



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-03

TITLE: **Approving With Conditions Applications for Public Development** (Application Numbers 2025-0141.001 & 2025-0169.001)

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:

2025-0141.001

Applicant:	Stafford Township
Municipality:	Stafford Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	February 19, 2026
Proposed Development:	Installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres; and

2025-0169.001

Applicant:	Pemberton Township Public Works
Municipality:	Pemberton Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	February 18, 2026
Proposed Development:	Demolition of a 148 square foot building and improvements to an existing sanitary sewer pump station.

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 2025-0141.001 & 2025-0169.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

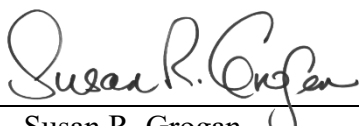
Record of Commission Votes

	AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*		AYE	NAY	NP	A/R*
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: March 13, 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

February 19, 2026

Matthew R. von der Hayden
Stafford Township (via email)
260 East Bay Ave.
Manahawkin NJ 08050

Re: Application # 2025-0141.001
Lighthouse Drive, Golfview Drive & Rudder Avenue
Block 44.61, Lot 24.02
Stafford Township

Dear Mr. von der Hayden:

The Commission staff has completed its review of this application for the installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres, specifically within the Lighthouse Drive, Golfview Drive and Rudder Avenue rights-of-way and on the above referenced 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 March 13, 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, 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)
Alan Dittenhofer, PE, PP (via email)



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

PUBLIC DEVELOPMENT APPLICATION REPORT

February 19, 2026

Matthew R. von der Hayden
Stafford Township (via email)
260 East Bay Ave.
Manahawkin NJ 08050

Application No.: 2025-0141.001
Lighthouse Drive, Golfview Drive & Rudder Avenue
Block 44.61, Lot 24.02
Stafford Township

This application proposes the installation of 4,200 linear feet of sanitary sewer force main in Ocean Acres, specifically within the Lighthouse Drive, Golfview Drive and Rudder Avenue rights-of-way and on the above referenced 0.41 acre lot. The proposed sanitary sewer force main will be 8 inches in diameter. There is an existing sanitary sewer pump station located on the lot.

The proposed sanitary sewer force main will replace an existing 8-inch sanitary sewer force main. The existing sanitary sewer force main will be abandoned in-place.

Approximately 3,600 linear feet of the proposed sanitary sewer force main will be located under paved roadways. The balance of the proposed sanitary sewer force main will be located within maintained grassed and gravel road shoulders and a wooded area.

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 proposed development 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 & 6.7)

There are wetlands located within 300 feet of the proposed development. The CMP prohibits most development in wetlands and requires up to a 300 foot buffer to wetlands.

Approximately 650 linear feet of the proposed sewer main will be located within 300 feet of wetlands. This section of the proposed sewer main will be installed under the existing paved roadway. As the proposed sewer main will be located under the existing paved roadway, the proposed development will not result in a significant adverse impact on the wetlands.

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

Approximately 3,600 linear feet of the proposed 4,200 linear feet of sewer main will be located under paved roadways. The balance of the proposed sewer main will be located within maintained grassed and gravel road shoulders and a wooded area. The proposed development will disturb approximately 603 square feet (0.01 acres) of wooded area. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Re-vegetation 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.

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

The Commission staff reviewed the application for evidence of 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 Block 44.61, Lot 24.02 was completed on November 10, 2025. Newspaper public notice was completed on November 12, 2025. The application was designated as complete on the Commission's website on January 14, 2026. The Commission's public comment period closed on February 13, 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 29 sheets, prepared by Remington & Vernick Engineers and dated as follows:
 - Sheets 1, 4, 5, 8, 13, 15 & 25-29 - September 11, 2025; last revised October 31, 2025
 - Sheets 2, 3, 6, 9-12, 14 & 20-24 - September 11, 2025
 - Sheets 7 & 16-19 - September 11, 2025; last revised November 3, 2025
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

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

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 March 9, 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.



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

February 18, 2026

Thomas McNaughton (via email)
Pemberton Township Public Works
500 Pemberton Browns Mills Road
Pemberton NJ 08068

Re: Application # 2025-0169.001
Block 820, Lot 17
Pemberton Township

Dear Mr. McNaughton:

The Commission staff has completed its review of this application for demolition of a 148 square foot building and improvements to an existing pump station. 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 March 13, 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, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Christopher Noll, PE (via email)



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

PUBLIC DEVELOPMENT APPLICATION REPORT

February 18, 2026

Thomas McNaughton (via email)
Pemberton Township Public Works
500 Pemberton Browns Mills Road
Pemberton NJ 08068

Application No.: 2025-0169.001
Block 820, Lot 17
Pemberton Township

This application proposes demolition of a 148 square foot building and improvements to an existing pump station located within an existing 20 foot wide utility easement on the above referenced parcel in Pemberton Township.

The building to be demolished contains the existing sanitary sewer pump equipment. After the demolition of the building, the applicant proposes to construct a six foot diameter wet well to contain the new sanitary sewer pump equipment, a 50 square foot concrete pad and emergency generator, and an approximately 525 square foot paved driveway.

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 proposed development is located in a Pinelands Regional Growth Area. The proposed development (public service infrastructure) 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 within an existing developed and grassed area. 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 a seed mixture which meets that recommendation.

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

The Commission staff reviewed the application for evidence of cultural resources on the parcel. Based upon the lack of potential for significant cultural resources on the parcel, a cultural resource survey was not required.

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 January 5, 2026. The Commission’s public comment period closed on February 13, 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 Adams, Rehmann & Heggan Associates, Inc., all sheets dated August 21, 2024.
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

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

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 March 9, 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- 04

TITLE: Issuing an Order to Certify the First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

Commissioner Mauriello moves and Commissioner Irick seconds the motion that:

WHEREAS, on June 16, 1995, the Pinelands Commission adopted amendments to the Pinelands Comprehensive Management Plan, effective August 21, 1995, to allow local communications facilities to exceed the 35-foot height limitation set forth at N.J.A.C. 7:50-5.4, provided that a comprehensive local communications facilities plan for the entire Pinelands Area is submitted to and approved by the Pinelands Commission; and

WHEREAS, on September 11, 1998, the Pinelands Commission approved a comprehensive local communications facilities plan submitted jointly by Bell Atlantic Mobile, Comcast/Cellular One, and Nextel Communications; and

WHEREAS, on January 14, 2000, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted jointly by Sprint Spectrum, L.P. and Omnipoint PCS Entrepreneurs, Inc.; and

WHEREAS, on December 12, 2003, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by AT&T Wireless PCS of Philadelphia, LLC; and

WHEREAS, on November 10, 2011, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by T-Mobile Northeast LLC d/b/a T-Mobile; and

WHEREAS, on May 11, 2012, the Pinelands Commission approved the Public Safety Tower Plan submitted by the New Jersey Office of Information Technology in coordination with state and county agencies providing emergency wireless communications services in the Pinelands Area; and

WHEREAS, on November 8, 2013, the Pinelands Commission approved an amendment to the comprehensive local communications facilities plan submitted by Sprint Spectrum L.P.; and

WHEREAS, on November 26, 2025, New Cingular Wireless PCS, LLC d/b/a AT&T submitted the First Amendment to the 2003 AT&T Plan, which the Executive Director deemed complete on December 1, 2025; and

WHEREAS, a public hearing to receive testimony concerning the First Amendment to the 2003 AT&T Plan was duly advertised, noticed and remotely conducted on January 14, 2026, at 9:30 a.m., with a live broadcast 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 First Amendment to the 2003 AT&T Plan is 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 approve the First Amendment to the 2003 AT&T Plan; and

WHEREAS, the Commission's CMP Policy and Implementation Committee has reviewed the Executive Director's report and has recommended that the First Amendment to the 2003 AT&T Plan be approved; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the First Amendment to the 2003 AT&T Plan and has reviewed the Executive Director's report; and

WHEREAS, the Commission expressly recognizes that approval of this amendment modifies the existing comprehensive planning framework for the siting of local communications facilities, but does not approve any specific application for development of any local communications facility; 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 approve the First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T.
2. The Pinelands Commission expressly affirms that review of any applications for development of the local communications facility authorized by the amendment shall be conducted in accordance with the Executive Director’s Report, dated February 18, 2026, including its appendices, in order to ensure consistency with the requirements of the Pinelands Comprehensive Management Plan.

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: March 13, 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

Report on the First Amendment to the 2003 AT&T Plan, Submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

February 18, 2026

Warren O. Stilwell, Esq., on behalf of
New Cingular Wireless PCS, LLC d/b/a AT&T
Cooper Levenson
1125 Atlantic Avenue
Atlantic City, NJ 08401

Findings of Fact

I. Background

In 1995, the Pinelands Commission amended the Pinelands Comprehensive Management Plan (CMP) to address the growing need for wireless communication services within the Pinelands Area. The amendment established a framework for permitting local communications facilities (i.e., wireless communication towers or cell towers) exceeding thirty-five feet in height in management areas outside Regional Growth Areas and Pinelands Towns.

Under this framework, wireless service providers must submit a comprehensive Local Communications Facilities Plan (LCF Plan) identifying all existing facilities within the Pinelands and the approximate vicinity of proposed facilities. The CMP establishes standards governing the Commission's certification of an LCF Plan. Once certified, development of any individual facility included in the plan requires submission of a development application to the Commission. At that time, the applicant must demonstrate that the proposed development satisfies the CMP's minimum environmental standards, complies with the siting standards at N.J.A.C. 7:50-5.4(c), and, when located outside a Regional Growth Area or Pinelands Town, is consistent with a site identified in a certified LCF Plan. To date, six LCF Plans have been certified, as summarized in Table 1 below.

The First Amendment to the 2003 AT&T Plan originated from a 2020 development application (App # 1981-0162.002) for a 120-foot local communications tower proposed as an accessory use to the Woodland Volunteer Fire & EMS Station in the Pinelands Village of Chatsworth, Woodland Township. The tower was intended to provide FirstNet emergency communications service to the station. A Certificate of Filing was issued on July 27, 2020, and municipal approvals were first granted on September 15, 2020.

Table 1. Summary of Approved LCF Plans

LCF Plan	Certification Date	Participants	Search Area Extent (in miles)
Cellular Plan	9/11/1998	Bell Atlantic Mobile, Comcast, Nextel	5
PCS Plan	1/14/2000	Sprint, Omnipoint	0.5
AT&T Plan	12/12/2003	AT&T	0.5
T-Mobile Plan	11/10/2011	T-Mobile	1
Public Safety Tower Plan	5/11/2012	Pinelands Area Counties	3*
Sprint Plan	11/8/2013	Sprint	1

*The search area extent for the Public Safety Tower Plan was amended from 1 mile to 3 miles on July 14, 2017.

During Commission review, a substantial issue arose as to whether the proposed facility qualified as an “accessory structure or use” under the CMP. Since the FirstNet public safety network also transmits commercial wireless service in addition to its priority use for first responders, the proposed tower did not meet the CMP definition of an accessory use. Additionally, no previously certified LCF Plan identified a facility within the Village of Chatsworth. Accordingly, AT&T elected to pursue an amendment to the 2003 AT&T Plan to propose a site within the Village of Chatsworth.

Beginning in 2023, AT&T engaged in discussions with Commission staff regarding an LCF Plan amendment. On June 29, 2023, staff provided preliminary comments on two potential sites and outlined the demonstrations required by the CMP for inclusion in any amendment. On June 18, 2024, AT&T submitted a draft amendment proposing one site in the Village of Chatsworth. On October 29, 2024, Commission staff responded that additional analyses were necessary to demonstrate compliance with CMP standards. A revised draft was submitted on October 3, 2025, and additional staff comments were provided on October 28, 2025. A final draft was submitted on November 26, 2025 (see Exhibit A), and deemed complete on December 1, 2025.

II. Comprehensive Local Communications Facilities (LCF) Plan Amendment

The following document has been submitted to the Pinelands Commission for certification:

- The First Amendment to the 2003 AT&T Plan, submitted by New Cingular Wireless PCS, LLC d/b/a AT&T

A. Summary of the First Amendment to the 2003 AT&T Plan

The proposed amendment to AT&T’s previously certified LCF Plan seeks approval to modify the company’s wireless network configuration within the Pinelands Area by replacing an authorized but unbuilt facility (Site 041) with a new search area identified as proposed Site 400. The search area is centered on Block 4914, Lot 2, located in the Pinelands Village of Chatsworth, Woodland Township. The amendment incorporates all other previously authorized AT&T facilities and does not expand AT&T’s overall tower configuration within the Pinelands. Instead, it substitutes proposed Site 400 for previously authorized Site 041. Consistent with the hierarchical siting policy established as part of the certification of the 2003 AT&T Plan (see Exhibit B), the proposed Site 400 maintains a one-half mile

search area radius. Mapping exhibits, propagation studies, and related documentation support the amendment.

B. Standards for Certification

The proposed amendment has been reviewed to determine whether it conforms to the standards for certification of an amendment to an LCF Plan set forth at N.J.A.C. 7:50-5.4(c)6v. The applicable standards and findings are outlined below.

1. Joint Submission by Providers of the Same Type of Service

N.J.A.C. 7:50-5.4(c)6v requires that a proposed LCF Plan amendment be sent by certified mail to all local communications providers offering the same type of service or holding a franchise within the Pinelands Area for review and comment. AT&T provided proof that notice of the proposed amendment was sent via certified mail to T-Mobile and Verizon, the other wireless providers operating within the Pinelands Area. Both providers are participants of other previously certified LCF Plans. The CMP authorizes the Commission to proceed with review of a proposed LCF amendment if other providers decline to participate. Neither T-Mobile nor Verizon has objected to, or requested to participate in, the current amendment process.

Accordingly, this standard for certification is met.

2. Review of Alternative Technologies

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include a review of alternative technologies that may become available for use in the near future. The amendment evaluates Distributed Antenna Systems (DAS), small cell installations, and modifications to existing nearby facilities. It explains that while such technologies may be appropriate in dense or urbanized environments, they are not technically capable of providing the wide-area, macro-cell coverage necessary to serve Chatsworth Village and its surrounding rural road network. In particular, federal requirements associated with the FirstNet public safety network require reliable coverage across broader geographic areas, including heavily forested and sparsely developed portions of the Pinelands.

Accordingly, this standard for certification is met.

3. Approximate Location of All Existing and Proposed Facilities

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments identify the approximate location of all existing and proposed facilities. The amendment identifies all existing on-air AT&T facilities within the Pinelands and incorporates by reference the previously authorized but unbuilt sites included in the 2003 AT&T Plan, except Site 041. Staff verified that the on-air sites correspond to those listed in the 2003 AT&T Plan. The amendment removes previously authorized but unconstructed Site 041, which was centered on Block 2201, Lot 6 in Tabernacle Township, which is located within Wharton State Forest in the Preservation Area District. The amendment adds proposed Site 400, a one-half mile search area centered on Block 4914, Lot 2 in the Pinelands Village of Chatsworth, Woodland Township.

Accordingly, this standard for certification is met.

4. Five- and Ten-Year Planning Horizons

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include five- and ten-year planning horizons. The amendment includes a planning horizon statement indicating that AT&T intends to rely on its existing and previously approved facilities, together with proposed Site 400, to provide commercial wireless and FirstNet emergency communications service over the next ten years. No additional tower sites within the Pinelands Area are proposed beyond proposed Site 400 and those previously authorized under the 2003 AT&T Plan.

Accordingly, this standard for certification is met.

5. Demonstrated Need to Serve Local Communication Needs of the Pinelands

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency* with the requirement that there is a demonstrated need for each proposed facility to serve the local communication needs of the Pinelands, including those related to public health and safety, as well as a need to locate the facility in the Pinelands in order to provide adequate service to meet these needs.

The amendment includes propagation analyses and mapping demonstrating that reliable service at the -95 dBm threshold is not currently available in significant areas of Chatsworth Village and surrounding roadways, and that neither Site 041 nor adjacent facilities can provide adequate coverage to meet the identified need. This coverage is necessary for emergency services operating within and in proximity to the Village of Chatsworth. It should also be noted that the Village of Chatsworth is located far from the boundaries of the Pinelands Area, and, therefore, it is not feasible to provide adequate service to the identified coverage gap from outside of the Pinelands Area.

The Commission's independent radiofrequency consultant reviewed the submitted analyses and concurs that there is demonstrated need for the facility based on a gap in coverage in the Village of Chatsworth that cannot be addressed by existing authorized sites or nearby facilities, and that the proposed Site 400 would satisfy that coverage gap (see Exhibit C).

Accordingly, this standard for certification is met.

6. Least Number of Facilities Necessary

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate that the facilities to be located in the Preservation Area District, the Forest Area, the Special Agricultural Production Area and the seventeen Pinelands Villages enumerated in N.J.A.C. 7:50-5.4(c)6 are the least number necessary to provide adequate service, taking into consideration the location of facilities outside the Pinelands. The Pinelands Village of Chatsworth is among the enumerated Pinelands Villages.

The amendment does not increase the number of AT&T's facilities within the Pinelands. Instead, it eliminates previously approved Site 041 and replaces it with proposed Site 400, which more effectively addresses the gap in coverage that exists in Chatsworth. It is also important to recognize that Site 041 is located in Wharton State Forest in an area that is far removed from the

population that needs to be served and where a host of factors would likely preclude the development of a new tower and the necessary infrastructure to support it. The removal of Site 041 is not anticipated to create a new coverage gap requiring an additional tower.

Accordingly, this standard for certification is met.

7. Use of Existing Communications or Suitable Structures

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency*, and note the need to demonstrate consistency during individual development applications, that existing suitable structures be used to the extent practicable. The amendment documents the evaluation of nearby telecommunications towers and other tall structures. Technical analyses indicate that available structures either lack sufficient height, are at capacity, or would not resolve the identified coverage gap even if modified. The Commission's radiofrequency consultant reviewed these analyses and agreed that co-location on existing structures would not provide adequate reliable coverage in Chatsworth Village (See Exhibit C). It is important to note that any application for the siting of a new tower at proposed Site 400 will require a reevaluation of suitable structures within the one-half mile search area.

Accordingly, this standard for certification is met.

8. Consistency with Siting Criteria for New Structures

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments demonstrate *likely consistency*, and note the need to demonstrate consistency during individual development applications, that if an existing communications structure or other suitable structure cannot be used, then the antenna and any necessary supporting structure is located to meet the siting criteria contained in N.J.A.C. 7:50-5.4(c)4. Those siting criteria include requirements to minimize visual impacts to certain uses, structures, and specified areas. Additional restrictive siting criteria are provided for sites located outside of Regional Growth Area, Pinelands Towns and Pinelands Villages.

The proposed search area is centered within the Pinelands Village of Chatsworth, which is surrounded by lands within the Preservation Area District and Special Agricultural Production Areas. Areas outside the Village of Chatsworth contain extensive tracts of preserved land, areas of environmental constraints, limited to no lands that meet the siting requirements. However, the amendment identifies sites within the Village of Chatsworth where a tower is likely consistent with CMP siting criteria. The amendment also includes photographic inventory and simulations documenting the visual impacts of a tower proposed on Block 4914, Lot 2.

It is noted that approval of the plan amendment does not constitute approval of a specific tower location or development proposal. Full compliance with the detailed siting hierarchy, visual impact standards, and minimum environmental standards of the CMP must be demonstrated through a subsequent application for development. At the plan level, however, the Commission finds that the amendment demonstrates likely consistency with the siting criteria of N.J.A.C. 7:50-5.4(c)4.

Accordingly, this standard for certification is met.

9. Co-Location, Height Limits, and Joint Construction

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments acknowledge that support structures must be designed to accommodate other providers with overlapping service areas and must not exceed 200 feet in height. The amendment acknowledges these requirements and indicates that the proposed monopole will be designed to accommodate co-location consistent with CMP standards. The structure will not exceed the 200-foot maximum height and will be capable of accommodating additional carriers where technically feasible.

Accordingly, this standard for certification is met.

10. Plan for Shared Services

N.J.A.C. 7:50-5.4(c)6 requires that LCF Plan amendments include a plan for shared services, unless precluded by federal law or regulation, where such sharing would reduce the number of facilities. The amendment does not include a shared services plan. As stated in the previously certified 2003 AT&T Plan, AT&T maintains that shared services are precluded by federal law. No previously certified LCF Plan has included a shared services plan due to that legal interpretation.

Accordingly, this standard for certification is met.

Public Hearing

A public hearing to receive testimony concerning the First Amendment to the 2003 AT&T Plan was duly advertised, noticed and remotely conducted on January 14, 2026, at 9:30 a.m., with a live broadcast on the Pinelands Commission's public YouTube channel and an opportunity for the public to call in during the broadcast. Mr. Lanute conducted the hearing, which was held remotely and broadcast 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 First Amendment to the 2003 AT&T Plan were accepted through January 16, 2026. No written comments were received.

Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that the First Amendment to the 2003 AT&T Plan complies with Comprehensive Management Plan standards for the certification of an amendment to a certified comprehensive local communications facilities plan. Accordingly, the Executive Director recommends that the Commission issue an order to certify the First Amendment to the 2003 AT&T Plan.

SRG/DBL
Attachments

**NEW CINGULAR WIRELESS PCS LLC D/B/A AT&T FIRST
AMENDMENT TO
TO THE 2003 AT&T PLAN**

1. PLAN INTRODUCTION AND BACKGROUND

This is a proposed amendment by New Cingular Wireless PCS, LLC d/b/a AT&T (hereinafter referred to as AT&T) to amend the comprehensive plans which have been approved by the Pinelands Commission. The approved plans are: a comprehensive plan for Cellular communications providers approved in 1998. The Cellular Plan participants were Bell Atlantic Mobile Systems (succeeded by Verizon Wireless), Comcast/Cellular One (succeeded by New Cingular Wireless PCS, LLC and which acquired AT&T around 2002-2003 and changed the name by which it does its wireless communications business to AT&T), and Nextel (which was merged with Sprint and then its assets acquired by T-Mobile)) The Cellular Plan was amended in 2000 by the PCS Plan. The Cellular and PCS Plans were amended by the AT&T Plan in 2003. The plans were amended in 2011 at the request of T-Mobile. The Plans were amended by Sprint in 2013, and finally, it was amended in 2012 by the Public Safety Tower Plan which was further amended in 2017. Consequently, this proposal by New Cingular Wireless PCS LLC to add One (1) additional site (hereinafter referred to as the Chatsworth Site is the Seventh Amendment to the original Cellular Plan. As with the previous plans and amendments, this proposed Seventh Amendment does not supersede but incorporates all of the prior approved plans and amendments thereto. Even though this is the 7th Amendment to the Cellular Plan, technically it is also the first amendment to the 2003 AT&T Plan. This plan shall therefore be titled the “First Amendment to the 2003 AT&T Plan” (AT&T Amendment) .

