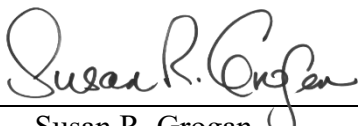
**Record of Commission Votes**

AYE				NAY				NP				A/R*			
AYE	NAY	NP	A/R*	AYE	NAY	NP	A/R*	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: May 8, 2026



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair



# State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

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MIKIE SHERRILL  
Governor

DR. DALE G. CALDWELL  
Lt. Governor

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto:AppInfo@pinelands.nj.gov)

LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

April 14, 2026

Patrick Littleford  
New Jersey Department of Human Services (via email)  
222 South Warren Street  
Trenton NJ 08625

Re: Application # 1986-0122.027  
Block 601, Lot 4  
Woodland Township

Dear Mr. Littleford:

The Commission staff has completed its review of this application for the installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center. 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 May 8, 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,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Woodland Township Planning Board (via email)  
Woodland Township Construction Code Official (via email)  
Secretary, Burlington County Planning Board (via email)  
Joseph Gray, PE, CME (via email)



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LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

April 14, 2026

Patrick Littleford  
New Jersey Department of Human Services (via email)  
222 South Warren Street  
Trenton NJ 08625

Application No.: 1986-0122.027  
Block 601, Lot 4  
Woodland Township

This application proposes the installation of 142 linear feet of sanitary sewer main at the New Lisbon Developmental Center located on the above referenced 44.81 acre parcel in Woodland Township.

The proposed sanitary sewer main will connect two existing potable water backwash tanks to an existing sanitary sewer main. The two existing potable water backwash tanks are located at the New Lisbon Developmental Center potable water treatment plant. The proposed sanitary sewer main will allow the applicant to drain the two existing potable water backwash tanks for maintenance purposes.

### **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. 7:50-5.2(b))**

The above referenced parcel is located in the Pinelands Preservation Area District. The New Lisbon Developmental Center is a nonconforming use that existed prior to the 1981 adoption of the Pinelands Comprehensive Management Plan. The proposed 142 linear feet of sanitary sewer main is permitted as accessory development to the existing potable water treatment plant.

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

The proposed development will be located within existing maintained lawn areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to

utilize grasses that meet that recommendation.

### **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 March 17, 2026. The Commission’s public comment period closed on April 10, 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 prepared by CME Associates and dated February 27, 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.



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Application Specific Information: [AppInfo@pinelands.nj.gov](mailto: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 May 4, 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.



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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

April 15, 2026

Kara Huber, Business Administrator (via email)  
Lenape Regional High School District  
93 Willow Grove Road  
Shamong NJ 08088

Re: Application # 1987-0345.021  
Block 4704, Lot 3  
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for the paving of an approximately 30,000 square foot existing gravel parking lot. 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 May 8, 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,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)  
Medford Township Construction Code Official (via email)  
Medford Township Environmental Commission (via email)  
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LAURA E. MATOS  
Chair

SUSAN R. GROGAN  
Executive Director

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

April 15, 2026

Kara Huber, Business Administrator (via email)  
Lenape Regional High School District  
93 Willow Grove Road  
Shamong NJ 08088

Application No.: 1987-0345.021  
Block 4704, Lot 3  
Medford Township

This application proposes the paving of an approximately 30,000 square foot existing gravel parking lot at Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

The application also includes the removal of existing asphalt and concrete surfaces adjacent to an entrance to the school building and the stadium. The application proposes the installation of new concrete surfaces and sidewalks in these two areas. The proposed development will result in a decrease of impervious surfaces on the parcel of 17,990 square feet.

### **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 permitted in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. All development, including land disturbance, will be located at least 300 feet from wetlands. The proposed development is consistent with CMP wetland protection standards.

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

The proposed development will be located within the limits of the existing impervious surfaces,

graveled areas and maintained grass areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development. The proposed development is consistent with CMP vegetation management standards.