This AT&T Amendment is proposing a search area in the Chatsworth Village area of Woodland Township in order to perform two functions. First, to address deficiencies in its coverage in the area to be served by the proposed search area. Second, to provide FirstNet service to the area to be served by the site. FirstNet is the only nationwide wireless communications network that was designed and built specifically for first responders, and the extended public safety community. The FirstNet Authority (a duly created Federal Authority) awarded AT&T a contract to build and manage the Nationwide Public Safety Broadband Network. The radio frequencies dedicated for use by FirstNet can be installed at existing sites by using or slightly modifying the existing AT&T equipment and infrastructure. The FirstNet equipment therefore occupies essentially the same space as the AT&T system and therefore is not a separate system requiring its own comprehensive plan and

Pinelands Commission approval. Also, the search area for FirstNet is the same as for AT&T. The radio frequencies used by the FirstNet system are available for use by AT&T customers unless the FirstNet system is being used by first responders. The first responders take priority on the system. All future sites deployed by AT&T in New Jersey (including the Pinelands) will include and augment the FirstNet network as they are launched. Within the Pinelands specifically, no additional AT&T/FirstNet sites that would require an amendment to the approved wireless carrier plans are deemed necessary at this time. Rather, AT&T will use the proposed Chatsworth site and sites already approved by the Pinelands Commission.

The Chatsworth site is proposed to be located in or near a Pinelands Village (Chatsworth) adjoining the Pinelands Special Agriculture Production Area within Woodland Township. Within this area several candidates conforming to the requirements of the CMP have been located. However, for purposes of the plan we have identified a search area that we reference as "Proposed Site 400." (a/k/a Site 400). Site 400 has been analyzed herein to demonstrate that this proposed amendment is likely to satisfy the requirements of NJAC 7:50-5.4 (c) 3, and 4. AT&T understands that it will be the burden of the developer of a site in the search area to file an appropriate application with the Pinelands Commission and receive all required approvals for the actual site. This includes demonstrating consistency with N.J.A.C. 7:50-5.4(c)2,3,4, and 5. The Exhibits that have been submitted with and incorporated into this AT&T Amendment show Site 400 and demonstrate that there is at least one viable site.

It should also be noted that approved but unbuilt Site 041 is frequently mentioned in this Plan Amendment because it has already been approved and incorporated into several of the Plans that have been adopted including the AT&T Plan. Site 041 has been analyzed for potential use and it has been determined to be unbuildable due to issues with access and constructability and the fact that it is too far from Chatsworth Village to provide an adequate level of service. AT&T has determined that the proposed Chatsworth site eliminates the need for AT&T to utilize site 041 .

The AT&T Amendment includes the following:

1. Each of the sites previously approved by the Pinelands Commission contained in the Cellular Plan and the six amendments that followed. Please note that the Plans/Amendments and supporting documents are on the Pinelands Commission web site and the approved sites contained therein are included herein by reference.

2. Documentation in the form of a list of the sites from which AT&T is providing services in the Pinelands, together with cross references to certain sites approved for the Cellular and PCS plans on which AT&T is collocated designated as Exhibit 1. All of the sites on the list either deploy or are capable of deploying FirstNet service. This list together with the sites in the Plans and Amendments already filed, which are incorporated herein, together with the search area of the one site proposed herein, satisfies the requirement of N.J.A.C. 7:50-5.4 (c)6 to provide the approximate location of all proposed facilities.

3. Radio wave propagation maps. Each of these maps shows the radio wave coverage from either the existing AT&T coverage and/or the proposed coverage to be achieved by Site 400. The coverages are depicted with thresholds of -95 dBm, and -105dBm. Additionally each map has overlaid the outline of the Pinelands designated "Chatsworth Village". Each of the exhibits is designated as follows: Exhibit 2A titled "AT&T Existing Reliable Coverage"; Exhibit 2B titled "AT&T Proposed Reliable Coverage"; Exhibit 2C titled "AT&T Reliable Coverage with Original Site #41"; Exhibit 2D titled "AT&T Reliable Coverage with "Chatsworth" raised to 219' AGL; Exhibit 2E titled "AT&T Reliable Redundant Coverage with "Chatsworth" and adjacent site on-air and both raised to 219" AGL"; Exhibit 2F titled "AT&T Reliable Coverage with "Chatsworth raised to 219' AGL and Site 062 at 200' AGL." Exhibits 2A thru 2F demonstrate that: 1) there is a service coverage gap in the area and, therefore, a need for a site in the area proposed; 2) that existing tall structures in the general vicinity of the search area are not suitable structures for the service coverage needs ; 3) that the two previously approved AT&T sites that have not been built (sites 062 and 041 on the AT&T Plan Amendment) cannot meet the demonstrated coverage need; and, there are no other existing or Pinelands Commission approved sites that could reasonably be used in place of a new site in this area.

4. Exhibits 3A thru 3F. Each of the Exhibits 3A thru 3F is designated and described as follows:

Exhibit 3A/Map A - Existing ATT Site 041/Proposed Site 400 / Site Inventory - 6 Miles

Map A illustrates the Pinelands Management Areas in the +/- 6 mile radius surrounding existing ATT site 041. Developed, on-air sites are primarily

located to the west in the Growth and Development Areas, and Villages. Several unbuilt search areas located to the east, including ATT Site 041, are located in the Special Agricultural Production or the Preservation Areas. Chatsworth Village (Pinelands Village PMA) is located +/- 3 miles to the northeast of ATT Site 041 and is the only Pinelands Management Area other than the Special Agricultural Production or the Preservation Area surrounding ATT Site 041. Exhibit A also shows the approximate location of Site 400 and demonstrates that it is about 2 1/2 miles outside of the 1/2 mile search area of Site 041.

Exhibit 3B/Map B - Existing ATT Site 041/Proposed Site 400 / Open Space Inventory - 6 Miles

Map B illustrates the preserved Open Space in the +/- 6 mile radius in the area of existing AT&T Site 041 and proposed Site 400. The inventory shows a majority of the +/- 5 miles surrounding AT&T Site 041 and Site 400 are located within preserved Open Space Areas. The 0.5 mile search area surrounding AT&T Site 041 is completely located within the Franklin Parker Preserve (to the east) and the Wharton State Forest (to the west). It is important to note the Franklin Parker Preserve was established in 2003, after the ATT Site 041 was originally approved. The proposed AT&T Site 400 is located +/- 3 miles to the northeast of existing AT&T Site 041 in the Village of Chatsworth, outside the areas of preserved open space, and outside the Special Agricultural Production and Preservation Areas.

Exhibit 3C/Map C - Proposed Site 400 / Pineland Management Areas – 3 Miles

Map C illustrates the Pineland Management Areas in the +/- 3 mile radius surrounding proposed AT&T Site 400. The proposed site is central to surrounding authorized sites and centrally located within the Village of Chatsworth. The Pineland Management Areas in the +/- 0.5 mile radius surrounding the proposed AT&T Site 400 are limited to the Village of Chatsworth and the Special Agriculture Production Areas with Preservation Areas expanding beyond the 0.5 mile radius.

Exhibit 3D/ Map D - Proposed Site 400 / Chatsworth Village Zoning - 1 mile

Map D illustrates the designated open space, water bodies, wetlands, and zoning designations within the +/- 1 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed site is centrally located within the developable areas of the Chatsworth Village. Areas within the 0.5 mile radius surrounding proposed AT&T Site 400 include the only commercial zoning designations; the CN-Neighborhood Commercial and LI-Light Industrial Zoning Districts.

Exhibit 3E/Map E - Proposed Site 400 / Chatsworth Village Zoning & Land Use - 0.5 Mile

Map E illustrates the existing land uses and zoning designations within the +/- 0.5 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed site is located in Woodland Township's LI-Light Industrial Zoning District adjacent to non-residential and wooded land uses. Several parcels identified with a non-residential land use are located in the 0.25 mile radius surrounding proposed AT&T site 400.

Exhibit 3F/Map F - Proposed Site 400 / Chatsworth Village Zoning & Aerial - 0.25 Mile

Map F illustrates an aerial photograph and zoning designations within the +/- 0.25 mile radius surrounding proposed AT&T Site 400 in the Chatsworth Village and Woodland Township. The proposed location will allow a wireless communications tower to be constructed in a designated commercial and/ or industrial zoning district, on previously developed lands with non-residential land uses, and at a location buffered from residential land uses and roadways with existing, preserved, wooded vegetation.

The Exhibit Maps 3A to 3F demonstrate that a proposed facility in the area of Site 400 is likely to be consistent with NJAC 7:50-5.4C6, and as required therein also demonstrates that a site in the area would likely be consistent with NJAC 7:50-5.4C2,3,and 4 and 5.

5. Attached as Exhibit 4A thru 4J are a Photographic Inventory & Simulations of proposed AT&T Site 400, with a 160-foot Monopole-Wireless Telecommunications Facility. Exhibit 4A is the photographic key map showing a proposed location of Site 400 and the location from which each of the following photographs were taken. Note that in Exhibits 4B, 4C, 4D, and 4E that the heavy growth made it so that viewing of the monopole from these locations was not possible. Instead, a yellow dotted vertical line with a small ball at the top depicts where the monopole would be. The photographs demonstrate consistency with Pinelands regulations 7:50-5.4 (c) 4ii, that the siting minimizes visual impacts from publicly dedicated roads and highways etc. It is also understood that a demonstration will need to be made that the actual site when proposed will adhere to the buffer and setback requirements established in the certified land use ordinance of Woodland Township.

5. Attached as Exhibit 5 is an email from John Kafka of the Burlington County Department of Public Safety, Division Head-Communications Support Division, that advises that the Burlington County radio tower on Canal St., in the Chatsworth section of Woodland Township, is maxed out and has no room to co-locate any other carriers. Consequently it was eliminated from consideration.

NEW JERSEY PINELANDS COMPREHENSIVE PLAN REQUIREMENTS

Pursuant to N.J.A.C. 7:50-5.4(c)6 iv, applicants may propose Amendments to an approved plan from time to time. Such Amendments shall be reviewed by the Commission according to the requirements set forth in subsection (c)6.

N.J.A.C. 7:50-5.4(c)6 provides (in summary): If the (proposed wireless communications) facility is proposed to be located in any Pinelands management area other than a Regional Growth Area or a Pinelands Town, a comprehensive plan for the entire Pinelands Area must be submitted to the Pinelands Commission for certification. Said plan shall also demonstrate that the facilities to be located in

“the...Pinelands Village of...Chatsworth..”, are the least number necessary to provide adequate service. AT&T submits that the information submitted in connection with this Plan Amendment satisfy these requirements.

Based on the information submitted herein AT&T submits that:

- Site 400 as depicted on the Exhibits is located within a Pinelands Village within Woodland Township’s LI (Light Industrial) Zone.
- No visual impacts are expected from the special scenic areas referenced in N.J.A.C. 7:50-5.4(c)4iii. or iv. given the distance of the site from those features.
- There are contiguous parcels to this site containing existing residential dwelling units. However, Woodland Township has not adopted any special buffer or setback requirements for local communications facilities. Therefore, only general setback and buffer standards contained in their code would need to be met for this site in order to satisfy N.J.A.C. 7:50-5.4(c)4v.
- The wetlands that exist in the area are far enough away that they do not negatively impact development.
- The information submitted herein demonstrates that it is likely when an application is submitted for an actual site in this area that it will be consistent with the requirements of the NJAC 7:50-5.4 et. seq.

The Applicant recognizes that an application for a site in this area will need to provide the required information for the specific site for which the application is made. The following is information intended to demonstrate that this plan satisfies the requirements of the NJAC 7:50-5.4 et seq.

DEMONSTATION OF NEED/SEVICE GAP

Exhibits 2A-2G graphically show the AT&T existing and proposed coverage in the area of Site 400. AT&T engineers have determined that -95dBm and 105 dBm are signal strengths that will be able to provide reliable data/streaming services, voice services and FirstNet service which will satisfy necessary criteria for reliable service such as covering population centers, and connecting to adjacent sites so that there are no breaks in the coverage, and affording greater coverage to areas for use by First Responders. Exhibit 2A shows that there is a gap in the existing coverage. Exhibit 2B has added the coverage that will be achieved from the proposed site 400.. The coverage to be achieved from the Site 400 clearly fills in the gap that exists in this area. Which includes the more populous area of the Village of Chatworth, the major roads, and a significantly large area that will benefit from enhanced public safety. .

DEMONSTRATION THAT EXISTING TALL STRUCTURES ARE NOT SUITABLE TO PROVIDE ADEQUATE SERVICE

Exhibit 3A shows all of the sites surrounding the proposed Chatsworth site 400. There are two sites shown that are not providing any service. The first such site is the “Burlington County Guyed Tower at -39.84763, -74.70292”. This site is also on the Public Safety Tower Plan as “Chatworth” and is shown as such on Exhibits 3A and 3B. With respect to this tower, inquiries were made to Burlington County as to the availability of space on that tower. John Kafka, Dept. of Public Safety, Division Head-Communications Support Division in his email of August 10, 2023, attached as Exhibit 5, advised that the Tower is filled to capacity and he lists the entities occupying the space. Mr. Kafka advises “...we have no room to co-locate any other carriers.” The second such site is the “Fire Tower located at -39.807354, -74.589299. The fire tower is over 3 miles from the Chatworth search area, in the middle of open preserved space. The fire tower was deemed unsuitable because of its distance from the area of need and because it could not be serviced by power or telco due to open space restrictions. Exhibit 2A also shows all of the other existing sites in the area and the radio wave propagation from each. None of the sites is capable of providing reliable coverage to the Chatsworth area. Of note is that Exhibit 2D and E show the site identified

as “ATC 222’ Guyed tower -3986444, -74.53968. It so happens that there are two towers in close proximity to each other at this site. AT&T is already on one of the towers, and the other tower would provide redundant coverage. Exhibit 2D and E demonstrate that even if AT&T were able to raise the height of its antennas to 219’ on either of these towers, that the coverage would still not be adequate to provide reliable service in the Chatsworth Village area. The conclusion is that there on no suitable existing tall structures that can be used to provide adequate service.

DEMONSTRATION THAT EXISTING APPROVED AT&T SITES 041 AND 062 CANNOT MEET THE DEMONSTRATED NEED

ANALYSIS OF SITE CP 006 / PCS 041 / ATT 041

Site CP 006 / PCS 041 / ATT 041 is located west of the municipal boundary between Woodland and Tabernacle Township in Burlington County. The site is located south of New Gretna Chatsworth Road and Speedwell Place Road, both of which are unimproved roadways at Lat. 39.797; Long. -74.581. The approved site is located on the boundary of the Pinelands Preservation Area and the Pinelands Special Agricultural Production Area.

AT&T’s Professional Planner, Brian Seidel, drove the area for both site 041 and 062. Mr. Seidel found that the approved site location for 041 is very rural and generally undeveloped. Apple Jack Road is the closest improved roadway, located approximately 1.4 miles to the northeast of the approved site location. Two residential properties were identified on Apple Jack Road. A tower has not been constructed in this location. Site CP 006 / PCS 041 / ATT 041 was eliminated from consideration due to the distance from the intended RF coverage area and the lack of available utilities. A coverage map Exhibit 2C is attached showing that the coverage from 041 is not sufficient to eliminate the need for the proposed site. Finally as has been previously stated herein AT&T has determined that the proposed Chatsworth site eliminates the need for AT&T to utilize site 041.

ANALYSIS OF SITE PCS 062 / ATT 062

Site # PCS 062 / ATT 062 is located southwest of NJ Highway 73 just south of the intersection of NJ Highway 73 and Lauries Road on an unimproved dirt road at Lat. 39.822; Long. -74.448.

The previously approved site PCS 062 / ATT 062 is located approximately 4.0 miles to the east of site 400. It is located within the P-P Pinelands Preservation Area of Woodland Township, Burlington County. A tower has not been constructed in this location.

The PCS 062 / ATT 062 location is very rural and generally undeveloped. State Highway 72 is the closest improved roadway, located approximately 0.4 miles to the northeast of the approved site location. No developed properties were observed within 1.0 mile of the approved location. Site PCS 062 / ATT 062 was eliminated from consideration due to the lack of population, the distance from the intended RF coverage area, and the lack of available utilities. A coverage map Exhibit 2F is attached showing that the coverage from 062 is not sufficient to eliminate the need for the proposed search area.

DEMONSTRATION THAT THE SITING REQUIREMENTS OF NJAC 7:50-5.4 (C) 4vii REQUIRING SITING AT THE LOCATON WHICH WILL HAVE THE LEAST VISUAL IMPACT ON THOSE USES AND RESOURCES DESCRIBED IN 4ii, 4iii, AND 4v.

As set forth above, the attached Exhibits 4A thru 4J demonstrate that the antenna and supporting structure can be sited at the location that is consistent with the locational requirements of N.J.S.A 7:50-5.4(C)vi. This Plan Amendment recognizes that it will be the Applicants burden to demonstrate satisfaction with the Pinelands regulations at the time that an application is made for Pinelands approval of a specific site. AT&T has provided information herein to demonstrate that at least one site does satisfy the requirements cited in 7:50-5.4(c)4 ii, iii, and v. As support for this statement that at least one site satisfies N.J.A.C. 7:50-5.4 (c)4ii, please see Exhibits 4A thru 4J.

As support that the plan satisfies the requirements of N.J.S.A. 7:50-5.4 (c)4iii, Mr. Seidel advises:

The Pine Plains are located approximately 9 miles to the east of the proposed site. (Site 400). N.J.A.C. 7:50-6.105(a) designates 'wild and scenic' rivers and requires structures within 1,000 feet of the centerline of these identified rivers to be 'designed to avoid visual impacts' as viewed from these rivers. There are no designated wild and scenic rivers within 1,000 feet of the proposed facility. The closest identified resource to the proposed facility is 'The Wading River-Confluence with the Mullica River to Route 263 Crossing at Speedwell', which is located 3.8 miles to the south to the subject property

As support that the plan satisfies the requirements of N.J.S.A. 7:50-5.4 (c)4v, we note that Site 400 is of sufficient size to be able to comply with all buffer and setback requirements. At the time that an actual application is made the plans and drawings in support of the application will demonstrate compliance

FUTURE SITE LOCATIONS / 5-10 YEAR HORIZON PLAN

Pursuant to N.J.A.C. 7:50-5.4 (c) 6, the Plan shall provide 5 and 10 year horizons for future FirstNet/AT&T site locations. FirstNet communications service is provided through AT&T's wireless network, therefore, the provided inventory of existing and Pinelands Commission approved site locations will be utilized and prioritized over the next 5-10 years to provide AT&T as well as FirstNet service. It is also worth repeating in regard to the 5 and 10 year Plan: All future sites deployed by AT&T in New Jersey (including the Pinelands) will include and augment the FirstNet network as they are launched. Within the Pinelands specifically, no additional AT&T/FirstNet sites that would require an amendment to the approved wireless carrier plans are deemed necessary at this time. Rather, AT&T will use the proposed Chatsworth site and sites already approved by the Pinelands Commission.

Review of Alternate Technologies that may become available for use in the near-future N.J.A.C. 7:50-5.4 (c)6

As set forth by each of the Plans and Amendments approved by the Pinelands Commission, the primary alternatives to building sites using towers capable of being extended to 200' are Distributed Antenna Systems technology, a/k/a DAS and small cell technology. Neither system is considered reliable in an environment that covers large open spaces, forests and waterways. While DAS systems can be used outdoors, they are generally deployed to provide improved INBUILDING service. The radio frequency coverage from a DAS system is directed along the road on which it is placed and each site only covers a very limited distance (a thousand feet or so). Similarly, a small cell also has a very small RF footprint. Such systems would not achieve coverage goals for FirstNet which needs the ability of a macro site to cover areas of 2 mile radius or more so that first responders can fight fires and respond to emergencies far from roads. Further, many areas of the Pinelands do not have sufficient number and placement of existing structures, such as utility poles, to accommodate a DAS or small cell deployment. Also, the CMP regulations regarding ground disturbance as well as environmental factors involving various species, plants and wild and scenic areas also make DAS and small cells impractical. Finally small cells are also, in many instances, on small towers and would be subject to all of the same regulations as set forth in the CMP.

Approximate location of all proposed facilities per N.J.A.C. 7:50-5.4 (c)6

Attached as Exhibit 1 is a list of all of the sites on which AT&T is located and which have or are capable of having FirstNet service located thereon. This list together with the sites approved in the Plans and Amendments already approved by the Pinelands Commission which are incorporated herein, together with the location of the one site proposed herein, satisfies the requirement of N.J.A.C. 7:50-5.4 (c)6 to provide the approximate location of all proposed facilities.

Co-Locations

AT&T has in the previous plans already agreed to abide by the requirement to provide co-location. AT&T also agrees to allow co-location in accordance with its prior representations to the proposed Chatworth tower.

Conclusion

The addition of one site, in the Chatsworth area, to the existing Plans in which AT&T or its predecessors in interest have participated is consistent with those Plans and satisfies the requirements set forth in N.J.A.C. 7:50-5.4 et seq. This Amendment has the added benefit of allowing FirstNet service to be deployed in the

Chatsworth Village area thereby enhancing the public health and safety of the entire area.

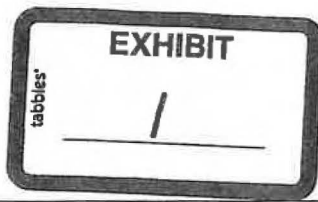
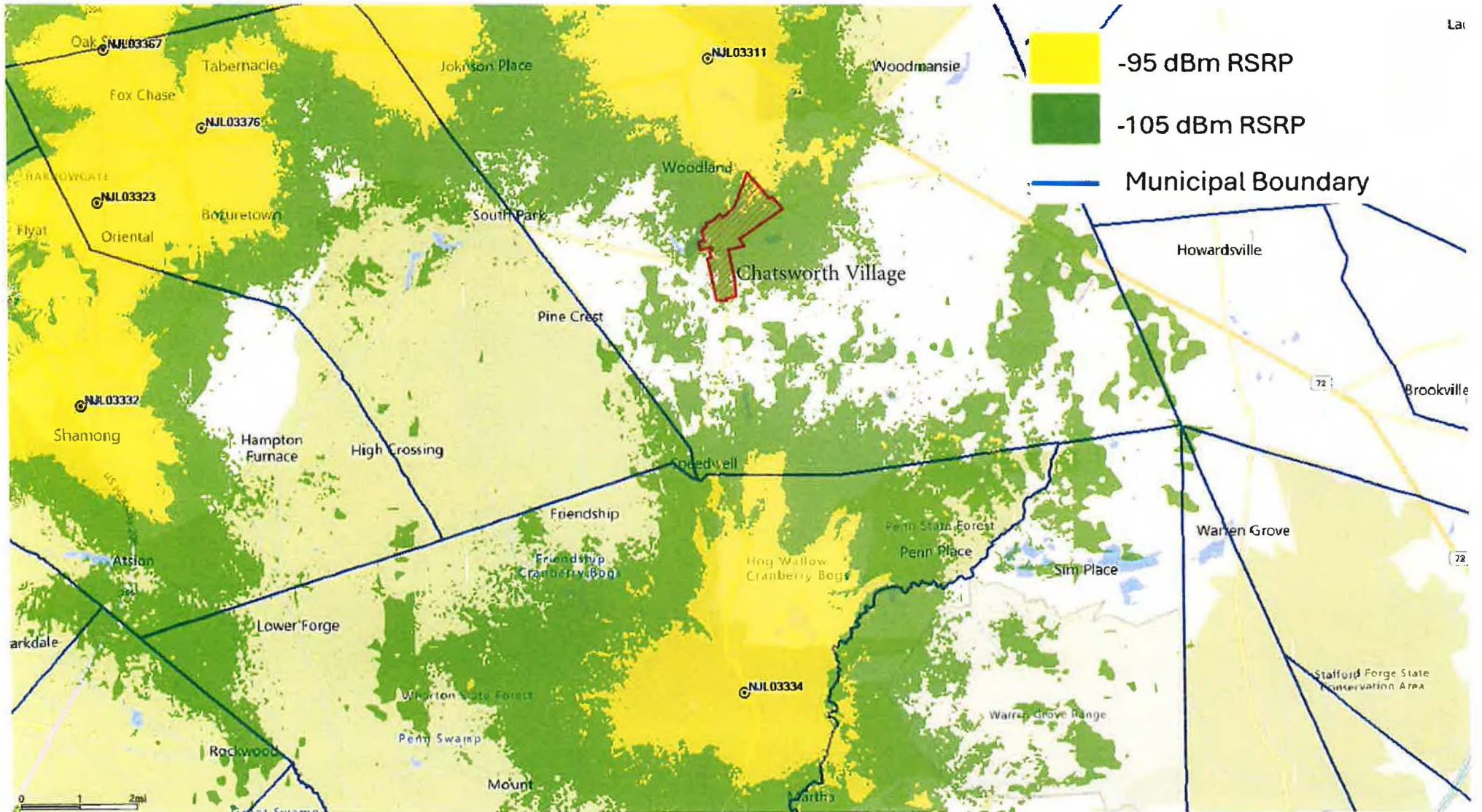


Exhibit 1: Existing AT&T On-Air Sites

September 2025

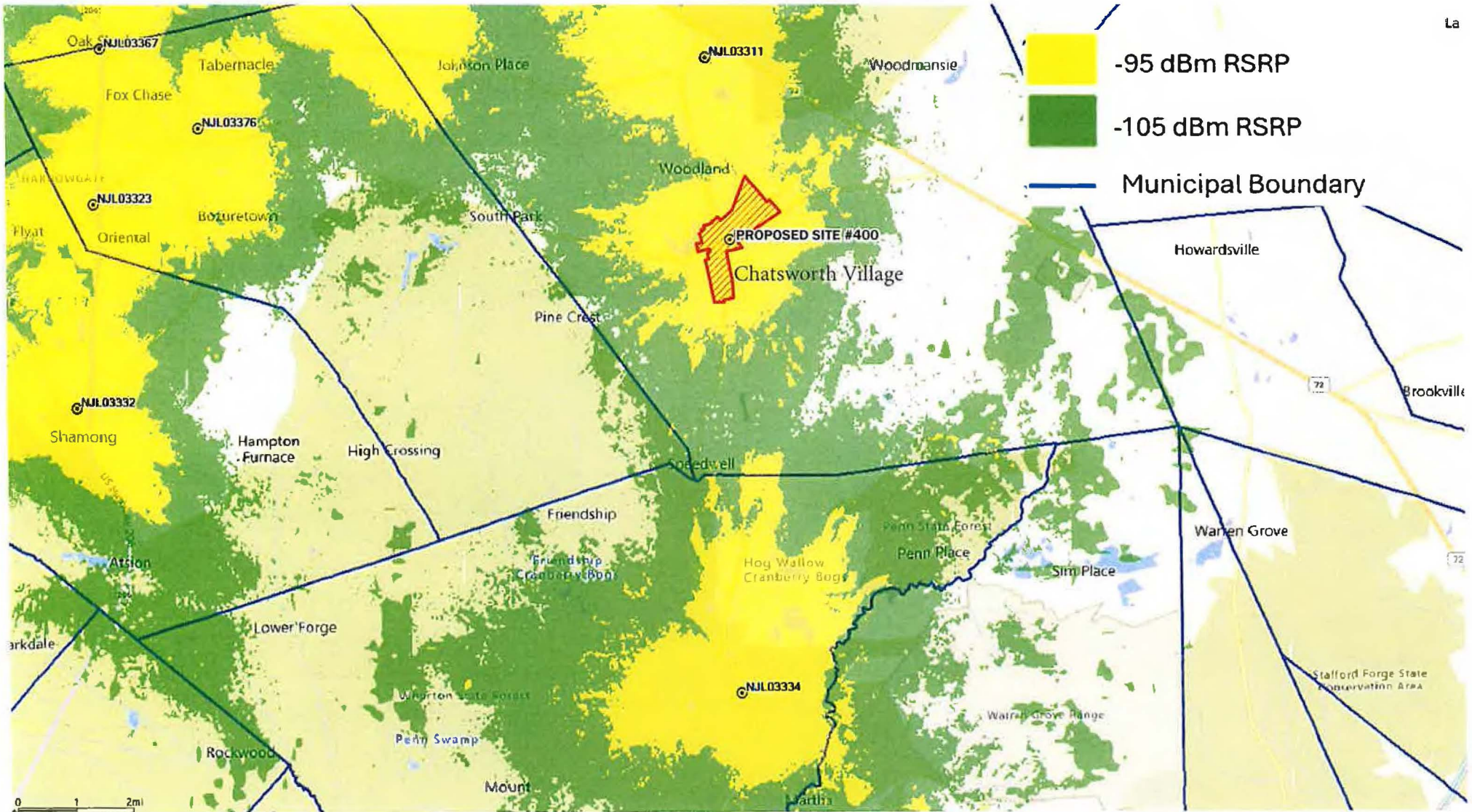
Latitude	Longitude	Name	PCS Plan	Cellular Plan	ATT Plan
39.64680	-74.939883	CECIL	1	30	1
39.74417	-74.911940	WILLIAMSTOWN JUNCTION	2		2
39.51903	-74.692894	LAURELDALE HAMILTON	7	17	7
39.48111	-74.849194	MIZPAH	11	34	11
39.56580	-74.817000	PENNY POT	14		14
39.89667	-74.593389	WOODLAND	20		20
39.86442	-74.539667	CHATSWORTH	22	41	22
39.77902	-74.742394	ATIONS	23	11	23
39.86503	-74.809190	MEDFORD LAKES	27	8	27
39.70792	-74.530678	JENKINS	29	25	29
39.67108	-74.773831	DUTCHTOWN	30	12	30
39.62232	-74.645519	BATSTO	31	16	31
39.40050	-74.826700	DOROTHY NJ	32	35	32
39.79639	-74.370280	BARNAGET	35	5	35
39.95667	-74.379170	MANCHESTER	39	24	39
39.47920	-74.698303	MAYS LANDING EAST	43		43
39.72266	-74.858325	WATERFORD WORKS	47		47
39.63300	-74.806000	HAMMONTON NORTH	48		48
39.71556	-74.291940	STAFFORD	59	42	59
39.40605	-74.571180	SHORE MALL		19	300
39.44724	-74.573086	ATLANTIC CITY AIRPORT			304
39.43860	-74.683603	BABCOCK ROAD		50	308
39.45281	-74.746270	MAYS LANDING			309
39.57612	-74.865650	CEDAR LAKE NJ		14	310
39.44883	-74.631508	EXIT 12 AC EXPWY			313
39.48935	-74.533261	STOCKTON UNIVERSITY SOUTH			315
39.48310	-74.651700	HAMILTON TOWNSHIP			322
39.98770	-74.551803	HANOVER FURNACE			328
39.82958	-74.736366	TABERNACLE		26	331
39.87967	-74.647354	BURRS MILL		7	332
39.95298	-74.551109	Mt Misery			336
39.84529	-74.829040	TAUNTON LAKE		28	337
39.85708	-74.870750	KINGS GRANT	26	44	338
39.60503	-74.433920	GREENBUSH			340
39.78483	-74.911700	BERLIN TOWNSHIP			343
39.75371	-74.882797	ATCO		29	344
39.70740	-74.895103	BRADDOCK			348
39.28657	-74.754722	TUCKAHOE		51	352
39.60376	-74.755250	SWEETWATER NJ			363
39.84780	-74.702500	EAST TABERNACLE			364
39.73780	-74.869400	CHESILHURST			366
39.42108	-74.584140	PLEASANTVILLE WEST		56	371
39.36318	-74.927675	HUNTERS MILL		21	372
39.61530	-74.855003	CE WATER TANK			373
39.90222	-74.822778	MEDFORD	45	43	
39.24201	-74.813578	WOODBINE			
39.48621	-74.600130	POMONA NJ			
39.54703	-74.638194	EGG HARBOR		33	
39.55528	-74.746392	ELWOOD		31	
39.61750	-74.820556	HAMMONTON		46	
39.67875	-74.869806	BLUE ANCHOR		45	
39.68142	-74.994000	WILLIAMSTOWN			
39.77397	-74.828854	PARKDALE			
39.86732	-74.733798	TANGLEWOOD			
39.96889	-74.590833	BROWNS MILLS		40	
40.00120	-74.623300	FORT DIX			

AT&T Existing Reliable Coverage



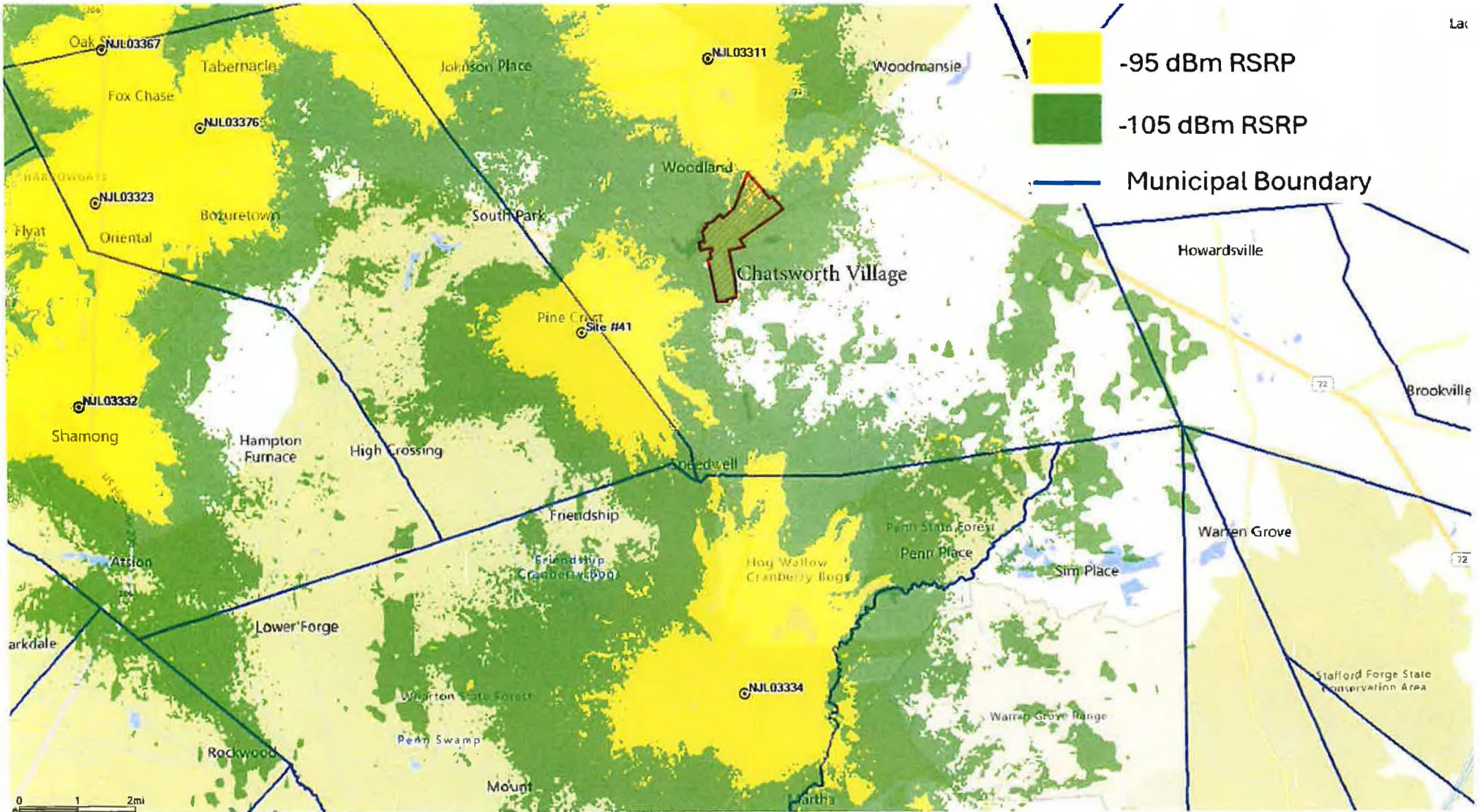
PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dBmEng.com

AT&T Proposed Reliable Coverage



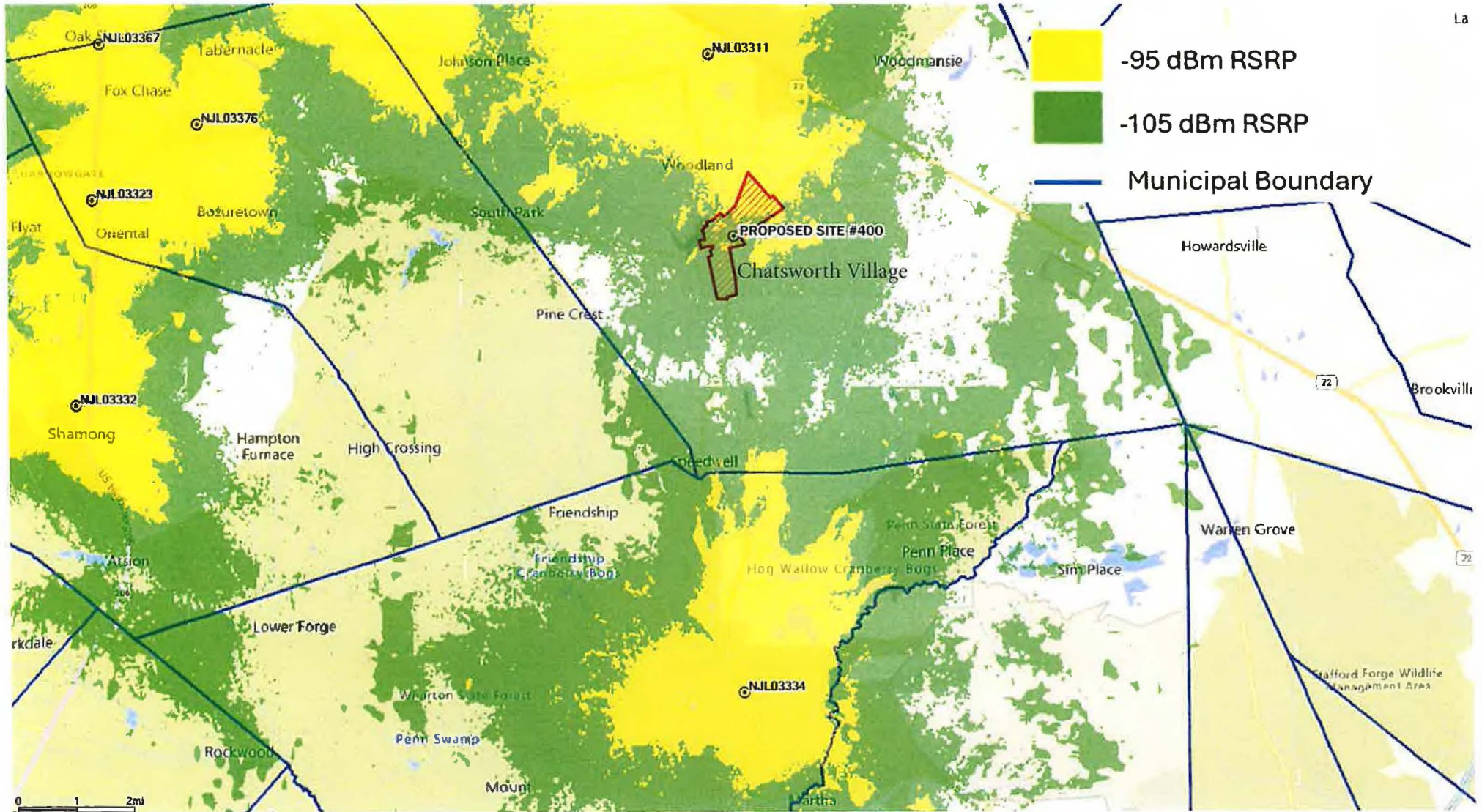
PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dBmEng.com

AT&T Reliable Coverage with Original Site #41



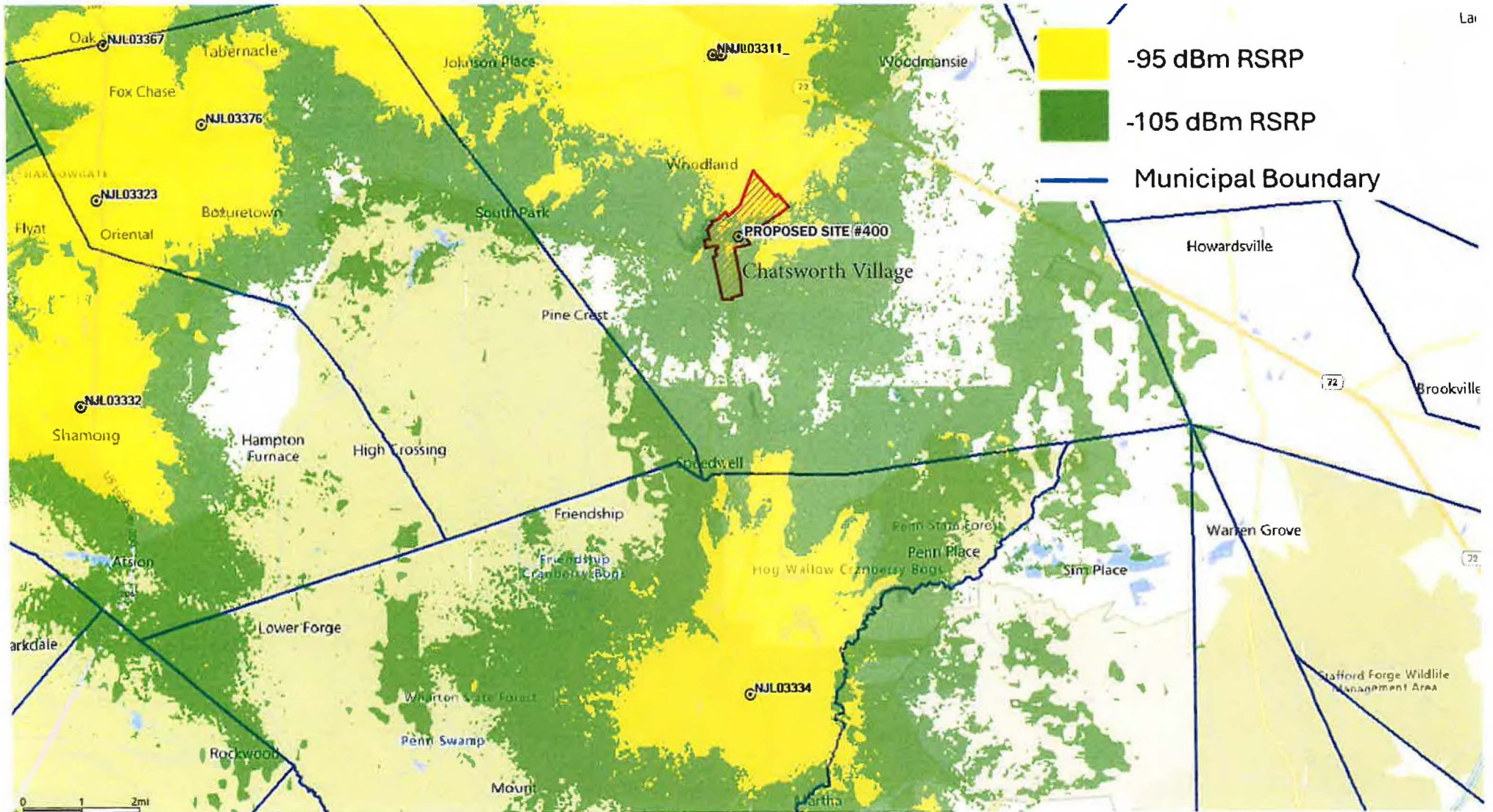
PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dBmEng.com

AT&T Reliable Coverage with "Chatsworth" raised to 219' AGL



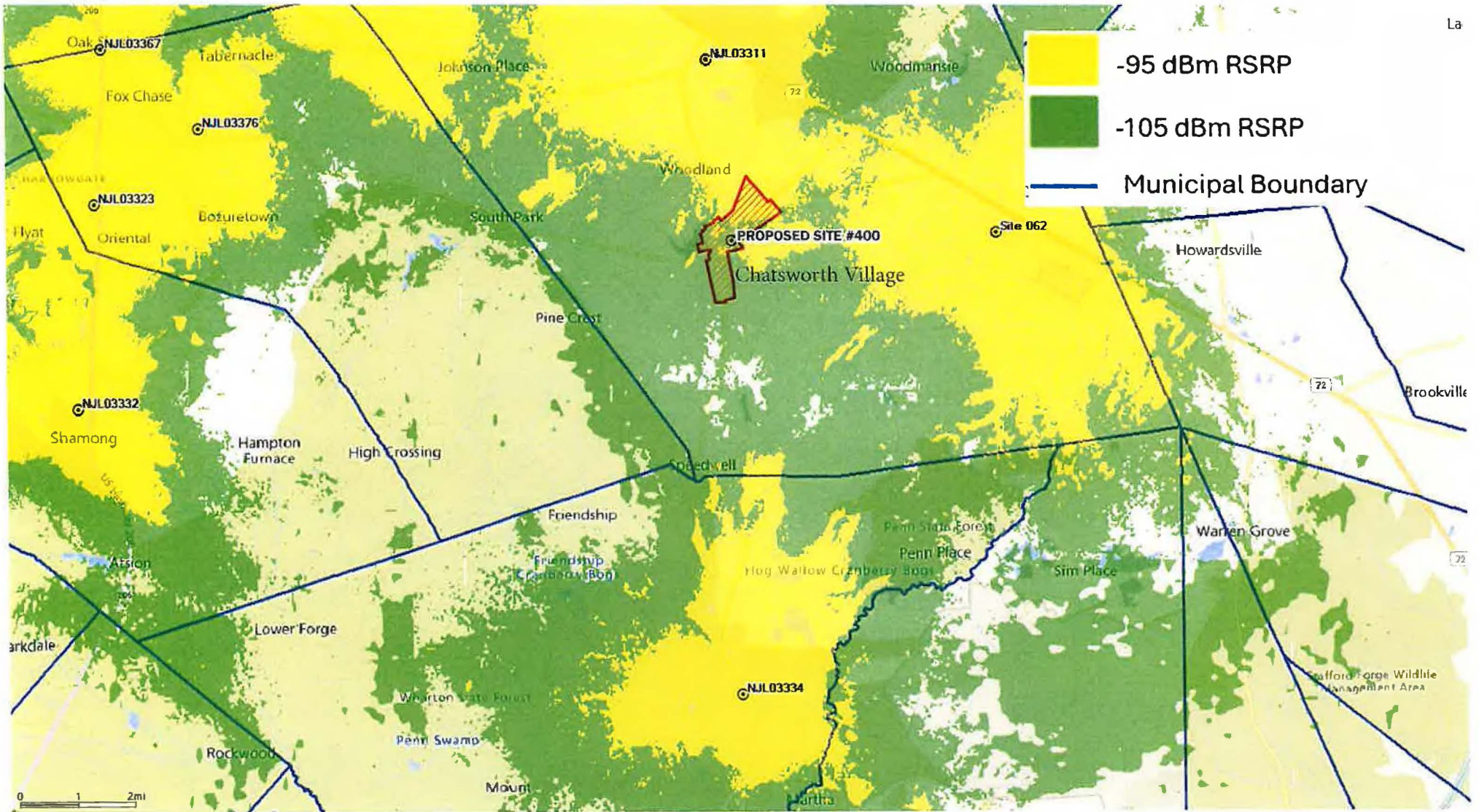
PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dBmEng.com