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

The proposed development will result in a decrease of impervious surfaces by 17,990 square feet. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. 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. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 4, 2026. Newspaper public notice was completed on February 9, 2026. The application was designated as complete on the Commission's website on March 18, 2026. The Commission's public comment period closed on April 10, 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 nine sheets, prepared by CME Associates, all sheets dated November 17, 2025 and last revised February 2, 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.
5. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

**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.



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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 May 4, 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- 11**

**TITLE:** Issuing an Order to Certify Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan

**Commissioner Buzby-Cope moves and Commissioner Irick seconds the motion that:**

**WHEREAS**, on September 9, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Monroe Township; and

**WHEREAS**, Resolution #PC4-83-76 of the Pinelands Commission specified that any amendment to the Township's certified Master Plan and Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and

**WHEREAS**, Resolution #PC4-83-76 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and

**WHEREAS**, on June 25, 2025, the Monroe Township Planning Board adopted Resolution PB-22-25, approving the Township's 2025 Housing Element and Fair Share Plan, dated June 12, 2025; and

**WHEREAS**, the Pinelands Commission received a certified copy of Planning Board Resolution PB-22-25 and the 2025 Housing Element and Fair Share Plan on July 7, 2025; and

**WHEREAS**, by letter dated August 1, 2025, the Executive Director notified Monroe Township that, in accordance with N.J.A.C. 7:50-3.32, the 2025 Housing Element and Fair Share Plan was deemed incomplete until the necessary implementing ordinances were adopted and submitted to the Commission for certification; and

**WHEREAS**, on February 11, 2026, Monroe Township adopted Ordinance O:06-2026, approving a redevelopment plan for the Hightop Redevelopment Area, for the purpose of implementing the 2025 Housing Element and Fair Share Plan; and

**WHEREAS**, the Pinelands Commission received a certified copy of Ordinance O:06-2026 on March 5, 2026; and

**WHEREAS**, by letter dated March 23, 2026, the Executive Director notified the Township that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 require formal review and approval by the Pinelands Commission; and

**WHEREAS**, a public hearing to receive testimony on the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 was duly advertised, noticed, and held remotely on April 8, 2026 at 9:30 a.m., with live broadcasting on the Pinelands Commission's public YouTube channel and an opportunity for the public to call-in during the broadcast; and

**WHEREAS**, the Executive Director has found that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

**WHEREAS**, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 are in conformance with the Pinelands Comprehensive Management Plan; and

**WHEREAS**, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 be certified; and

**WHEREAS**, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 and has reviewed the Executive Director’s report; and

**WHEREAS**, the Pinelands Commission accepts the recommendation of the Executive Director; and

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

**NOW, THEREFORE BE IT RESOLVED** that

1. An Order is hereby issued to certify that Monroe Township’s 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 are in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to Monroe Township’s certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

**Record of Commission Votes**

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
Asselta	X				Lohbauer				R	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: May 8, 2026



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair



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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

## Report on Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan

April 24, 2026

Monroe Township  
125 Virginia Avenue  
Williamstown, NJ 08094

### Findings of Fact

#### I. Background

The Township of Monroe is located in the western section of the Pinelands Area in Gloucester County. Pinelands municipalities that abut Monroe Township's Pinelands Area include Franklin Township in Gloucester County, Winslow Township in Camden County and the Borough of Folsom and the Township of Buena Vista in Atlantic County.

On September 9, 1983, the Pinelands Commission fully certified the Master Plan and Comprehensive Land Management Ordinance of Monroe Township, now codified as Chapter 175 (Land Management) of the Township's Code.

On June 25, 2025, the Monroe Township Planning Board adopted Resolution PB-22-25, approving the Township's 2025 Housing Element and Fair Share Plan, dated June 12, 2025. The Pinelands Commission received a certified copy of Planning Board Resolution PB-22-25 and the Housing Element and Fair Share Plan on July 7, 2025.

By letter dated August 1, 2025, the Executive Director notified Monroe Township that, in accordance with N.J.A.C. 7:50-3.32, the 2025 Housing Element and Fair Share Plan was deemed incomplete until the necessary implementing ordinances were adopted and submitted to the Commission for certification.

On February 11, 2026, the Monroe Township Council adopted Ordinance O:06-2026, approving the Hightop Redevelopment Plan, for the purpose of implementing the 2025 Housing Element and Fair Share Plan. The Pinelands Commission received a certified copy of Ordinance O:06-2026 on March 5, 2026.