AT&T Reliable Redundant Coverage with “Chatsworth” and adjacent site on-air and both raised to 219’ AGL

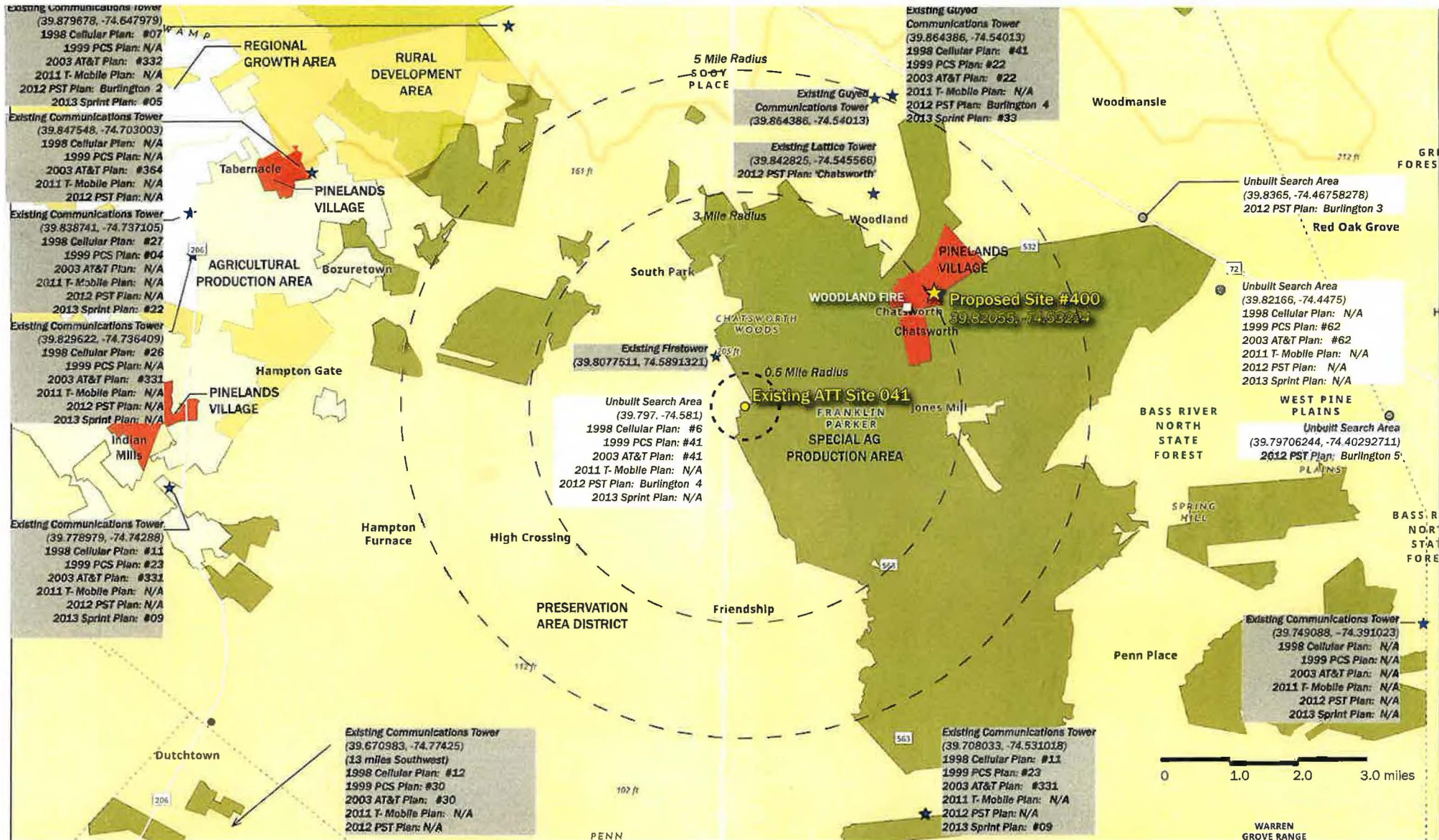


PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dbmEng.com

AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL and “Site 062” at 200’ AGL



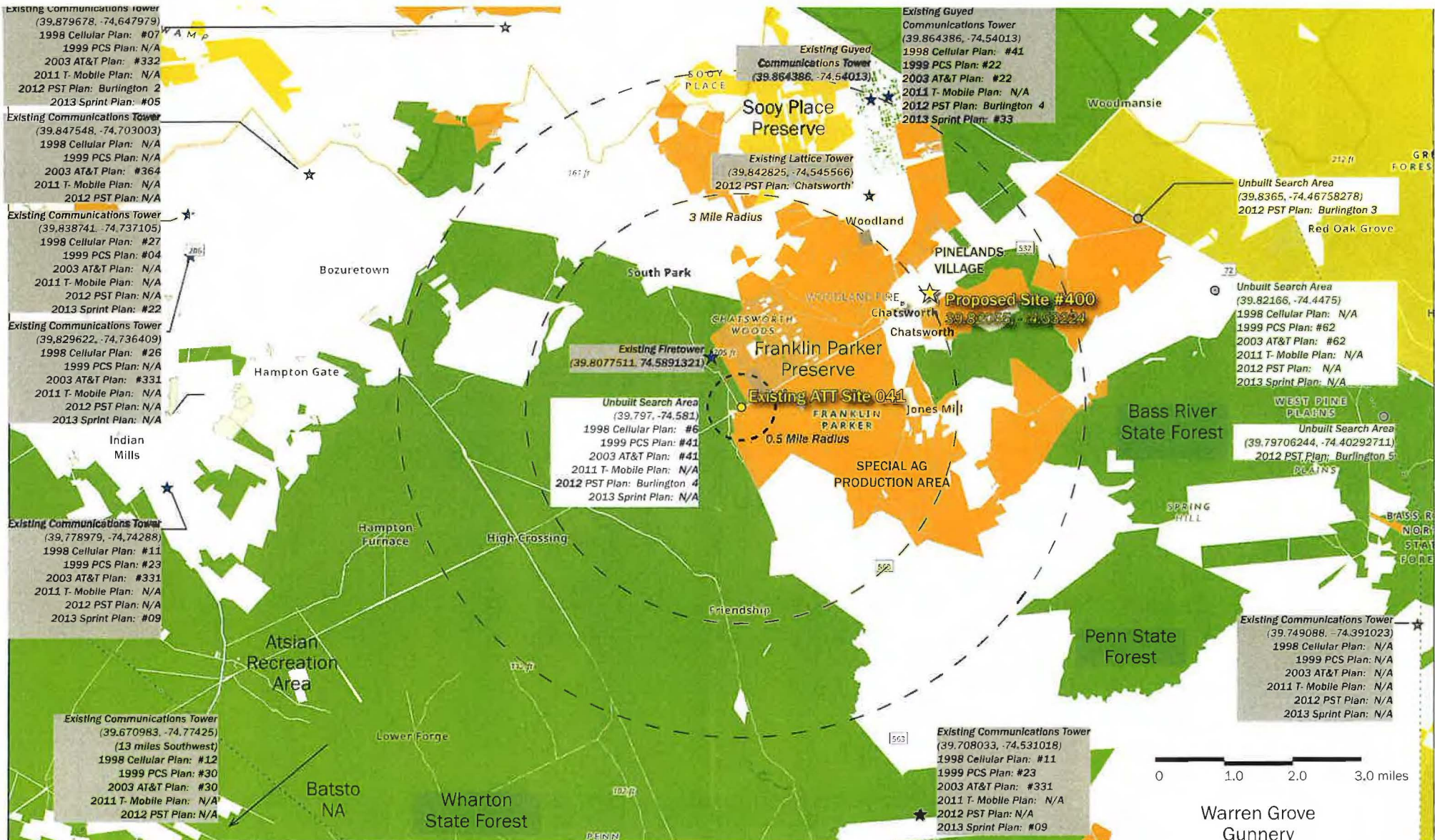
PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
info@dBmEng.com



Map A - Existing ATT Site 041/ Proposed Site 400/ Site Inventory - 6 Miles
 Woodland Township, Burlington County, NJ
 September 25, 2025

EXHIBIT
 3A

- Graphics Key
- ★ Existing Facilities and Tall Structures
 - Unbuilt Search Areas



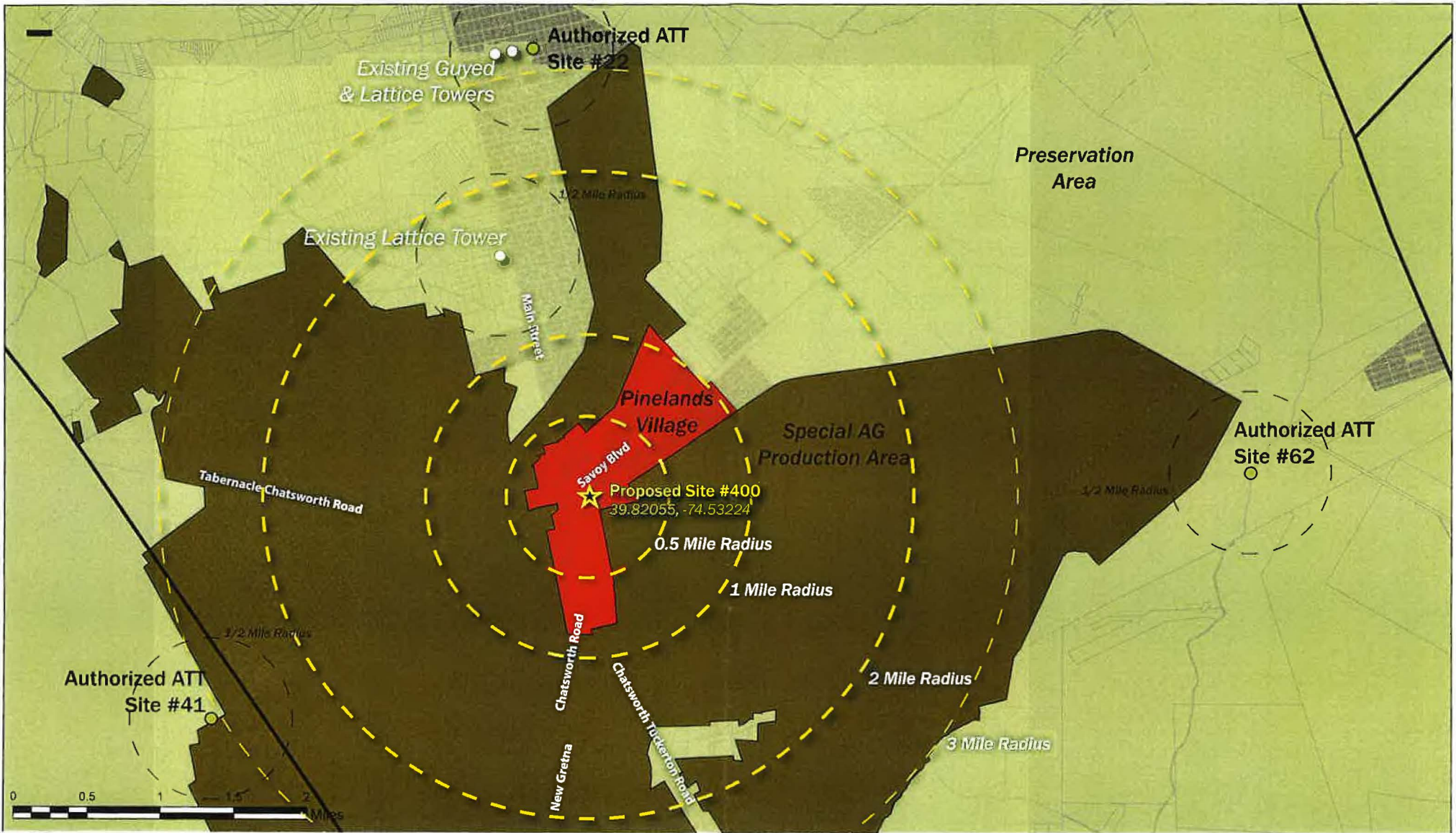
Map B - Existing ATT Site 041/ Proposed Site 400/ Open Space Inventory - 6 Miles
 Woodland Township, Burlington County, NJ
 September 25, 2025

EXHIBIT
 3 B



Warren Grove Gunnery

- Graphics Key
- ★ Existing Facilities and Tall Structures
 - ⊙ Unbuilt Search Areas



Map C - Proposed Site 400/ Pineland Management Areas - 3 Miles
 Woodland Township, Burlington County, NJ
 September 25, 2025

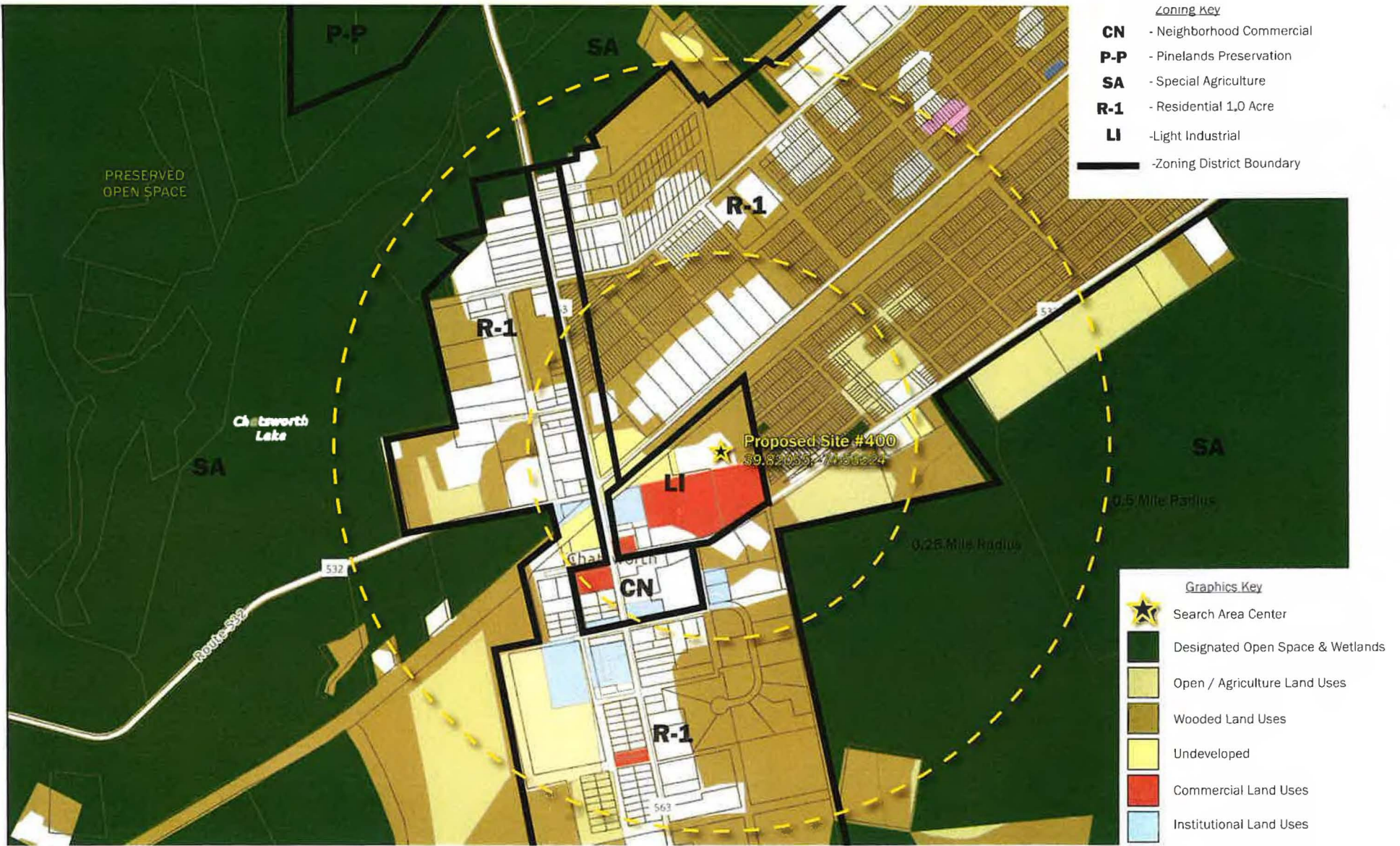


- Zoning Key
- CN** - Neighborhood Commercial
 - P-P** - Pinelands Preservation
 - SA** - Special Agriculture
 - R-1** - Residential 1.0 Acre
 - LI** - Light Industrial



Map D - Proposed Site 400/ Chatsworth Village Zoning - 1 Mile
 Woodland Township, Burlington County, NJ
 September 25, 2025

EXHIBIT
 30



Map E - Proposed Site 400/ Chatsworth Village Zoning & Land Use - 0.5 Mile
 Woodland Township, Burlington County, NJ
 September 25, 2025

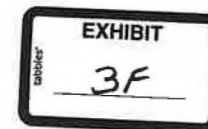




- Zoning Key
- CN** - Neighborhood Commercial
 - SA** - Special Agriculture
 - R-1** - Residential 1.0 Acre
 - LI** - Light Industrial



Map F - Proposed Site 400/ Chatsworth Village Zoning & Aerial - 0.25 Mile
 Woodland Township, Burlington County, NJ
 September 25, 2025



Photographic Inventory & Simulations

Proposed AT&T Site 400 / 39.82055, -74.53224
160-foot Monopole - Wireless Telecommunication Facility

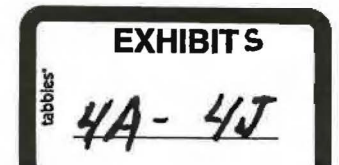
1555 Chatsworth Barnegat Road
Chatsworth, NJ 08019
Woodland Township, Burlington County

September 25, 2025

Prepared For:



Prepared By:





© Seidel Planning & Design, Ltd. 2020

Photographic Key Map - Proposed ATT Site 400



Yellow Arrows
Anticipated Visibility



Blue Arrows
Obscured Visibility

White Arrows
Not Visible

tabbles®

EXHIBIT

4/A





View # 1 - From Main Street & Peacock Street



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

EXHIBIT
tabbles®
4B

Not Visible





View # 2 - From Savoy Boulevard (Viewing East)



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

tabbles[®]

EXHIBIT

4/C

Not Visible

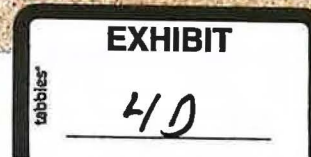




View # 3 - From Savoy Boulevard (Viewing West)



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025



Not Visible





View # 4 - From Chatsworth Barnegat Road



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

tabbles[®]
EXHIBIT
4E

Not Visible





View # 5 - From Chatsworth Barnegat Road



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

EXHIBIT
4F

Anticipated Visibility
 **seidel** planning & design
land solutions



View # 6 - From Main Street & First Street



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

EXHIBIT

4/G

Anticipated Visibility





View # 7 - From Tabernacle Chataworth Road



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

tabbles

EXHIBIT

4H

Anticipated Visibility



seidel planning & design
land · solutions



View # 8 - From Main Street



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025



Obscured Visibility





View # 9 - From Tabernacle Chatsworth Road



Proposed AT&T Site 400 / 39.82055, -74.53224
Exhibit Prepared: September 25, 2025

EXHIBIT

tabbles®

4 J

Anticipated Visibility





From: Kafka, John <jkafka@co.burlington.nj.us>
Sent: Thursday, August 10, 2023 11:51 AM
To: Bert Stern <bstern@towernorth.com>
Cc: Lash, Christopher <Christopher.Lash@jacobs.com>; Gubbei, Gary <ggubbei@co.burlington.nj.us>
Subject: RE: Communications Tower on Canal Street / Woodland Township

All concerned,

The Burlington County radio tower on Canal St in the Chatsworth section of Woodland Twp, NJ is a single antenna structure used to support multiple antennas operated by different carriers. The following is currently co-located on this tower:
700 MHz National Interoperability 7 TAC channels 52, 54 and 76.
Burlington County Public Safety (BCPS) 700 MHz P25 trunked system.
BCPS VHF 4 Channel PSSN simulcast system.
BCPS VHF Fire paging.
BCPS Office of Emergency Management ARES/RACES.
New Jersey State Police P25 trunked system.
New Jersey Forest Fire VHF
State of NJ Interoperability
WBZC FM Broadcast
Unfortunately, the tower is currently maxed out and we have no room to co-locate any other carriers.

Respectfully,

John Kafka

County of Burlington - Dept. of Public Safety
Division Head - Communications Support Division
1 Academy Drive Westampton, NJ 08060
609 518 7762-Office
609 820 1036-Cell
609-265 1323-FAX
jkafka@co.burlington.nj.us

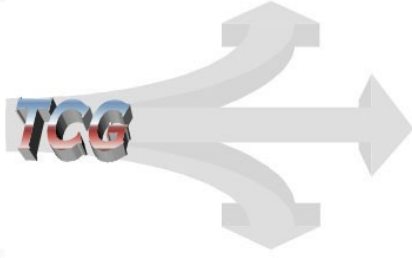
Appendix D - Hierarchical Policy for Locating Individual Wireless Facilities

The Plan also references a one-half mile radius around every proposed facility's approximate location. To properly apply the CMP's standards within the context of this Plan, if approved, the following procedure (adopted by the Commission on September 11, 1998) will be used when the companies seek to finalize these approximate locations.

1. Except as otherwise specifically noted in this report, there will be a general presumption that a facility's final location will be within the immediate area of the location proposed in this Plan, i.e., the Pinelands management area group and municipality described in the Plan as further defined using the geographic coordinates prepared by the Commission's staff. If it proves to be infeasible to site the facility on an existing, suitable structure (i.e., one that does not require a change in mass or height which significantly alters its appearance), the use of other existing structures or, as appropriate, eligible sites which meet the standards in N.J.A.C. 7:50-5.4(c)4 will be considered. The company's feasibility assessment will need to include confirmation from other parties to this Plan who are slated to share the facility that the selected site meets their needs.
2. If siting of the facility within the immediate area of the Plan location is infeasible, the company will broaden its search area consistent with the service need for the facility and in conformity with other appropriate technical considerations, but in no case will that area extend beyond a half-mile radius. This will require consultation with other parties to this Plan who are slated to share the facility to ensure that any new location meets their needs.
3. Within that broader search area, consideration will first be given to locating the needed antenna on an existing, suitable structure if that structure does not require a change in mass or height that significantly alters its appearance.
4. Failing that, the use of other existing structures that may require a significant change in mass or height (if appropriate in view of the CMP's standards, including those related to visual impacts) or sites for a new structure within the search area will be evaluated. Only those structures or sites which meet the requirements of N.J.A.C. 7:50-5.4(c)4. and other applicable CMP standards will be selected. If that broader search area crosses the boundaries of the Pinelands Area or its management areas, the company will seek to site the facility in the following order of preference:
 - a. Outside the Pinelands;
 - b. Pinelands Regional Growth Areas, Pinelands Towns and the developed portions of Military and Federal Installation Areas;
 - c. Pinelands Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas and Pinelands Villages other than those expressly identified in N.J.A.C. 7:50-5.4(c)6; and

d. Pinelands Preservation Area District, Special Agricultural Production Areas, Forest Areas and the Pinelands Villages expressly identified in N.J.A.C. 7:50-5.4(c)6.

5. If no feasible structures or sites are found, the company should reexamine the surrounding facility network and propose an amendment to this Plan which conforms to CMP standards. Of course, the company retains its right to seek a waiver of strict compliance from the standards of the CMP, although the Executive Director notes that the tests will be difficult to meet.



DR. BRUCE A. EISENSTEIN
CONSULTANT
7804 PINE ROAD
WYNDMOOR, PA 19038
Phone: 215.895.2359
Internet: eisenstein@drexel.edu

Review of
New Cingular Wireless PCS LLC D/B/A AT&T
First Amendment
to the 2003 AT&T Plan

presented to the

New Jersey Pinelands Commission
November 26, 2025

Prepared by

Bruce Eisenstein, Ph.D., P.E.

December 22, 2025

A handwritten signature in blue ink that reads 'Bruce A. Eisenstein'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce A. Eisenstein, Ph.D., P.E.

Introduction

In preparation for this report, we reviewed the following Federal Document:

***** The FCC Telecommunications Act of 1996**

We read and reviewed the package submitted on November 26, 2025 by Warren. O. Stillwell, Esq. Attorney for AT&T:

Application of New Cingular Wireless PCS LLC d/b/a AT&T fir First Amendment To the 2003 AT&T Plan

In addition , we reviewed the following Web Sites referenced in the 12/8/2025 email from Brad Lanute [PINELANDS]:

State of New Jersey Pinelands Commission:

- (1) Planning for Wireless Communications Facilities
(specifically the 2003 Appendix B (Technical Consultants Review): At&T Siting Plan Amendment)**
<https://www.nj.gov/pinelands/landuse/current/wireless/>
- (2) The Comprehensive Management Plan**
<https://www.nj.gov/pinelands/cmp/>
- (3) Pinelands Property Maps**
<https://www.nj.gov/pinelands/home/maps/interactivemap/>
- (4) Pinelands Property Map (Chatsworth area)**
<https://www.nj.gov/pinelands/home/maps/maps/documents/archD.pdf>
- (5) Data**
<https://www.nj.gov/pinelands/home/maps/datas/index.shtml>

Background

Cellular communication is enabled by allowing a handheld or mobile unit to communicate with an antenna site located near the base station at the center of a cell. Both the handheld and the base station must put out sufficient power so that they can “hear” each other. The handheld units are mobile, frequently in cars, and as the handheld crosses from one cell to another there must be a “handoff” or the call will be dropped creating an interruption in service. Consequently, sufficient power must be available traversing from cell to cell.

However, cell towers cannot emit too much power since the aim is to confine the signal to the rough borders of the cell. Consequently, the emissions from cell towers are generally low power and since the power from the cell tower degrades exponentially with distance from the tower site, the level of exposure for people on the ground is safe if the site is in full compliance with FCC standards. For that reason, when a cell site is to be constructed, it is required to produce a compliance report to show that the standards of the FCC have been met.

In addition, for the information of the Commission, propagation plots are required to show that the site is necessary and appropriate to satisfy the design standards of the applicant.

Analysis

The applicant is requesting a modification to their 2003 Siting Plan Amendment (Web Site 1 from above). This is to improve the AT&T coverage in the area of Chatsworth Village for both wireless users and First Responders under the Federal FirstNet Authority for which AT&T was awarded a contract to “build and manage the National Public Safety Broadcast Network. The Exhibits 2A through 2F provided by DBM Engineering P. C. in the application package serve to demonstrate justification of the proposal to add Site 400 in Chatsworth and eliminate the need for AT&T to use the prior approved Site 41 to the AT&T Comprehensive Plan for the State of New Jersey Pinelands.

Exhibit 2A “Existing AT&T Reliable Coverage” is a propagation plot showing wireless coverage at a power level of -95 dBm¹ around the area of Chatsworth Village. It shows that the Village has very little reliable coverage at present.

Exhibit 2B “AT&T Proposed Reliable Coverage” is a propagation plot including the proposed antenna site 400 showing wireless coverage at a power level of -95 dBm including the entire area of Chatsworth village.

Exhibit 2C “AT&T Reliable Coverage with Original Site #41” is a propagation plot not

¹ It should be noted that this power level is reasonable for design purposes and comports with numbers we have seen in other locations.

including the proposed antenna site 400 but with the prior approved Site #41 showing no improvement in wireless coverage for Chatsworth Village at a power level of -95 dBm.

Exhibit 2D “AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with the adjacent NJL03311 (called “Chatsworth”) raised to 219’ AGL and showing minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

Exhibit 2E AT&T Reliable Redundant Coverage with “Chatsworth” and adjacent site on-air and both raised to 219’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with both the adjacent NJL03311 (called “Chatsworth”) and the site to the left of NJL03311 on the map raised to 219’ AGL and still showing minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

Exhibit 2F “AT&T Reliable Coverage with “Chatsworth” raised to 219’ AGL and “Site 062” at 200’ AGL” is a propagation plot showing wireless coverage at a power level of -95 dBm around the area of Chatsworth Village with both the adjacent NJL03311 (called “Chatsworth”) site at 219’ AGL and the prior approved but unbuilt Site 062 if on air would again provide only minimal improvement in reliable coverage at -95 dBm in Chatsworth Village.

Conclusions

We agree that removing Site 41 from the Comprehensive Plan and replacing it with the Proposed Site 400 in Chatsworth Village would meet the requirements of reliable coverage at -95dBm in Chatsworth Village and the surrounding area. In addition, the requirement for AT&T to provide FirstNet service to First Responders in the area will be met.

The proposed Site 400 is to be located “in or near a Pinelands Village (Chatsworth)” but the actual site has not been specifically identified. When and if that happens, the applicant will be required to “demonstrate satisfaction” with the Pinelands regulations at the time that an application is made for Pinelands approval of a specific site. In addition, zoning and RF safety requirements will have to be demonstrated by application to the appropriate municipal entity.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 05

TITLE: To Approve the Pinelands Commission’s 2025 Annual Report

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, in September 2006, then Governor Corzine issued Executive Order #37; and

WHEREAS, Executive Order #37 called for the preparation and approval of a comprehensive report concerning the operations of each State authority; and

WHEREAS, the report shall set forth the significant actions of the Commission; and

WHEREAS, because the report is to be done on an annual basis and it includes much of the same information as the Commission's Annual Report, which is required by the Pinelands Protection Act, the two reports have been combined every year since 2007 as a cost savings measure to eliminate waste and promote efficiency as called for in Executive Order #37; and

WHEREAS, the Commission has reviewed the 2025 Annual Report and finds that the 40-page document accurately reflects the agency’s accomplishments and activities for the year; and

WHEREAS, the Commission is proud of these significant achievements and of the agency’s work to preserve, protect and enhance the Pinelands; 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 the attached 2025 Annual Report be approved, submitted to the Governor's Authorities Unit and posted on the Commission's website.

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: March 13, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



2025 Annual Report

New Jersey Pinelands Commission



Cover photo: The Pine Island Cranberry Company in Washington Township, Burlington County, permanently protected 3,980 acres of its farm by severing Pinelands Development Credits in 2025.
Photo/Joel Mott

Protecting the New Jersey Pinelands

The New Jersey Pinelands Commission is an independent state agency whose mission is to preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose.

The Commission was created by the passage of the Pinelands Protection Act in 1979.

To accomplish its mission, the Commission implements a comprehensive plan that guides land use, development and natural resource protection programs in the 938,000-acre Pinelands Area of southern New Jersey. The Commission's 15-member board consists of state, county and federal appointees who volunteer their time and expertise. The panel meets monthly and receives guidance from its Executive Director and staff.



Above: The state Pinelands Area is a million-acre mosaic of forests, farms, and towns, crisscrossed by rivers and streams and teeming with wildlife. It also boasts extraordinary scenic beauty, as shown in this photo of the 50-mile-long Mullica River.

Photo/Paul Leakan

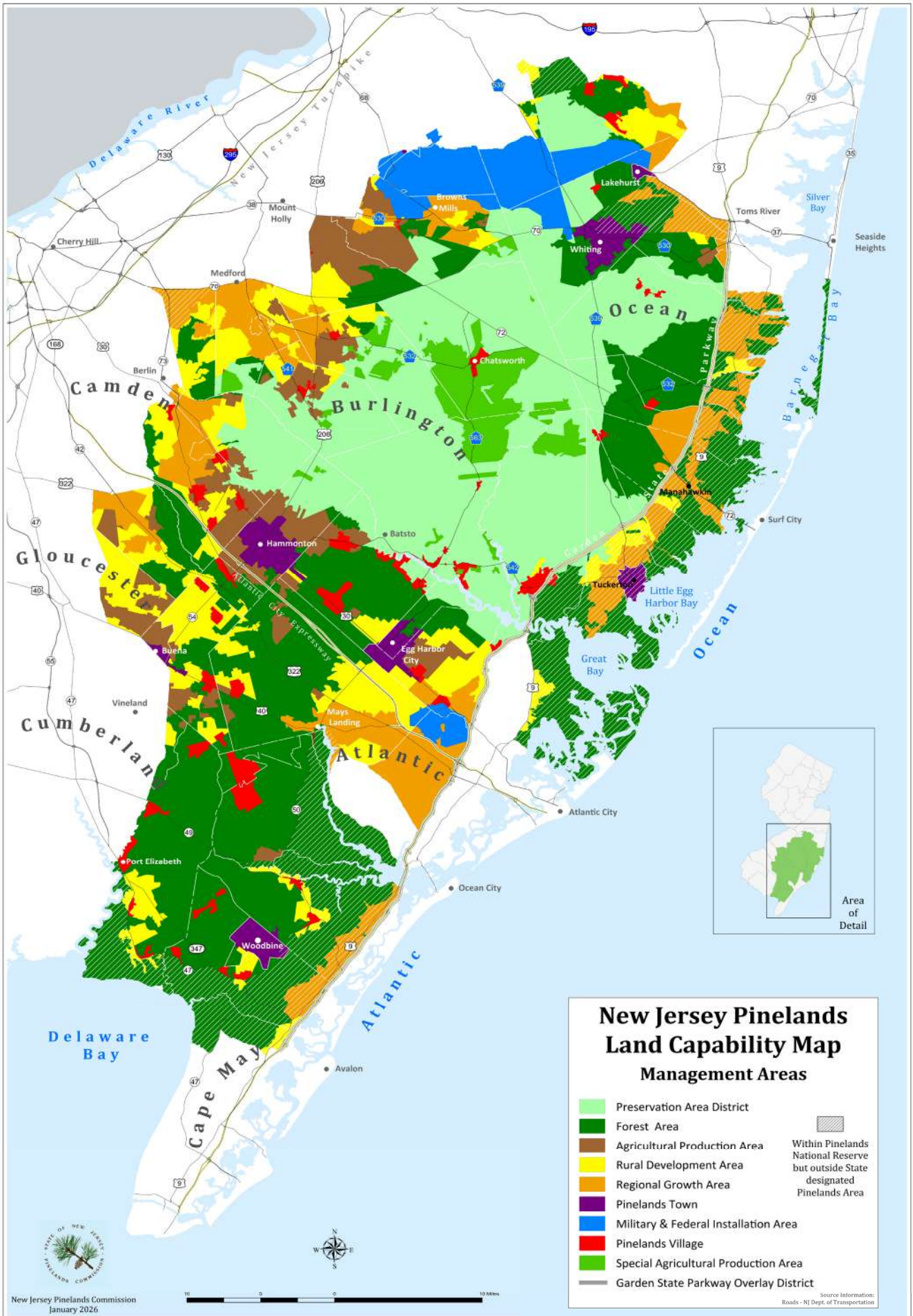
Commissioners:

Laura E. Matos, Chair
Alan W. Avery, Jr., Vice Chairman
Nicholas Asselta
Deborah Buzby-Cope
Daniel Christy (Jan. 1, 2025 - Jan. 28, 2025)
John Holroyd, Jr. (Jan. 1, 2025 - May 20, 2025)
Jerome H. Irick
Theresa Lettman
Mark S. Lohbauer
Gaetano Matro (August 25, 2025 - current)
Mark Mauriello
Jonathan Meade
William Pikolycky
Jessica Rittler Sanchez
Ryck Signor (Jan. 28, 2025 - current)
Doug Wallner

Susan R. Grogan, Executive Director

Pinelands Commission
P.O. Box 359
New Lisbon, NJ 08064
Phone: (609) 894-7300
Fax: (609) 894-7330
Website: www.nj.gov/pinelands





Executive Director's Message

2025 ushered in a few changes and marked the successful culmination of years of hard work that will bolster the protection of the Pinelands.

The Commission welcomed two new Commissioners to the agency's 15-member board. The Commission also approved a package of amendments to the Pinelands Comprehensive Management Plan (CMP), including one that will greatly reduce permitted development intensity in the Black Run watershed in Evesham Township, Burlington County. The change to the Pinelands Land Capability Map redesignated approximately 2,440 acres in the Black Run watershed from a Rural

Development Area to a more protective Forest Area. The Commission studied the region for years, and the redesignation garnered widespread support from the public and was hailed as a success.

The Commission also made great strides to permanently preserve more land in the Pinelands. Fifty-two percent (or 488,000 acres) of the state Pinelands Area has been permanently protected, and that figure rose significantly in 2025, thanks largely to increased activity in the Pinelands Development Credit (PDC) program. A total of 126 PDCs were severed in 2025, permanently protecting a total of 4,033 acres in the Preservation Area District, Agricultural Production Area, and Special Agricultural Production Area. Meanwhile, in October, the Commission approved an award of \$3 million from its Pinelands Conservation Fund (PCF) to support the preservation of an approximately 835-acre parcel in the Medford-Evesham Priority Acquisition Area in Burlington County.

The Commission's staff also completed or advanced numerous projects related to planning, scientific research, technology, and information and outreach, while taking on a greater workload. Development application activity increased in 2025, with more new applications received than in 2024 and significantly more applications completed than in the prior 10 years. Staff also undertook new work to oversee the early design stages of a major project to rehabilitate one of the agency's principal office buildings, Fenwick Manor. Constructed in the early 1820s, the building needs stabilization work around its two front chimneys and several brick pier foundations, along with exterior updates, repairs and paint.

I am proud of our achievements in 2025, which will safeguard this region far into the future.



Above: Fifty-two percent (or 488,000 acres) of the state Pinelands Area has been permanently protected, including this property above. Photo/Paul Leakan

A handwritten signature in black ink that reads "Susan R. Grogan". The signature is written in a cursive, flowing style.

Susan R. Grogan
Executive Director

Commission Gains Two New Members in 2025

The Pinelands Commission gained two new members on its 15-member board in 2025, including new representatives appointed by Gloucester and Camden counties.

Ryck Signor took the oath of office during the Commission's meeting on March 14, 2025. He replaced Dan Christy, whose term on the Commission expired on January 28, 2025. Mr. Signor attended York College of Pennsylvania and is a 2007 graduate of the National Joint Apprenticeship and Training Committee (NJATC) electrical apprenticeship.

A resident of West Deptford Township, Mr. Signor has worked in various facets of the electrical construction industry, including commercial, industrial, and infrastructure, and in various roles ranging from apprentice through General Foreman. Mr. Signor has been a member of the International Brotherhood of Electrical Workers (IBEW) Local Union 351 since 2002 and has been a Local 351 Business Agent since 2018 and Recording Secretary since 2019. He has served as a member of the Gloucester County Planning Board as well as the Gloucester County Land Development Review Committee since 2020.

Gaetano "Guy" Matro took the oath of office during the Commission's meeting on September 12, 2025. He filled the seat that became vacant when John Holroyd, Jr., resigned from the Commission in May 2025. Mr. Matro's father in law, Peter J. Burke, Jr., served as one of the original members of the Pinelands Commission, having been appointed to the panel by then-Governor Brendan T. Byrne in 1979.

A resident of Elm in Winslow Township, Mr. Matro owns and operates 800 acres of farmland in Atlantic, Camden, Cumberland, Gloucester and Salem Counties. The farms produce blueberries, sweet potatoes and soybeans. His son and nephew are fifth generation farmers. Mr. Matro is the Chairman of the Camden County Agriculture Development Board, and he serves on the Camden County Open Space Advisory Committee and on the Board of Trustees for St. Joseph Academy in Hammonton. Mr. Matro holds a Bachelor of Science in agriculture from Penn State University.

The Commission's 15-member board consists of seven members who are appointed by the New Jersey Governor, one member appointed by each of the seven Pinelands counties, and one member appointed by the U.S. Secretary of the Interior. The gubernatorial appointees are subject to the review and consent of the New Jersey Senate. Commission members are unpaid volunteers who dedicate countless hours of their time and expertise while serving on the Commission.



Commissioner Ryck Signor



**Commissioner Gaetano
"Guy" Matro**

Planning Activities

Amendments to the Pinelands Comprehensive Management Plan

On October 10, 2025, the Pinelands Commission voted to approve a package of amendments to the Pinelands Comprehensive Management Plan (CMP), including one that will greatly reduce permitted development intensity in the Black Run watershed in Evesham Township, Burlington County.

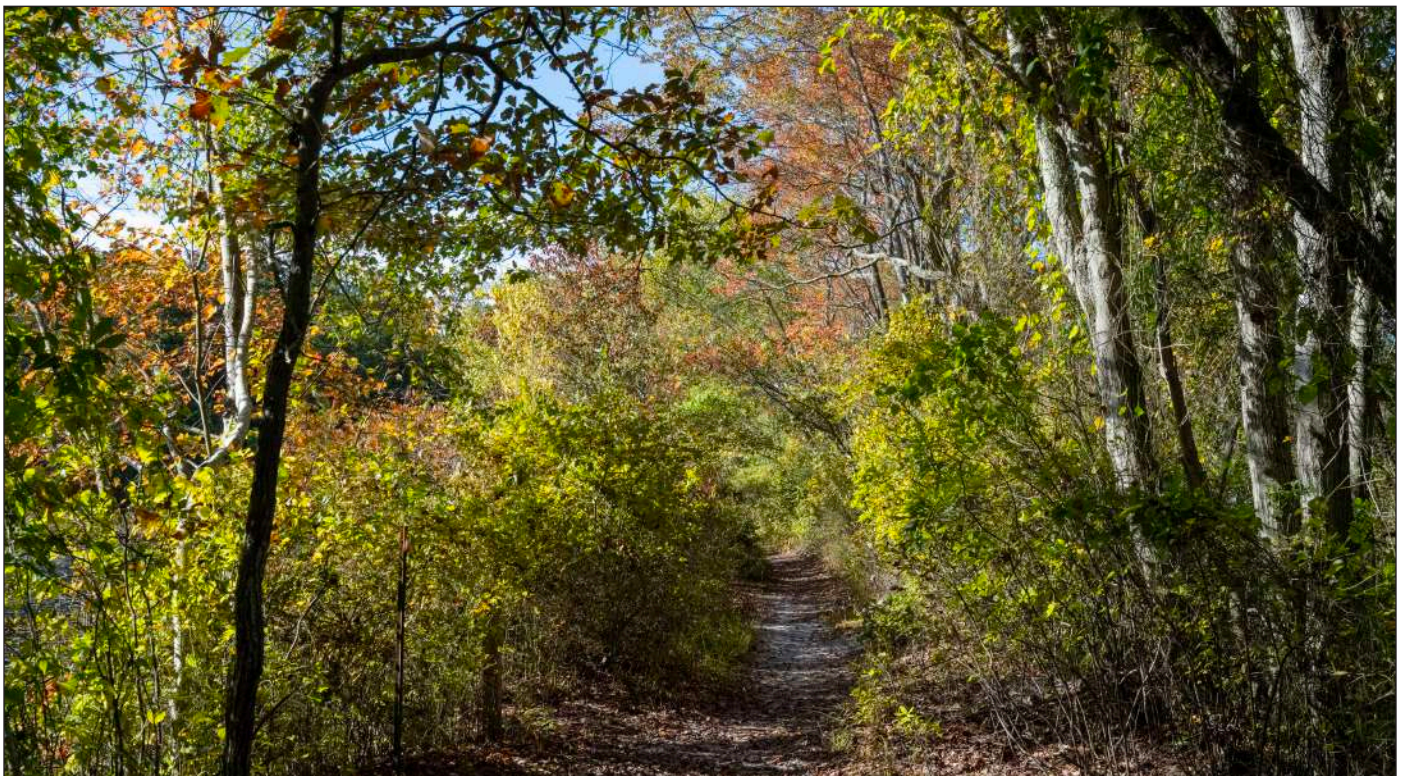
The change to the Pinelands Land Capability Map redesignated approximately 2,440 acres in the Black Run watershed from a Rural Development Area to a Forest Area, as shown on the map on page 6.

Over the past two decades, the Commission conducted extensive work to evaluate the Black Run watershed's ecological integrity and to identify appropriate measures to better protect its natural resources. The redesignation from Rural Development Area to Forest Area enhances resource protection by reducing development potential within the watershed.

Other parts of the adopted rules increase application fees for certain applications that require more staff time to evaluate and process, codify policy for the use and allocation of Pinelands Development Credits (PDC) and set expiration dates for completeness documents and decades-old waiver approvals issued by the Commission.