By letter dated March 23, 2026, the Executive Director notified the Township that the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 would require formal review and approval by the Pinelands Commission.

## **II. Master Plans and Land Use Ordinances**

The following master plan amendment and ordinance have been submitted to the Pinelands Commission for certification:

- \* 2025 Housing Element and Fair Share Plan, dated June 12, 2025, adopted by the Planning Board on June 25, 2025
- \* Ordinance O:06-2026, adopting the Hightop Redevelopment Plan, introduced on January 28, 2026, and adopted on February 11, 2026

These documents have been reviewed to determine whether they conform with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50-3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50-3.39.

### **1. Natural Resource Inventory**

Not applicable.

### **2. Required Provisions of Master Plans and Land Use Ordinances Relating to Development Standards**

#### 2025 Housing Element and Fair Share Plan

The 2025 Housing Element and Fair Share Plan addresses the Township's fourth-round affordable housing obligation. The Plan includes updated data and analysis on the Township's current and projected demographic, housing stock, and employment characteristics, as well as updated information on completed and proposed mechanisms to address the Township's affordable housing obligation. The Plan indicates a present need of 50 units and a fourth-round prospective need of 303 units.

The Township's affordable housing obligation is partially addressed through a combination of existing, under-construction, and approved affordable housing sites, as well as several proposed sites. Within the Pinelands Area portion of the Township, these include the Williamstown Square Redevelopment Area and the Acme Redevelopment Area, both located in a Pinelands Regional Growth Area. The Commission previously certified redevelopment plans for both areas, most recently through Ordinance O:27-2020 for the Williamstown Square Redevelopment Area and Ordinance O:16-2019 for the Acme Redevelopment Area. The projects described in the 2025 Plan are consistent with these previously certified redevelopment plans.

The 2025 Housing Element and Fair Share Plan also identifies a new affordable housing site, the Hightop Redevelopment Area, within the Pinelands Area (Block 12503, Lots 16, 17, 18, and 19), where the Township intends to establish inclusionary zoning through a redevelopment plan.

#### Ordinance O:06-2026

Ordinance O:06-2026 adopts the Hightop Redevelopment Plan, dated January 27, 2026. The redevelopment area consists of four lots (Block 12503, Lots 16, 17, 18, and 19), totaling approximately 26 acres and fronting Clayton Road (County Route 610) and Tuckahoe Road (County Route 555) (see Exhibit #1). The redevelopment area is undeveloped and forested and contains limited wetland transition areas. It is located within the Township's Regional Growth Community Commercial (RG-C) District and entirely within a Pinelands Regional Growth Area.

The RG-C District permits a variety of nonresidential uses on lots of at least 20,000 square feet, including community and neighborhood commercial uses, planned commercial developments, large-scale anchor store developments, business and professional offices, institutional uses, recreational uses, agriculture, and public service infrastructure. Residential uses are not permitted in the RG-C District.

The redevelopment plan is intended to permit a mix of commercial and high-density residential development. Accordingly, it supersedes the underlying RG-C District while incorporating all of the district's applicable land development regulations, except where specifically modified. The plan expressly requires that all development comply with the minimum environmental standards of the Pinelands CMP.

The redevelopment plan permits single-family attached dwellings (townhouses), multi-family stacked townhouse units, and age-targeted townhouse units at a density of 11 units per acre. Townhouses are permitted on lots of at least 2,000 square feet, with up to eight units attached in a single structure. At least 20% of all units must be set aside as affordable to low- and moderate-income households. In total, the redevelopment plan permits up to 286 residential units within the redevelopment area, representing an increase in the Township's residential zoning capacity within the Regional Growth Area.

The redevelopment plan also permits a variety of commercial uses on lots of at least 25,000 square feet, including retail establishments, fast-food restaurants, car washes, and other uses permitted in the underlying RG-C District. In addition, the redevelopment plan establishes various building design, parking, signage, and landscaping standards applicable to both residential and commercial development.

Within a Regional Growth Area, the CMP permits municipalities to allow any use, except certain waste management facilities, provided that appropriate residential densities and opportunities for the use of Pinelands Development Credits (PDCs) are established (N.J.A.C. 7:50-5.28). The Township has determined that the redevelopment area is appropriate for residential development and is therefore required to provide appropriate residential density and PDC opportunities.

The CMP assigns Monroe Township's Regional Growth Area a base density of 2.0 units per privately owned upland acre and requires an additional bonus density of 1.0 unit per privately owned upland acre through the use of PDCs (N.J.A.C. 7:50-5.28(a)1). Based on these standards,

the Township must zone for at least 78 units on the 26-acre redevelopment area. As noted above, the redevelopment plan permits up to 286 units, exceeding this requirement.

Pursuant to N.J.A.C. 7:50-5.28(a)7ii, a municipality may increase residential density within a Regional Growth Area to achieve identified municipal objectives, provided that infrastructure is available or can be provided to serve the areas zoned for increased density, such areas do not include significant environmental limitations, and the use of PDCs is required for a percentage of the permitted dwelling units.

In this case, the Township is increasing density to provide an opportunity for the development of affordable housing, as outlined in its 2025 Housing Element and Fair Share Plan. As discussed further in Section 8, PDCs are required for a percentage of the permitted dwelling units. Although the area contains some wetland transition areas, these do not pose a significant environmental limitation to the overall developability of the redevelopment area. Lastly, adequate water and sewer infrastructure is available to serve the redevelopment area, as described below.

In March 1990, the Pinelands Commission entered into a memorandum of agreement with the Monroe Township Municipal Utilities Authority (MTMUA) establishing a hydrologic monitoring program. This agreement was a condition of the Commission's approval of an MTMUA sanitary sewer interceptor to serve the Township's Regional Growth Area. The approval permitted up to 3.0 million gallons per day (MGD) of wastewater to be transferred from the Atlantic Basin to the Delaware Basin, including the export of water from the Kirkwood-Cohansey aquifer out of the Pinelands, as the treated wastewater is discharged to the Delaware River.

Under the monitoring agreement, the MTMUA provides monthly average data on water use and sewer discharge for both the entire system and the Atlantic Basin portion. If wastewater discharges consistently exceed 2.4 to 2.7 MGD, the agreement requires the MTMUA to conduct additional stream monitoring. In the most recent five-year period, the average monthly wastewater discharge from the entire system was 2.18 MGD. This five-year monthly average is below the stream monitoring trigger and well below the 3.0 MGD cap.

The New Jersey Residential Site Improvement Standards (RSIS) provide design water demand estimates for single-family dwellings based on bedroom count. A full residential build-out of the redevelopment plan (286 units with no non-residential) with three-bedroom townhouses (225 gallons per day per unit) would generate approximately 64,350 gallons per day (0.06435 MGD) of water demand. This estimate is conservative, as the proposal may include two-bedroom townhouses and is also expected to include commercial development, which typically have lower water demands and would reduce the total number of residential units. The additional wastewater discharge from development permitted under the redevelopment plan is not anticipated to trigger additional monitoring under the agreement or exceed the 3.0 MGD cap.

Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

**3. Requirement for Certificate of Filing and Content of Development Applications**

Not applicable.

**4. Requirement for Municipal Review and Action on All Development**

Not applicable.

**5. Review and Action on Forestry Applications**

Not applicable.

**6. Review of Local Permits**

Not applicable.

**7. Requirement for Capital Improvement Program**

Not applicable.

**8. Accommodation of Pinelands Development Credits**

N.J.A.C. 7:50-3.39(a)8 specifies that, in order to be certified by the Commission, municipal land use ordinances must provide for sufficient residentially zoned property, in the Regional Growth Area, to be eligible for an increase in density through the use of Pinelands Development Credits (PDCs) as set forth in N.J.A.C. 7:50-5.28(a)3.

As described in Section 2 above, the Hightop Redevelopment Plan increases the residential zoning capacity of the Township's Regional Growth Area by 286 units. This increase triggers the requirement to accommodate the use of PDCs within the redevelopment area. Since the permitted densities in the redevelopment area exceed the 3.0 dwelling units per private upland acre required by the CMP, PDCs must be required for a percentage of the permitted dwelling units. The CMP further requires that this percentage be established in consideration of the type of dwelling units permitted, maximum permitted density, and the rate at which PDCs have been used in the municipality's Regional Growth Area as a whole.