The Commission received nearly 500 public comments on the rule changes, with almost all of the commenters supporting redesignation of the Black Run Watershed and further protection of the Pinelands.

The new rules took effect on January 5, 2026. The official Adoption Notice can be accessed via the Commission's website by clicking [here](#).



Above: In 2025, the Commission approved amendments to the Pinelands Comprehensive Management Plan, including one that will greatly reduce potential development intensity in the Black Run watershed in Evesham Township. Photo/Paul Leakan

Adopted Black Run Watershed Redesignation

 Black Run Redesignation
Rural Development Area to Forest Area

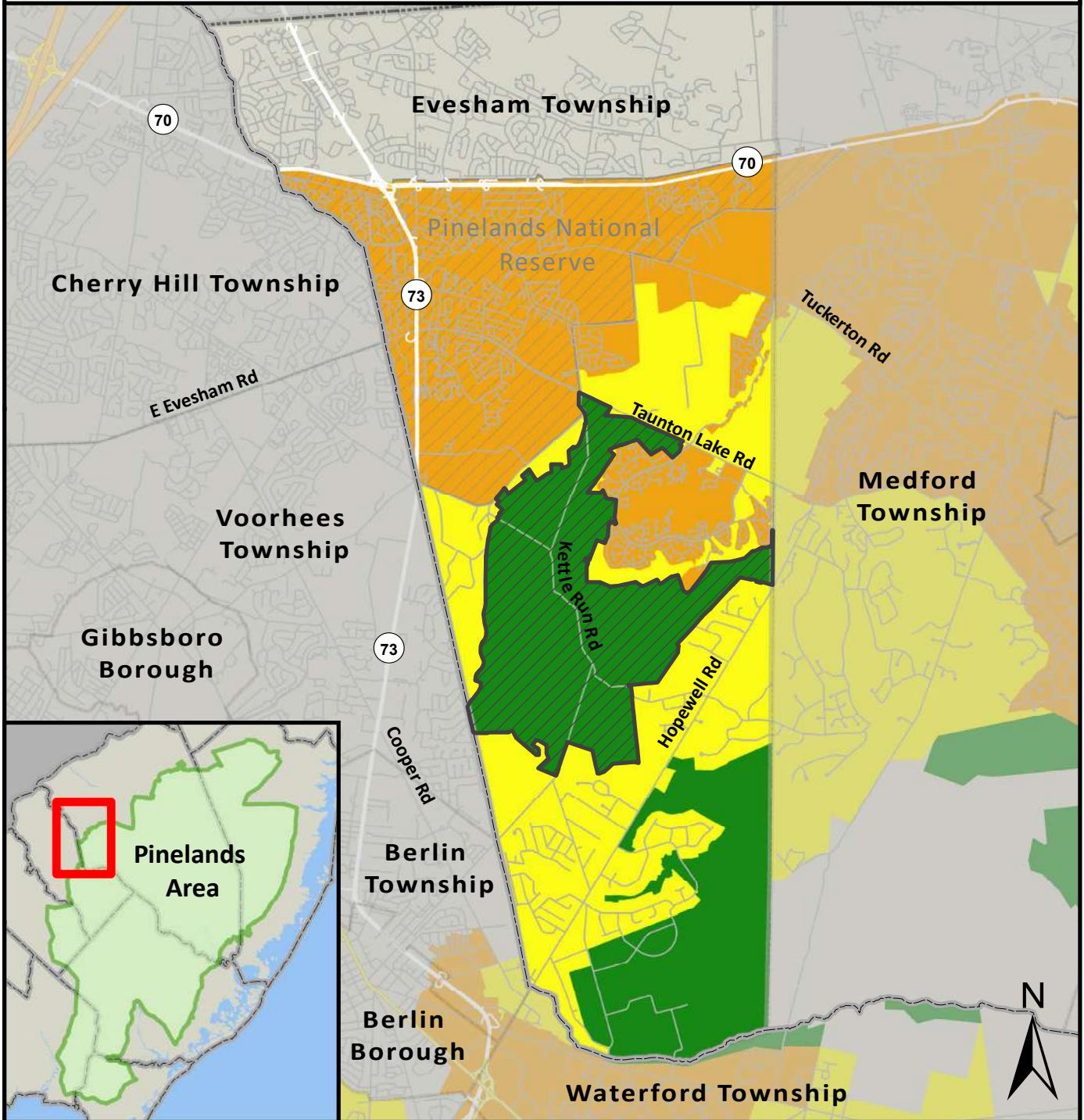
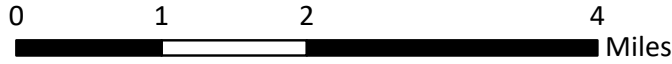
 Municipal Boundaries

Pinelands Management Areas

 Forest Area

 Rural Development Area

 Regional Growth Area



Reviewing Municipal Ordinances

The master plans and land use ordinances of all 53 Pinelands municipalities and seven counties must align with the Pinelands Comprehensive Management Plan (CMP). This consistency is ensured through the conformance process, in which municipalities and counties submit any amendments to their master plans and ordinances to the Commission for review and certification.

In 2025, the Commission received and reviewed 137 municipal master plan and ordinance amendments. Much of this activity reflected municipal efforts to meet their fourth round affordable housing requirements, as evidenced by the Commission's review of 39 Housing Element and Fair Share Plans (please see pages 7-8 for more details). The Commission anticipates this trend will continue into 2026 as municipalities adopt zoning

amendments needed to implement those plans. The Commission also continued to review a significant number of zoning amendments related to the emerging adult-use cannabis market, including 14 such ordinances in 2025. Commission staff worked closely with municipalities to ensure that cannabis establishments, whether for cultivation, manufacturing, warehousing, distribution, delivery, or retail, are permitted in appropriate Pinelands management areas consistent with the CMP.

As with most years, the Commission reviews numerous routine planning matters such as master plan reexamination reports and ordinances that fine-tuned development application procedures and standards for things like accessory uses and structures, signs, and lot coverage.

Interagency Council on Climate Resilience

Commission staff continued to participate in the State's Interagency Council on Climate Resilience (IAC), which held 11 meetings in 2025. Commission staff also participated in the IAC's Vulnerability Assessments Workgroup, which met 10 times during the year. Through this participation, staff contributed to interagency coordination on climate-related planning and resilience initiatives.

The Commission's ongoing work in support of climate resilience was highlighted in the IAC Flood Resilience Initiatives Report issued in 2025 and will also be highlighted in the IAC's 2025 Annual Report. In 2025, the IAC also organized an Extreme Heat Awareness Week and a Flood Safety Week, which the Commission supported by sharing information to the public through its social media channels.

Fourth Round of Affordable Housing

In 2025, municipalities across New Jersey began the fourth round of affordable housing planning. This process applies to municipalities inside and outside the Pinelands Area and is intended to ensure that communities provide realistic opportunities for the development of their fair share of affordable housing.

Under the State's Fair Housing Act (FHA), municipalities must prepare and adopt a Housing Element and Fair Share Plan every ten years, which becomes part of their municipal master plan. Because these plans amend municipal master plans, those adopted by Pinelands Area municipalities must be reviewed and approved by the Pinelands Commission before taking effect. Each plan identifies a municipality's affordable housing obligation and describes how it will be met, including sites identified for future affordable housing and any necessary implementing ordinances. Municipal Planning Boards were required to adopt these plans by June 30, 2025.

The FHA recognizes the planning framework of the Pinelands CMP in its methodology for determining a

municipality’s obligation for new affordable housing units. A key component is land capacity, which is the availability of developable land for new residential development. Within the Pinelands Area, developable land is only counted toward a municipality’s land capacity if it is within a Regional Growth Area or Pinelands Town management area. This aligns with the CMP, as these are the areas permitted to have sewer and residential densities sufficient to support new affordable housing development. Most new affordable housing in the Pinelands Area is developed through inclusionary projects that combine market-rate and affordable units. They typically require densities exceeding five dwelling units per acre and sewer infrastructure. Municipalities without a designated Regional Growth Area or Pinelands Town are therefore not expected to target development of new affordable housing projects in the Pinelands Area; instead, they often have small or deferred obligations or identify sites outside the Pinelands Area.

In the second half of 2025, Commission staff reviewed all 39 housing plans adopted by Pinelands Area municipalities. Those that did not prepare a plan generally had very small obligations. Of the plans submitted, only ten municipalities identified sites within the Pinelands Area, with the large majority appropriately targeting sites in Regional Growth Areas or Pinelands Towns. In the year ahead, the Commission anticipates the submission of many implementing ordinances, including zoning amendments needed to effectuate proposed sites in the Pinelands Area. These will require careful analysis to ensure consistency with CMP standards, such as those related to the Pinelands Development Credit Program. Those ordinances must be adopted by March 15, 2026.

Stockton University Facilities Master Plan

The Pinelands Commission acted on several matters in 2025 related to Stockton University, whose 1,600-acre main campus is located in Galloway Township. The campus spans both a Regional Growth Area and a Rural Development Area and includes significant areas of wetlands and threatened and endangered species habitat.

In 2010, the University permanently preserved more than 1,200 acres of environmentally sensitive lands on campus pursuant to an agreement with the Pinelands Commission that allowed for campus expansion. For several years, however, Commission action on the University’s master plan and development applications was on hold due to discrepancies in Stockton’s original deed of

conservation restriction, which inappropriately included lands with existing infrastructure and lands needed for future infrastructure improvements. The University presented corrected mapping to the Commission’s CMP Policy and Implementation Committee in late 2022 before submitting a request to amend the deed to the New Jersey Department of Environmental Protection (NJDEP). In December 2024, NJDEP approved an amended deed of conservation restriction with updated mapping that clarified preserved land boundaries, removed



Above: In 2025, the Commission approved the 2020 Facilities Master Plan and several related applications at Stockton University. Photo/Paul Leakan

previously developed areas and areas needed for infrastructure improvements, and added new preserved lands to offset those that were removed.

The amended deed was recorded in March 2025, allowing the Commission to resume its review of Stockton’s plans and development applications, including approval of the 2020 Facilities Master Plan and several related applications.

Alternate Design Wastewater Treatment Systems Pilot Program

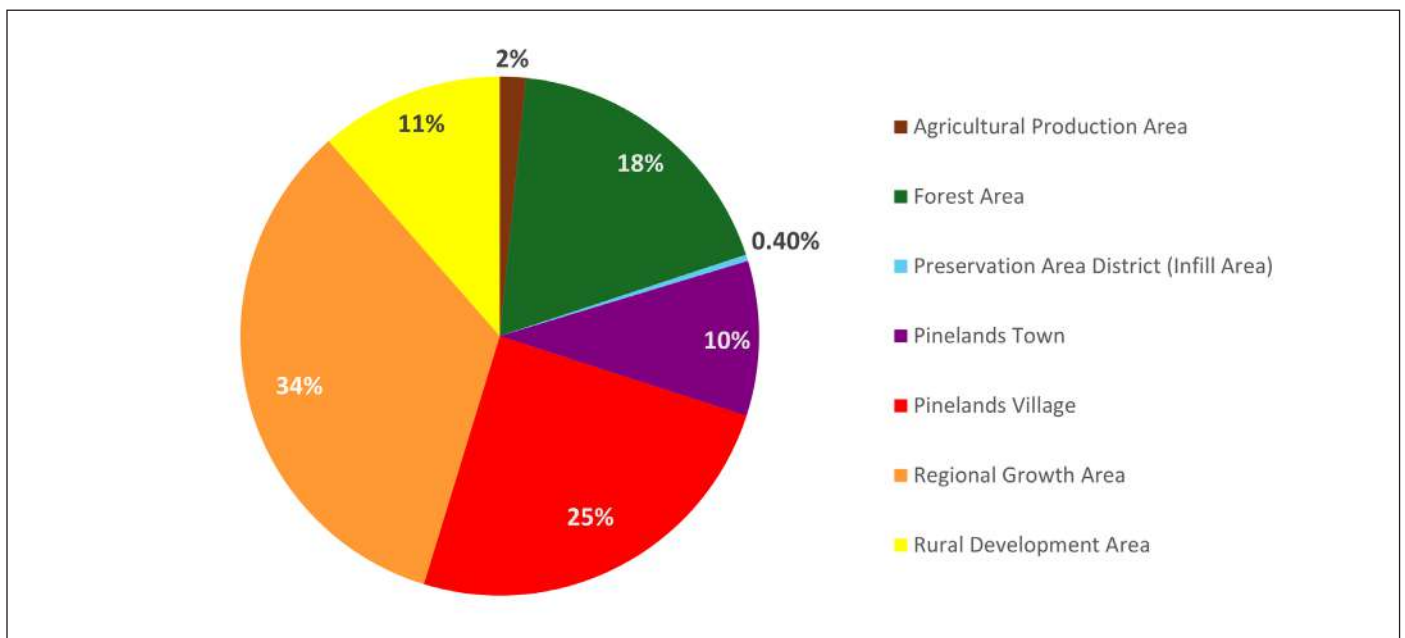
In November 2025, the Commission issued its [Alternate Design Wastewater Treatment Systems Pilot Program Implementation Report](#), which evaluates the advanced wastewater treatment systems that are currently being piloted for residential use in the Pinelands Area.

The Commission launched the Pilot Program in 2002 to test high-performance wastewater treatment systems that better protect the Pinelands environment by reducing the levels of nitrogen that enter groundwater. Through the program, the Commission has evaluated numerous septic systems technologies and identified several that successfully meet Pinelands water quality standards for residential development on lots as small as one acre. To date, nearly 500 Pilot Program systems have been installed to service single-family residential development in the Pinelands Area. The chart below shows the location of installed systems by Pinelands Management Area. As noted

in the 2025 Implementation Report, no changes in the currently enrolled technologies, including the Hoot ANR, the Fuji Clean CEN Series, the Waterloo Biofilter, Pugo Systems, and the Busse Model MF-B-400, were recommended.

During a presentation that was delivered on November 14, 2025, staff noted that the number of systems and data from the installed systems are too limited at this time to make any recommendations for graduation of a technology or for recommending a technology’s removal from the Pilot Program. Therefore, staff recommended that the systems should continue to be piloted and monitored for an additional two years, as permitted by the CMP. The Commission agreed to continue the pilot program for the five identified technologies. Another report, including data from installed systems, will be issued in 2027.

Total Installations of Alternate Design Wastewater Treatment Systems by Pinelands Management Area



New Zoning System

The rebuild of the Commission’s internal Zoning System was completed in September 2025 and rolled out to Commission staff in early October 2025. The system tracks approximately 600 Commission-certified municipal zoning districts and redevelopment areas across 53 Pinelands Area municipalities, including data on permitted uses, minimum lot size requirements, and Pinelands Development Credit (PDC) requirements. Commission staff routinely use this information in the review of municipal master plans and land use ordinances, as well as individual development applications.

The new, modern, browser-based interface replaced a platform originally designed in the late 1990s and includes substantial updates to both the underlying data and the presentation of information unique to specific zoning districts, such as PDC requirements, municipal density transfer programs, and mandatory clustering provisions. Commission staff are continuing to develop a public-facing version of the system, with release anticipated in spring 2026.

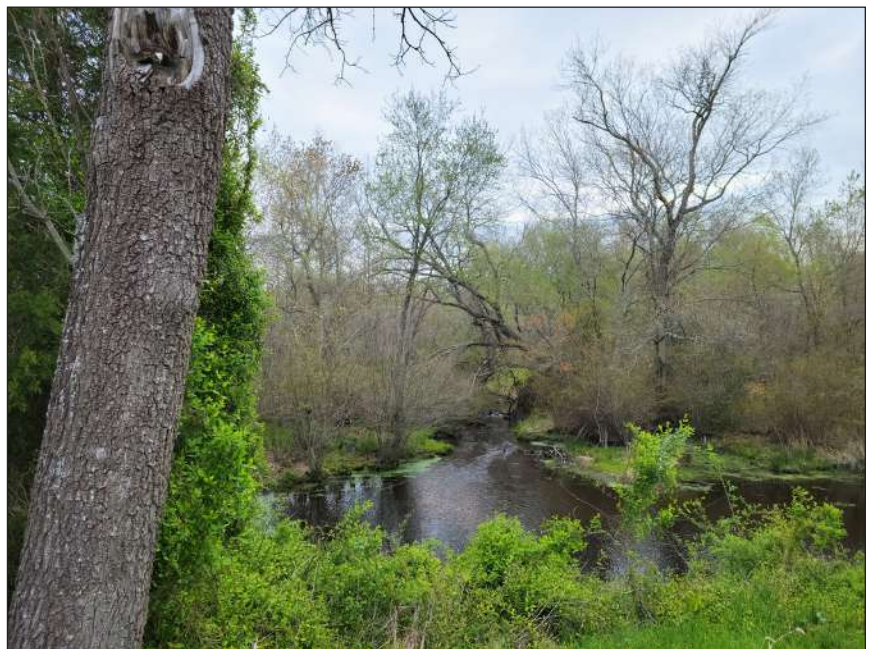
Development of the new Zoning System was funded by the National Park Service.

Historical Marker for the Brotherton Reservation

In commemoration of the 250th anniversary of the signing of the Declaration of Independence, the New Jersey Historical Commission reinitiated its State Historical Marker Program. The initiative will fund a total of 50 new or replacement markers throughout the state.

In 2025, the state Historical Commission accepted the Pinelands Commission’s application for a historical marker to be installed at the former location of the Brotherton Reservation in Shamong Township.

Located in the Pinelands Area, the Brotherton Reservation was the first and only Native American reservation in the state of New Jersey. It was established in 1758 by the provincial New Jersey government in exchange for the remaining land claims of the Lenape, or Delaware Indians, in southern New Jersey. The reservation was approximately 3,000 acres in size and was home to approximately 300 Lenape. The population reportedly dwindled throughout the second half of the 18th century. In the beginning of the 19th century, the remaining Lenape agreed to relocate to upstate New York to join their brethren, the Oneida Indians. In 1802, the reservation was subdivided and sold at auction. The funds were used to relocate the remaining residents, approximately 100 in number, to Stockbridge, New York.



Above: The Brotherton Reservation was established in Shamong Township in the Pinelands in 1758. Photo/Paul Leakan

Pinelands Commission staff will be working with the state Historical Commission and the Lenape/Delaware Nation to finalize the language to be depicted on the sign in 2026.

Ground-penetrating radar surveys

The Pinelands Commission continued to conduct ground penetrating radar studies (GPR) in the Pinelands in 2025.

Ground penetrating radar is a non-invasive survey technique that uses electromagnetic pulses to produce images of the subsurface. In archaeological context, these anomalies could represent potential archaeological resources.

The Commission's staff archaeologist conducts the GPR studies, which are funded by the National Park Service.

The initial field work for a GPR survey at Whitesbog Historic Village was conducted by Commission staff in April 2025. The survey was performed at the request of Whitesbog Preservation Trust Executive Director Allison Pierson who contacted Marc Paalvast, Pinelands Commission archaeologist, regarding the potential for subsurface remnants of historic buildings in a portion of the property. Although the data is still being processed, from cursory review no obvious evidence of subsurface building remains was detected (i.e., masonry walls or cellars). If buildings were present, they may have been constructed on

above-ground brick or stone piers that would leave very little or no subsurface evidence detectable in GPR data.

In July 2025, the results of prior surveys at St. Mary's in the Pines Cemetery (Pleasant Mills) and the African Methodist Episcopal Church Cemetery (Tabernacle) was presented at the Pinelands Commission Policy and Implementation Committee meeting. The Commission's GPR survey report of the AME Cemetery was cited in a journal article that was published in the Journal of the Afro-American Historical and Genealogical Society, and the cemetery has been included on the New Jersey Black Heritage Trail.

The Commission archaeologist and science staff conducted a field test of the GPR unit's capability to locate eggs within snake dens. The test was a valuable learning experience and provided an understanding of the equipment's capabilities, including the need to calibrate the machine appropriately to the target subject.

In 2026, the GPR survey at Whitesbog Historic Village will be completed and a follow-up to the snake den GPR tests is planned.



Above: Marc Paalvast, Pinelands Commission archaeologist, conducted a GPR survey at Whitesbog Village in 2025.

Photo/Paul Leakan

Pinelands Development Credit Program

The Pinelands Development Credit Program is a regional transfer of development rights program that preserves important agricultural and ecological land. Pinelands Development Credits (PDCs) are allocated by the Commission to landowners in the Preservation, Agricultural Production and Special Agricultural Production Areas, which are the sending areas. PDCs can be purchased by property owners and developers who are interested in developing land in Regional Growth Areas, which serve as the receiving areas. PDCs are most often used for residential development, either to increase permitted density, allow development on an undersized lot or as a required component of a residential subdivision or redevelopment project. Each PDC transfers the right to build four homes and can be bought and sold in ¼ credit increments.

Once PDCs are “severed” from a sending area property, the property is permanently protected by a conservation or agricultural deed restriction and the PDCs allocated to that property can be sold on the private market.