The Hightop Redevelopment Plan requires the use of PDCs for 25% of all market-rate units in the redevelopment area, including age targeted units. Units required to be set aside for low- and moderate-income households are excluded from the PDC calculation, up to a maximum of 48 units or 20% of the total number of units, whichever is less. Under the redevelopment plan, this would allow for the use of up to 60 PDC rights (15 PDCs) if the redevelopment area were developed for residential use only and 48 affordable units were exempted from the PDC requirement.

Under the CMP's traditional base density/bonus density framework, the maximum *potential* rate of PDC use had an upward bound of about 33% of units. However, under that framework the use of PDCs to achieve bonus density was at the discretion of the developer. If the proposed development met the base density for the zone, there was no requirement that the developer use PDCs to achieve bonus densities. Over the past twenty years, the Commission has certified numerous zoning ordinances and redevelopment plans that include mandatory PDC requirements, typically where municipalities sought flexibility to increase density beyond CMP standards or to exempt affordable units from PDC requirements. In such cases, and given the greater certainty of PDC redemption if development occurs, the Commission has certified mandatory PDC rates generally ranging from 25% to 30%. Higher percentages have typically been required where PDC utilization has been limited within a municipality's Regional Growth Area or where PDC obligations have been shifted between zoning districts. In this case, the 25% mandatory PDC rate is appropriate given the maximum permitted density and that rate at which PDCs have been used in Monroe Township, which is third most among Regional Growth Area municipalities.

Recent amendments to the CMP expressly allow municipalities to identify housing types for which PDC use is not required, including units made affordable to low- and moderate-income households, provided that the ordinance includes provisions to guarantee the use of PDCs for other housing types or within other zoning districts in the municipality's Regional Growth Area (N.J.A.C. 7:50-5.28(a)3v). In this case, the Township has elected to exempt affordable units from PDC requirements, up to a maximum of 48 units or 20% of the total number of units, whichever is less, while requiring that 25% of the remaining units to be developed in the redevelopment area redeem PDCs. This sufficiently guarantees the use of PDCs for other housing types in the redevelopment if residential development occurs.

This standard for certification is met.

## **9. Referral of Development Applications to Environmental Commission**

Not applicable.

## **10. General Conformance Requirements**

Ordinance O:06-2026 is consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for certification is met.

## **11. Conformance with Energy Conservation**

Not applicable.

**12. Conformance with the Federal Act**

Ordinance O:06-2026 is consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act. Therefore, this standard for certification is met.

**13. Procedure to Resolve Intermunicipal Conflicts**

The redevelopment plan related to Ordinance O:06-2026 does not affect lands that are adjacent to any other municipalities. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

**Public Hearing**

A public hearing to receive testimony concerning Monroe Township's application for certification of its 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 was duly advertised, noticed and held on April 8, 2026 at 9:30 a.m. Ms. Amber Mallm conducted the hearing, which was held remotely and broadcasted live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. No testimony was provided.

Written comments on the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 were accepted through April 10, 2026. No written comments were received.

**Conclusion**

Based on the Findings of Fact cited above, the Executive Director has concluded that Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan, complies with the Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify the 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026 of Monroe Township.

SRG/DBL/ATM/CMO  
Attachments



# Monroe Township's 2025 Housing Element and Fair Share Plan & Ordinance O:06-2026

Pinelands Commission  
May 8, 2026

# Process Timeline

July 7, 2025

August 1, 2025

March 6, 2026

March 23, 2026

April 8, 2026

April 24, 2026

May 8, 2026

Received 2025  
Housing  
Element and  
Fair Share Plan  
(HEFSP)