The PDC Program continued to be active during 2025. The Commission allocated 112.11 PDCs to 16 sending area properties. A total of 126 PDCs were severed, permanently protecting a total of 4,033 acres of land spanning the Preservation Area District, Agricultural Production Area, and Special Agricultural Production Area on properties located in

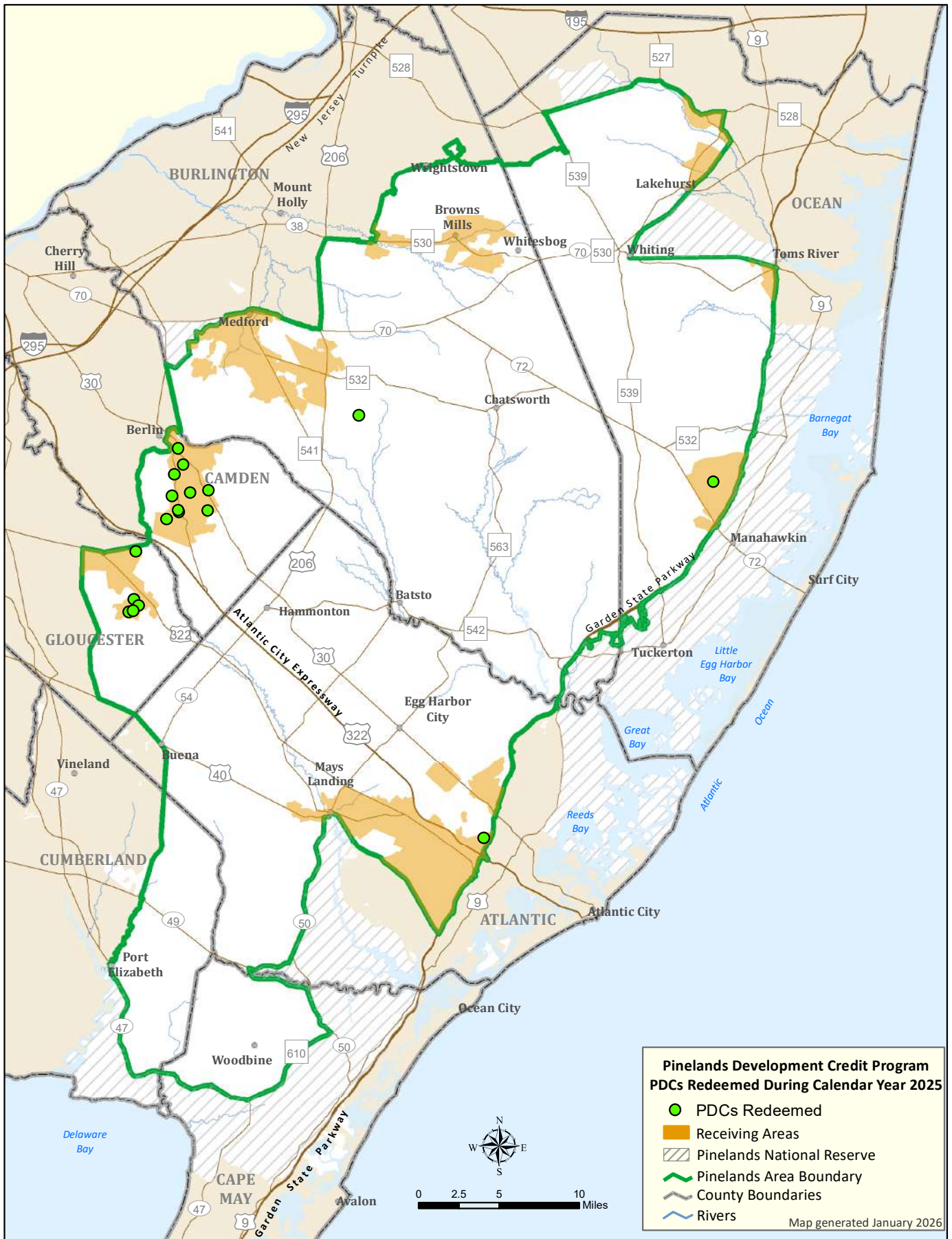


Above: The Pine Island Cranberry Company in Washington Township, Burlington County, permanently protected 3,980 acres of its farm by severing Pinelands Development Credits in 2025. Photo/Joel Mott

Franklin Township, Galloway Township, Hammonton Town, and Washington Township. Since 1982, a total of 62,384 acres in the Pinelands Area have been permanently preserved through the PDC Program. In 2025, a total of 41.25 PDCs were sold, with an average sales price of \$23,109 per PDC quarter-credit. A total of 40.75 PDCs were redeemed as part of 18 development projects. Fourteen of the projects were for residential development, including single-family homes and townhouses. Four of the projects were for non-residential development, including a warehouse and a solar energy facility. These projects are located in Barnegat Township, Chesilhurst Borough, Egg Harbor Township, Monroe Township, Tabernacle Township, Waterford Township, and Winslow Township.



Above: Ocean Club in Egg Harbor Township, Atlantic County, redeemed a total of 20.75 PDCs for the development of 657 dwellings. Photo/Paul Leakan



2025 PDC Severance Spotlight: Pine Island Cranberry Co.

Of the 4,033 acres preserved through PDC severance in 2025, 3,980 acres were located in Washington Township's SAPA and preserved through severances by the Pine Island Cranberry Company.

The Pine Island Cranberry Company was established in 1988 to manage the day-to-day operations of the Haines family farm, which was originally founded in 1890 by Martin L. Haines. The company remains family-owned and operated and currently owns approximately 14,000 acres of land. To date, it has preserved 4,384 acres through the PDC Program.

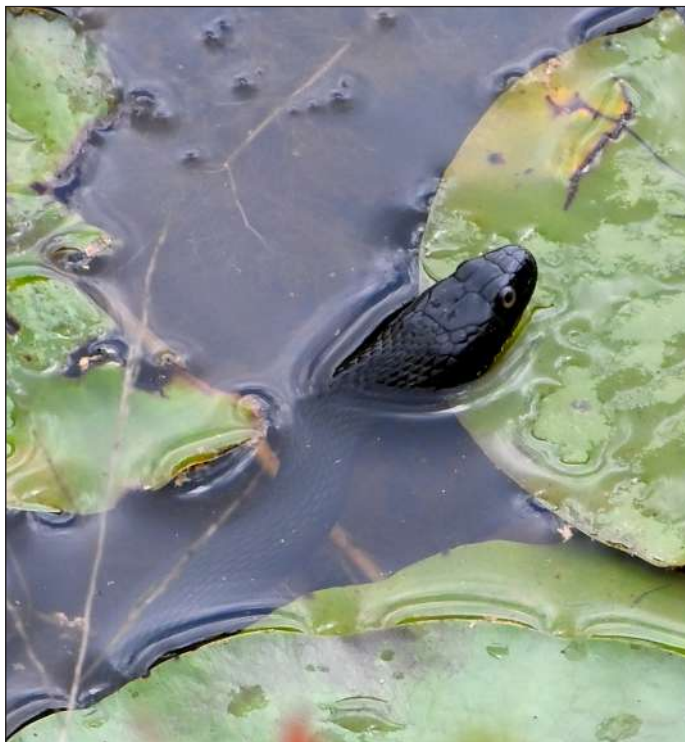


Top: Crimson berries float in flooded bogs during the fall harvest season at Pine Island Cranberry Company, as shown in a photo collage at the farm's office.

Bottom left: Native northern water snakes forage in a reservoir onsite, along with other wildlife such as great egrets, carpenter frogs and turtles.

Bottom right: Visitors to Pine Island can see a bread oven that was built and used by Italian immigrants from Philadelphia who harvested cranberries at the farm more than 100 years ago.

Photos/Paul Leakan



Permanent Land Protection

Pinelands Conservation Fund

Land Acquisition Grants: On October 31, 2025, the Commission’s Policy & Implementation Committee approved an award of \$3 million from the agency’s Pinelands Conservation Fund (PCF) to support the preservation of an approximately 835-acre parcel in the Medford-Evesham Priority Acquisition Area in Burlington County.

The funds were awarded to the New Jersey Conservation Foundation (NJCF), which has a one-year timeframe to complete the grant agreement.

Commission staff recommended the grant because the project scored very highly on the agency’s matrix of evaluation factors, including the property’s location in the acquisition target area, the large size of the parcel (over 800 acres), the contiguity with other preserved open space, and the number and extent of threatened or endangered species and their habitats that will be protected through permanent preservation.

The Commission allocated a total of \$9.42 million from the PCF during a series of funding rounds between 2007 and July 1, 2019. All 40 of the projects funded during that time period were successfully closed as of July 1, 2019, resulting in the permanent protection of 8,971 acres in the Pinelands Area.



Above: The Commission approved a \$3 million grant from its Pinelands Conservation toward the preservation of a 835-acre parcel in the Medford-Evesham Acquisition Priority Area. The parcel is contiguous with permanently preserved land such as the property above. Photo/Paul Leakan



Above: In December 2025, Commission staff joined with three staffers from Ocean County to tour two properties that were permanently preserved with support from the Pinelands Conservation Fund. Photo/Paul Leakan

Permanent Land Protection Monitoring: In 2025, Commission staff continued to conduct site visits at properties that have been permanently preserved through the PCF.

Since 2023, staff has visited 11 sites to monitor conditions at the properties and ensure compliance with the terms of conservation restrictions. The visits also enable staff to identify any potential issues, such as the removal of sand, gravel or rock; significant erosion or flooding; trash accumulation or dumping; construction of non-permitted structures; and evidence of damage caused by the illegal use of off-road vehicles. Staff reports any issues to the property owners discusses the site visits with the Commission’s Policy & Implementation Committee.

Land Preservation Summit

More than 20 people attended the Pinelands Commission's third annual Permanent Land Protection Summit on April 3, 2025. The summit focused on accessible trails in the Pinelands.

Cecile Murphy and Mackenzie Piggott of the New Jersey Green Acres Program discussed funding and resources for creating accessible trails. Sean Kane-Holland, Nature and Disability Advocate for the Pinelands Preservation Alliance, discussed the "Pinelands is for Everyone" initiative, along with Scott Chesney, Communications Facilitator. Peter Dolan of the NY-NJ Trail Conference provided trail construction guidance.

Gina Berg, the Commission's Director of Land Use Planning, discussed the project criteria and schedule for the next round of permanent land preservation grants through the Commission's Pinelands Conservation Fund. Matthew R. von der Hayden, Stafford Township Administrator, discussed the township's Forecastle Basin Accessible Trail Project. Katie Elliott and Amber Mallm, Commission Planning Specialists, then facilitated a round table discussion about accessible trail standards.



Above: The Pinelands Commission facilitated a round table discussion about accessible trail standards during the agency's third annual Permanent Land Protection Summit on April 3, 2025. Photo/Paul Leakan

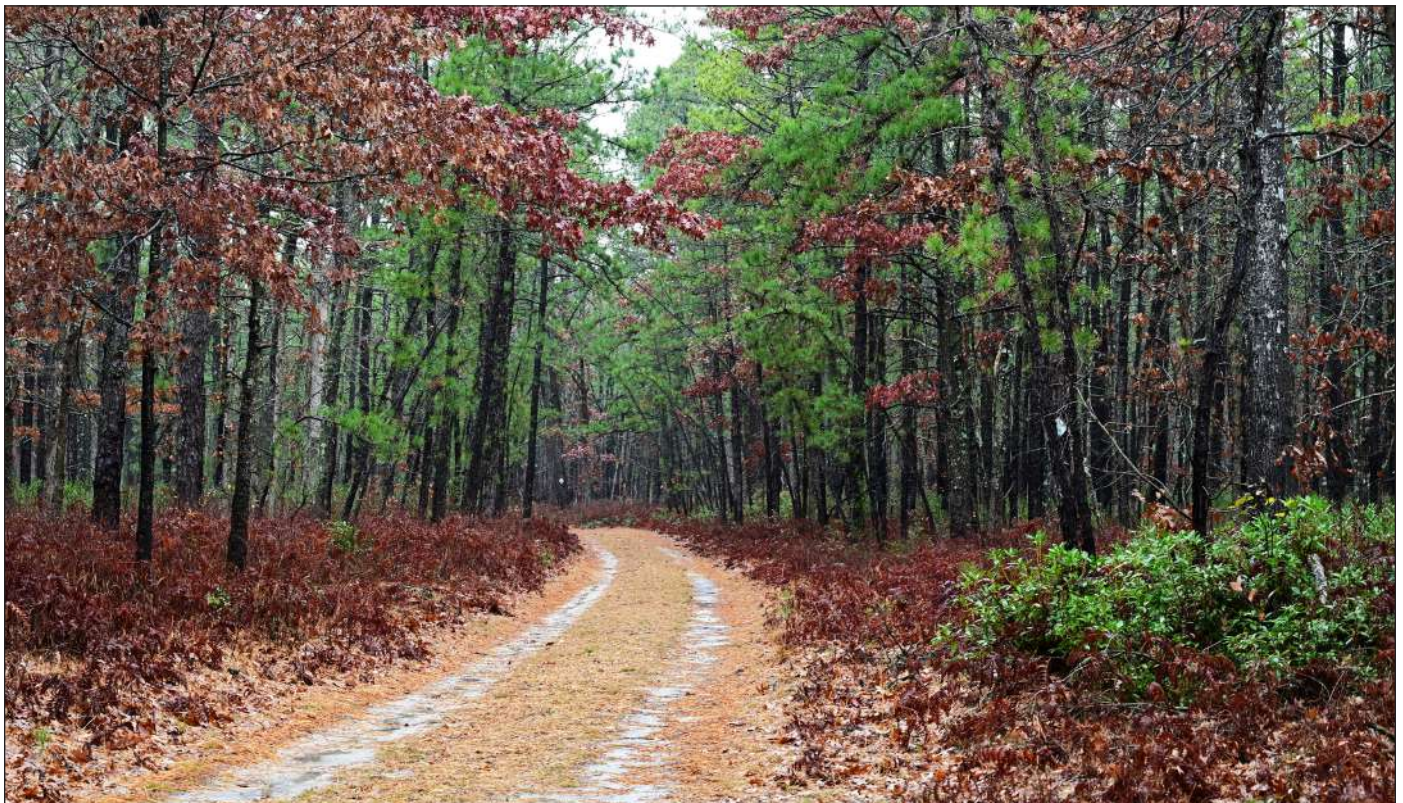
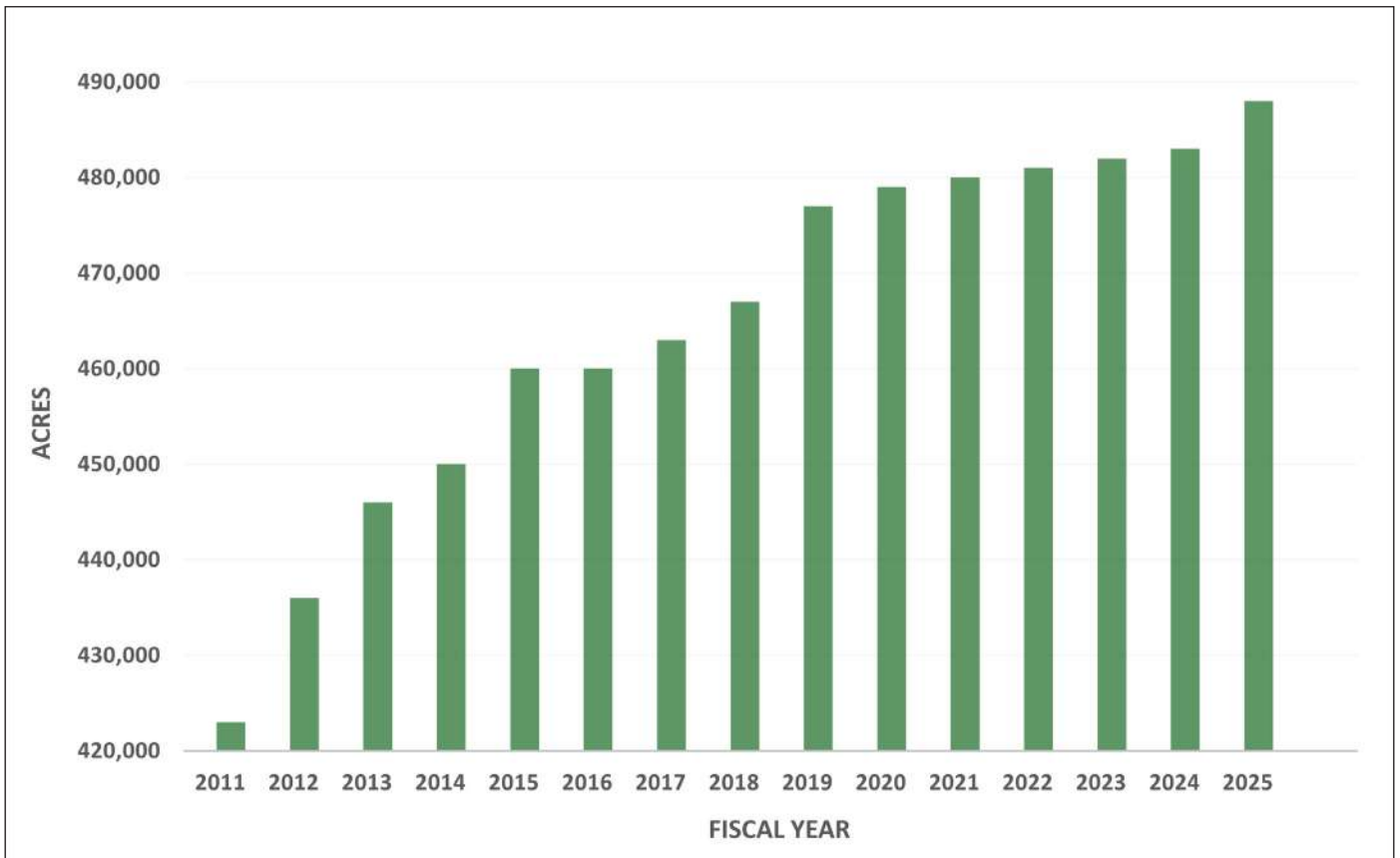
Permanent Land Protection Update

More than 488,000 acres have been permanently preserved in the state Pinelands Area of New Jersey, including 5,367 acres that were protected in Fiscal Year (FY) 2025, according to an annual update that was provided during the Pinelands Commission's meeting on October 10, 2025.

A total of 4,301 acres were preserved through the Pinelands Development Credit Program in FY2025, along with 366 acres from state acquisitions, 269 acres by non-governmental organizations, 159 acres in farmland preservation, 147 acres through Pinelands programs, and 126 acres in county open space.

As of June 30, 2025, 52 percent of the Pinelands Area has been permanently protected. Importantly, 94% of the protected land is located within the Preservation Area District, Special Agricultural Production Area, Forest Area and Agricultural Production Area, the conservation areas of the Pinelands that the Commission is charged with preserving and enhancing. The majority of preserved land was protected through federal, state and local land protection initiatives, with a relatively small percentage (3% or 13,111 acres) protected by non-profit conservation organizations. Programs administered or funded by the Pinelands Commission have protected approximately 100,220 acres through June 2025, accounting for approximately 21% of the total.

Acres Preserved in the Pinelands Area (Rounded to the nearest thousand)



Above: More than 52% of the state Pinelands Area has been permanently preserved, including this 700-acre property that was preserved through the Commission's Pinelands Conservation Fund in 2009.

Photo/Paul Leakan

Regulatory Activities

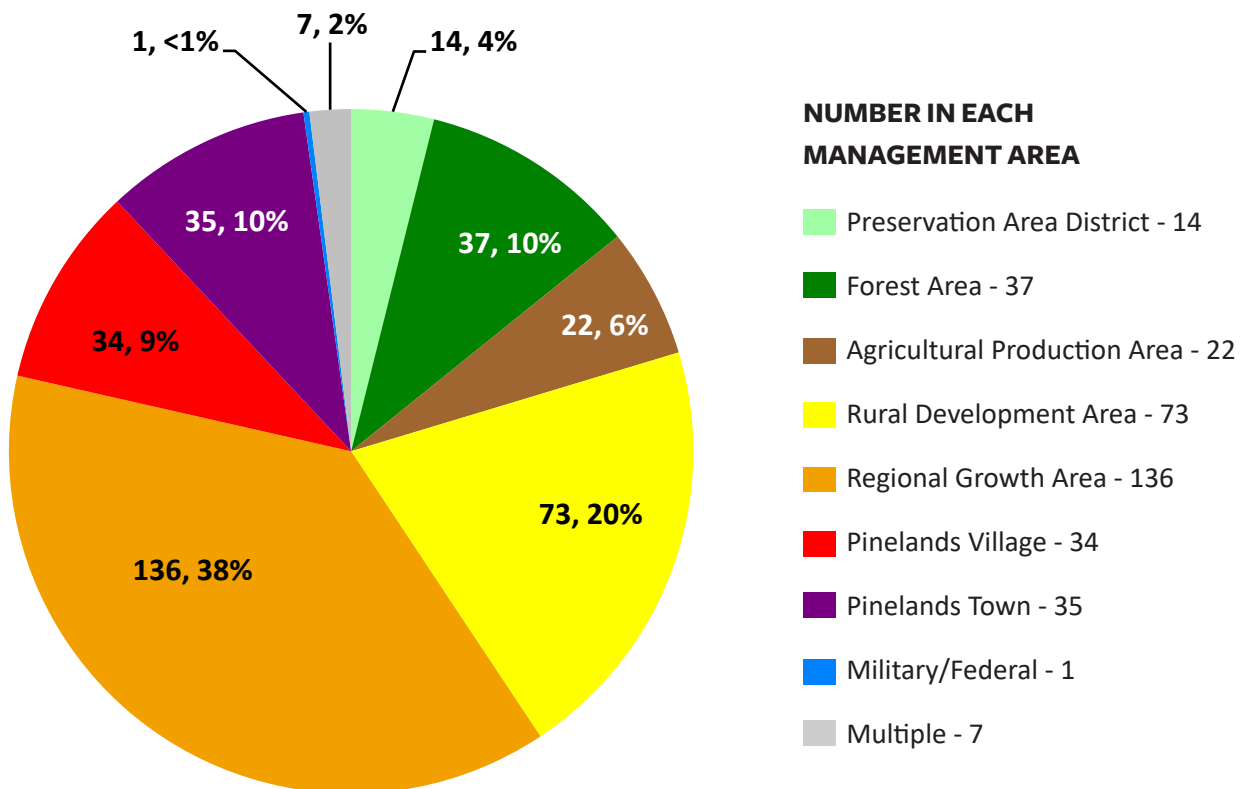
Applications

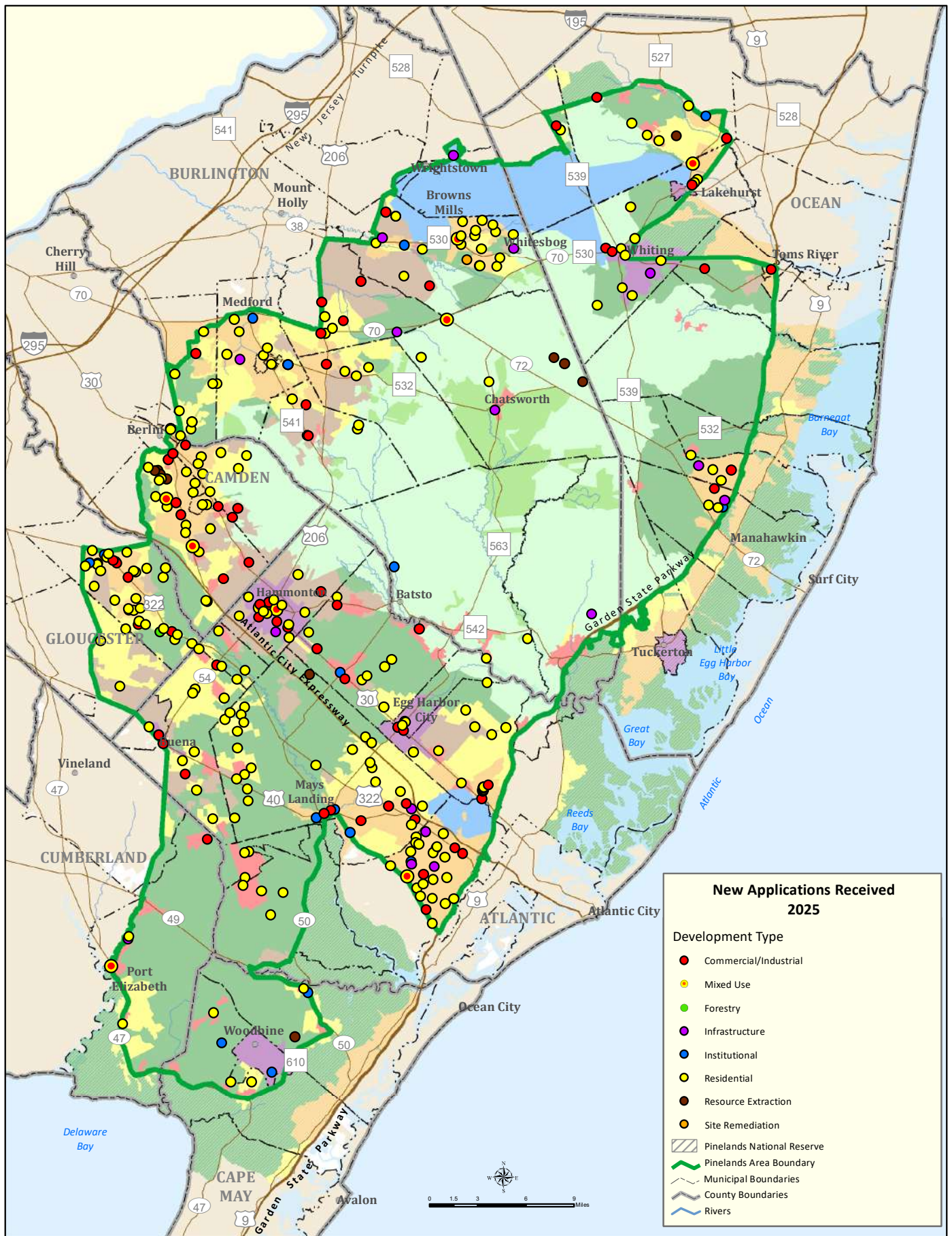
The Pinelands Commission reviews applications for development by evaluating proposals to ensure that they meet the regulations contained in the Pinelands Comprehensive Management Plan. Development proposals must meet a series of environmental standards, including those that protect water quality, wetlands, and threatened and endangered species.