HEFSP  
deemed  
incomplete  
requires  
implementing  
ordinance

Received Ord.  
O:06-2026 -  
Hightop  
Redevelopment  
Plan

HEFSP & Ord.  
O:06-2026  
require formal  
approval by  
Pinelands  
Commission

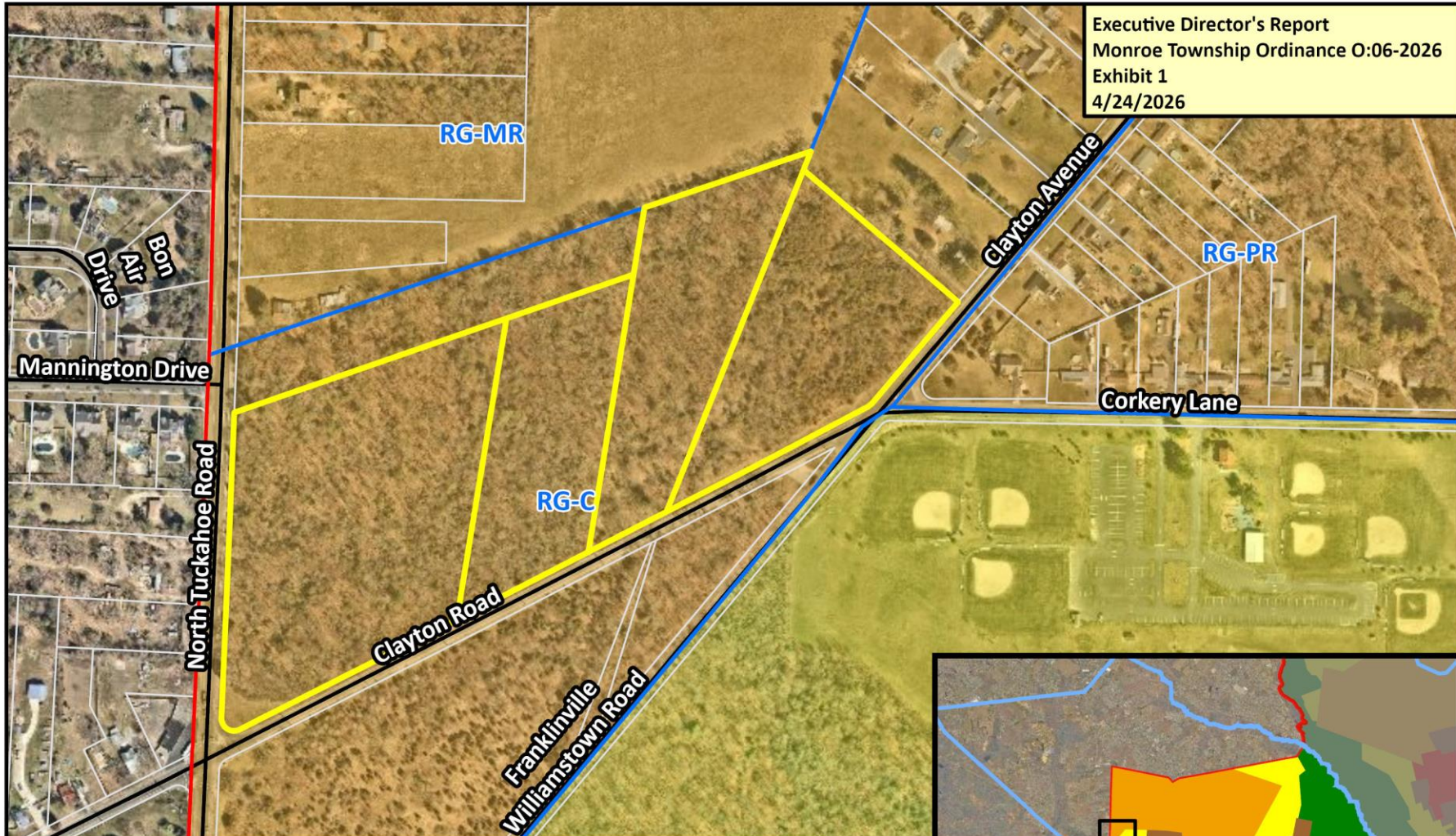
Public hearing:  
No testimony  
  
No written  
comments

CMP Policy &  
Implementation  
Committee  
Meeting

Pinelands  
Commission  
Meeting

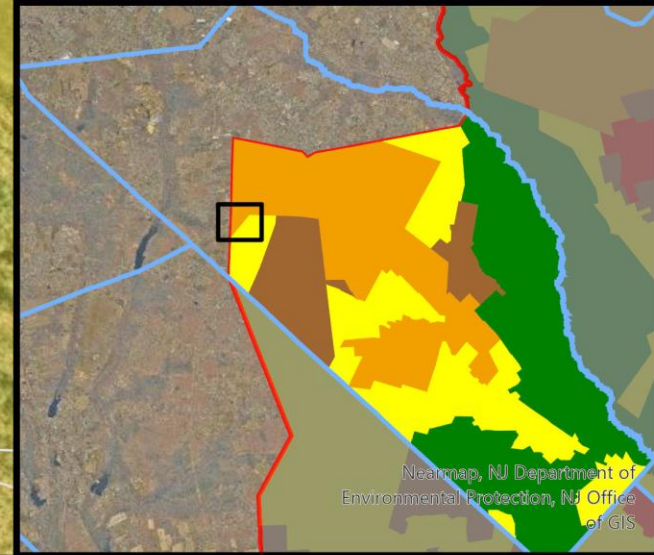
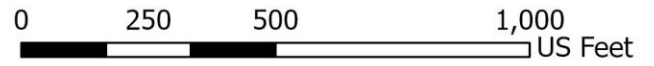
# 2025 Housing Element and Fair Share Plan

- Describes the mechanisms the Township will use to meet its 4<sup>th</sup> Round affordable housing obligation
- Includes Pinelands sites with existing certified redevelopment plans
  - Williamstown Square Redevelopment Area (O:27-2020)
  - Acme Redevelopment Area (O:16-2019)
- Includes a new Pinelands site, **Hightop Redevelopment Area**, requiring zoning changes through a redevelopment plan



Existing Conditions of Hightop Redevelopment Area

- Hightop Redevelopment Area
- Pinelands Area Boundary
- Pinelands Zoning
- Pinelands Parcels
- Road Centerlines
- Rural Development Area
- Regional Growth Area
- Pinelands Management Areas



# Hightop Redevelopment Plan: Permitted Uses

## Residential

- **Density:** 11 units per acre
- **Housing Types:**
  - Townhouses
  - Multifamily stacked townhouses
  - Age targeted townhouses
- **Affordable Set-Aside:** 20% of all units; up to 48 total

## Commercial

- Retail, fast-food, other commercial uses permitted by RG-C district

# Regional Growth Area CMP Standards

- If residential is permitted in this redevelopment area, then the CMP requires the Township to zone for **78 units**
- The Hightop Redevelopment Plan permits up to **286 units**
- CMP allows municipalities to seek increased residential density within a Regional Growth Area provided that....
  - ✓ Infrastructure is available
  - ✓ Areas do not include significant environmental limitations
  - ✓ PDCs are required for a percentage of the permitted dwelling units

# Infrastructure Availability

- 1990 MOA between Pinelands Commission & Monroe Township MUA
  - Allows interbasin transfer and export of KC water out of Pinelands Area
  - 3.0 million gallons per day (MGD) limit
  - Monthly average over the last five years: 2.18 MGD
- Staff-estimated water demand for full residential build out, based on RSIS design water demand, is about 0.064 MGD
- Not anticipated to trigger additional monitoring or exceed 3.0 MGD limit

# Environmental Limitations & Pinelands Development Credits (PDCs)

- No wetlands onsite
- Potential, limited wetlands transition areas
- PDCs are required by the redevelopment plan
  - Provides an exemption for units made affordable

## Hightop Redevelopment Plan PDC Requirements

- Mandatory Rate:  
25% of market rate units
- Affordable housing exemption:  
20% of total units or 48 units,  
whichever is less
- Total opportunity for the use of  
60 rights (~ 15 PDCs)

# Conclusion

- Staff finds that the Monroe Township Housing Element and Fair Share Plan and Ordinance O:06-2026 comply with CMP standards for certification
- P&I Committee recommended that the Housing Element and Fair Share Plan and Ord. O:06-2026 be certified by the Commission