The Commission’s development approval process varies, depending on whether the application is submitted by a public agency or a private landowner. The Commission’s staff reviews private development proposals, such as single-family dwellings, subdivisions, and commercial projects.

The Commission received a total of 359 new applications for development in 2025, with the highest percentage of the applications (38%) proposing new development in Pinelands Regional Growth Areas (or RGAs). There are 24 municipalities with RGAs in the 938,000-acre state Pinelands Area. RGAs make up 8% of the land in the Pinelands Area, and they are generally located on the fringes of the Pinelands boundary. The RGAs include areas of existing development and adjacent lands that have the infrastructure such as sewers, roads and other utilities needed to accommodate new development while protecting the essential character and environment of the Pinelands. The Pinelands CMP encourages future growth in the RGAs as a way to prevent scattered and piecemeal development in other more sensitive portions of the Pinelands Area. Applications for development in the other development-oriented Pinelands management areas (Pinelands Towns and Villages) account for an additional 19% of the total. The pie chart below illustrates the number and percentages of applications received by management area in 2025.

Development Applications Received in 2025 by Management Area





A full listing of applications received by development type in 2025 is shown to the right. A majority of the development applications received were for residential development (63%), followed by commercial/ industrial development (19%), infrastructure (7%), institutional uses (5%) and mixed use development (3%). Applications for resource extraction, forestry and site remediation made up the remaining 3% of new applications. Of the 226 residential applications received, 94% proposed four or fewer units, defined as “minor” development by the CMP. The remaining 13 residential applications proposed development ranging in size from 8 to 293 units. Applications received for commercial/industrial development proposed a multitude of uses, including new and expanded retail stores, offices, restaurants, storage yards and facilities, commercial animal adoption facilities, warehouses, and solar energy facilities. Notably, applications for commercial/industrial development in the Pinelands Agricultural Production Area primarily involved conversion of existing farm structures (barns, storage buildings) to seasonal agricultural employee housing and construction of agricultural processing facilities. Infrastructure applications involved roads, bridges, sanitary sewer mains and pump stations, sidewalks, parking lots, dams and wells. Applications for institutional uses included schools, churches, public parks, and government buildings. A small number of projects involving both residential and nonresidential components were also proposed and are categorized as mixed use development.

Development Applications Received in 2025 by Development Type

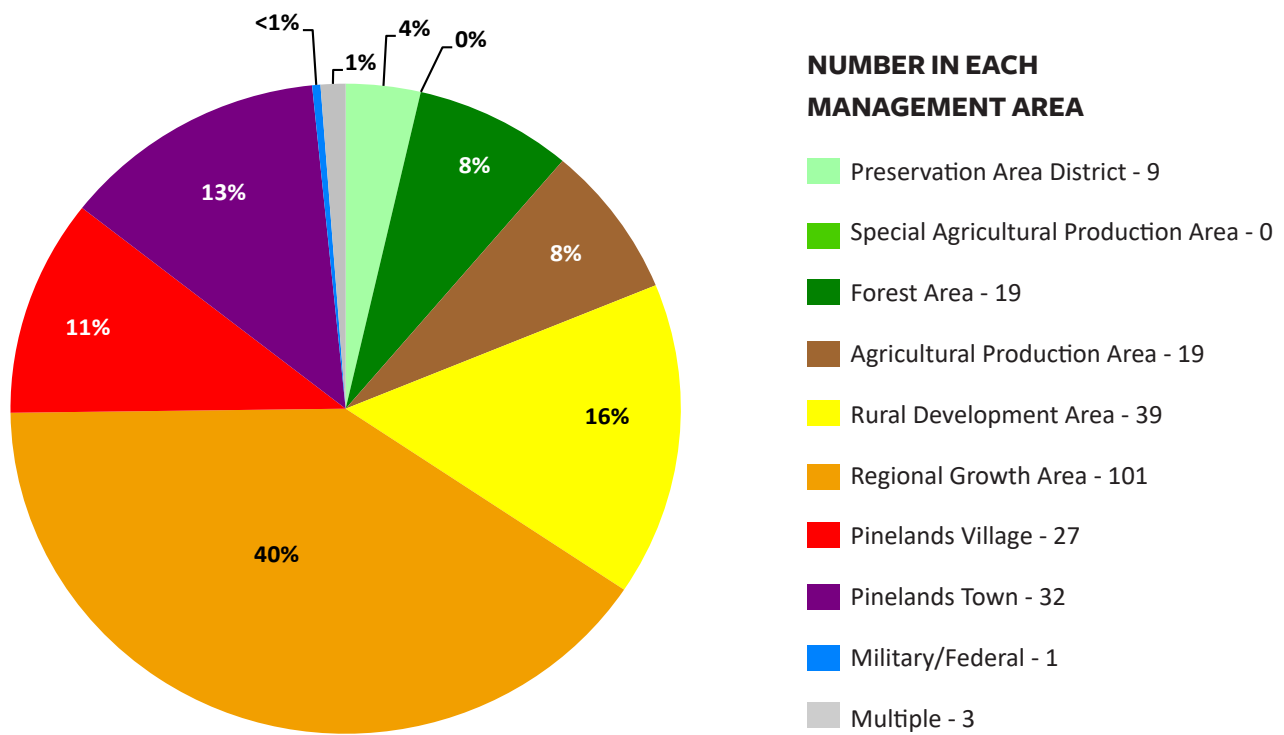
Development Type	Total
Residential	226
Commercial/Industrial	69
Institutional	18
Infrastructure	26
Forestry	1
Resource Extraction	8
Site Remediation	1
Mixed Use	10
Total	359



Above: Branwen Ellis, a Pinelands Commission Environmental Specialist, conducting soil borings in the field as part of the agency’s review of a development application in the Pinelands. Photo/Paul Leakan

After applicants provide all of the necessary information, the Commission issues a Certificate of Filing (or CF), signifying completion of an application and allowing an applicant to seek all municipal and county approvals for the proposed development. Other completeness documents include Preliminary Zoning Permits (PZPs) and Notices of Filing, which are issued under alternative permitting programs in accordance with the CMP. These completeness documents also include Notices of Enrollment issued by Regional Foresters in accordance with a streamlined forestry review procedure established by a 1997 Memorandum of Agreement with the New Jersey Department of Environmental Protection (NJDEP). All three of these documents certify completeness of development applications and are equivalent to CFs. A total of 250 Completeness Documents were issued in 2025. Most (101 or 40%) were for proposed development in RGAs, with another 24% in Pinelands Towns and Villages (as shown in the chart below).

Completeness Documents Issued in 2025 by Management Area

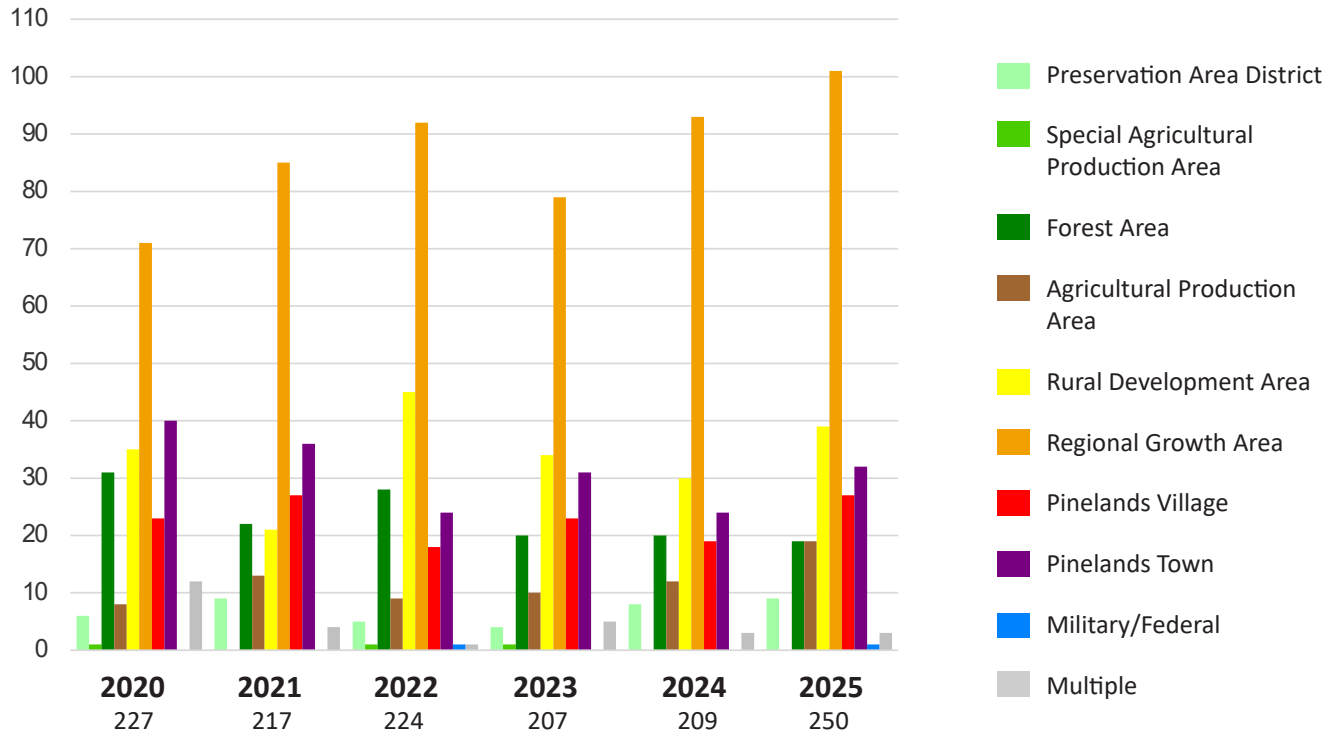


Of the 250 Completeness Documents that were issued in 2025, most involved proposals for residential development (158 or 63%). The majority of these residential projects were for development of only one single-family detached home; however, Completeness Documents were issued for 14 larger residential projects ranging in size from 6 to 198 units. These larger subdivisions, all located in RGAs, Towns or Villages, proposed a variety of housing types, including single family detached homes, townhomes, and apartments.

Applications for commercial or industrial development account for the next highest percentage of Completeness Documents issued in 2025 at 22% of the total. These 55 applications involve a wide variety of uses, including restaurants, offices, retail stores, parking lots, storage yards, warehouses, self-storage facilities, seasonal agricultural employee housing, agricultural processing facilities, cell towers, and solar energy facilities. Nearly 73% of the Completeness Documents were issued for projects in development-oriented management areas (RGAs, Towns and Villages).

As indicated on the bar graph on below, the number of Completeness Documents issued by the Commission was significantly higher in 2025 than in the previous five calendar years. On average, between 2020-2025, 222 Completeness Documents were issued each year, with the majority of application activity located in the RGA each year.

Completeness Documents Issued by Management Area (2020 - 2025)



Completeness Documents Issued in 2025 by Management Area and Type of Development

Management Areas	Commercial	Forestry	Infrastructure	Institutional	Residential	Resource Extraction	Mixed Use	Total
Preservation Area District	3	0	0	0	3	3	0	9
Special Agricultural Production Area	0	0	0	0	0	0	0	0
Forest Area	1	4	0	0	13	1	0	19
Agricultural Production Area	4	2	0	0	13	0	0	19
Rural Development Area	7	1	1	0	28	2	0	39
Regional Growth Area	25	0	1	3	68	0	4	101
Pinelands Village	5	0	2	1	18	0	1	27
Pinelands Town	10	0	2	1	15	0	4	32
Military/Federal Installation	0	0	1	0	0	0	0	1
Multiple	0	0	2	1	0	0	0	3
Totals	55	7	9	6	158	6	9	250

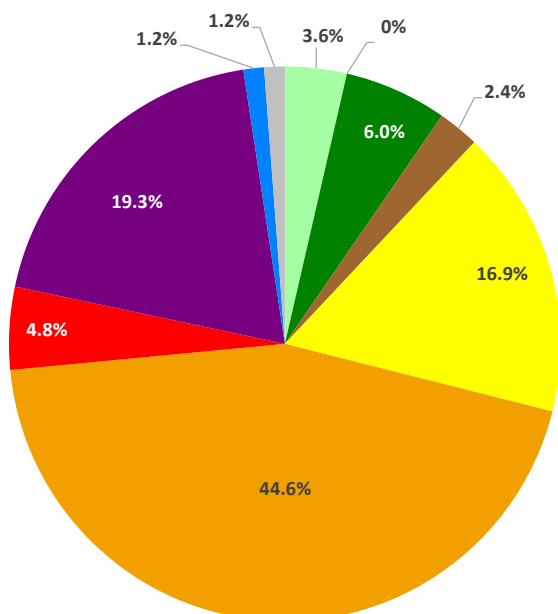
After an applicant receives any required municipal or county approvals for private development in the Pinelands Area, copies of those approvals must be sent to the Commission. The Commission staff then reviews the approved development and determines whether it meets all Pinelands standards. If it does, the Commission staff will send the applicant a letter confirming that the agency’s review is complete and the permit or approval can take effect.

The Commission staff issued such determinations for 83 development projects in 2025, allowing the associated final municipal site plan and subdivision approvals to take effect. Thirty-seven of these applications (or nearly 45%) were for residential development. In total, 266 residential units were approved, in projects ranging in size from 1 to 201 units. Most approved residential projects were for single-family detached dwellings; however, one large residential subdivision included a mixture of single-family detached dwellings and townhouses. The Commission staff reviewed and allowed final subdivision or site plan approvals to take effect for 38 commercial or industrial projects. These applications included retail commercial buildings, offices, restaurants, childcare facilities, hotels, cannabis retail and processing facilities, auto repair and storage facilities, car washes, gas stations, warehouses, storage yards, self-storage facilities, multi-building industrial parks and solar energy facilities. The final eight approved projects were for institutional uses (schools and churches) and mixed use development involving demolition of commercial buildings, subdivisions and conversion of an existing dwelling to a dwelling and a restaurant. The 83 approved applications are located in 24 Pinelands municipalities, as shown in the table to the right. The pie chart below shows the Pinelands Management Area in which the approved development will be located.

Final Municipal Site Plan/ Subdivision Approvals Allowed To Take Effect in 2025

Municipality	Number of Applications
Barneget Township	7
Berkeley Township	1
Buena Vista Township	4
Chesilhurst Borough	2
Egg Harbor City	1
Egg Harbor Township	6
Estell Manor City	1
Franklin Township	2
Galloway Township	5
Hammonton Town	7
Hamilton Township	1
Jackson Township	1
Lakehurst Borough	3
Medford Township	1
Monroe Township	6
Mullica Township	2
Pemberton Township	2
Stafford Township	1
Tabernacle Township	2
Upper Township	1
Waterford Township	5
Winslow Township	17
Woodbine Borough	4
Woodland Township	1
Total Applications	83

Final Municipal Site Plan/Subdivision Approvals Allowed to Take Effect in 2025 by Management Area



NUMBER IN EACH MANAGEMENT AREA

- Preservation Area District - 3
- Special Agricultural Production Area - 0
- Forest Area - 5
- Agricultural Production Area - 2
- Rural Development Area - 14
- Regional Growth Area - 37
- Pinelands Village - 4
- Pinelands Town - 16
- Military/Federal - 1
- Multiple - 1

The Commission staff reviewed other types of approvals for significantly more private development applications than the 83 discussed above during 2025. For example, 4 municipal permits for resource extraction (mining) and 41 municipal demolition permits, most involving demolition of existing homes at least 50 years old, were reviewed and allowed to take effect. Many county and municipal preliminary site plan and subdivision approvals were similarly reviewed and allowed to take effect, along with numerous municipal building permits, municipal zoning permits, municipal variances, county septic permits, and other types of approvals. Still other municipal and county approvals were reviewed but determined to be inconsistent with Pinelands standards. Such approvals cannot take effect until the inconsistencies have been addressed.

The Pinelands Commission is also responsible for reviewing and approving development applications that are submitted by public entities, such as a municipality, county or a State agency. The full, 15-member Commission votes on whether to approve these applications during its monthly meetings. A total of 31 applications for public development were approved in 2025, including: pedestrian walkways; road improvements; parking lots; sanitary sewer pump stations; maintenance, restroom and public works buildings; recreational improvements; a local communications (cellular) tower, a vehicle storage area; elevated potable water storage tanks; and athletic fields. Of note were the Commission's approval of two public development applications proposing closure of municipal landfills through the installation of permeable soil caps. Finally, the Commission approved Ocean County's plan for forestry and the creation of forest fuel/firebreaks on 2,200 acres in the Forked River Mountains Wilderness Area in Lacey and Ocean townships.

Streamlined Coordination with Public Agencies

The CMP allows the Commission to enter into Memoranda of Agreement (MOAs) with Federal, State, county or municipal public agencies to establish streamlined application review procedures to carry out specific development, eliminating the need to complete individual development applications with the Commission. The Commission has entered into a variety of these streamlining MOAs with public agencies. Typically, the MOAs either establish streamlined permitting procedures where Commission and other public agency regulations overlap or, they establish simplified application review procedures for specified minor development proposed by public agencies. Any development subject of these MOAs must be consistent with the standards of the CMP. Examples of these streamlining agreements include an MOA with NJDEP, Bureau of Pesticide Control, for the review of aquatic herbiciding applications in the Pinelands Area, and an MOA with Ocean County for the review of specified County projects, such as bridge replacements, traffic safety improvements (guardrails, traffic lights, equipment boxes) and road intersection realignments and minor improvements.

Each MOA establishes a procedure and timeframe for Commission staff review of development proposals. Upon completion of its review, the staff issues a document indicating whether the proposed development is consistent with the CMP, and if applicable, any other requirements specified in the MOA. In 2025, the Commission issued 26 such documents. The majority (92%) were issued in accordance with the above referenced streamlining MOA with NJDEP, Bureau of Pesticide Control, for NJDEP aquatic pesticide permit applications in the Pinelands Area.

Recreation Permits

In 2025, the Commission issued 10 Recreation Permits for organized, off-road vehicle events in the Pinelands Area. In order to receive a Recreation Permit, groups must submit a completed "Off-Road Vehicle Event Application" for each proposed event. In addition to the application form, the group must submit the course route in electronic format, an application review fee, proof of insurance, property owner permission and proof that the township and New Jersey State Police have been notified. Commission staff reviews the course route to determine if there are any issues with wetlands, threatened and endangered species, deed-restricted land and private and public ownership. Any portions of the route that have potential issues are site inspected by a

member of the Commission’s staff. If any route changes are necessary, a revised route is required and must again be submitted for review.

Letters of Interpretation

Applicants may request the Commission’s interpretation of any standard in the Pinelands Comprehensive Management Plan through issuance of a formal Letter of Interpretation (LOI). LOIs are most commonly issued in response to an applicant’s request for an allocation of PDCs or a determination involving wetlands on a particular parcel. Wetlands LOIs include applications submitted for wetlands presence/absence determinations and verification of wetlands boundaries and required wetland transition areas (buffers). Once issued, LOIs are valid for five years.

In 2025, 22 new applications for LOIs were submitted to the Commission. The majority of these applications (20 or 91%) were for PDC allocations. The two remaining applications were for determinations involving the extent of wetlands and/or required wetlands buffers. The Commission issued a total of 18 LOIs in 2025, 16 allocating PDCs, one verifying the extent of wetlands and one verifying both the extent of wetlands and the required wetlands transition areas.

Waivers

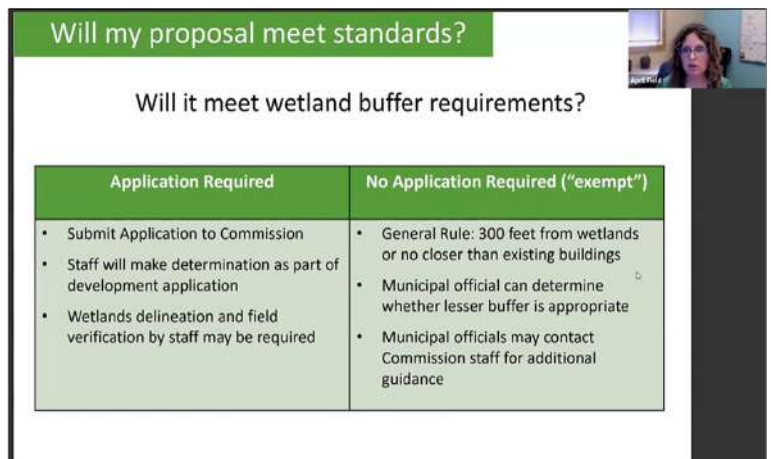
Some applications may not be able to meet all of the Commission’s land use or environmental standards. In these instances, applicants may elect to apply for a “Waiver of Strict Compliance” based on a demonstration of extraordinary hardship. If granted, a waiver typically allows for development of one single-family home. Four such waivers were approved by the Commission in 2025, two in Monroe Township and one each in Shamong and Hamilton townships.

Online Enhancements to Further Assist Applicants

In 2023, the Commission launched a portal that enables applicants to pay application fees online. Previously, applicants could only submit their application fees by paying via check or money order. Of the total 446 application fee payments that the Commission received in 2025, approximately 61.50% were paid online.

Training Session for Municipal Officials

More than 60 municipal officials attended an in-depth training session that was led by Commission staff on June 11, 2025. During the session, Commission staff showed how to use the agency’s Interactive Pinelands Property Map to answer frequently asked questions about the land development process in the Pinelands. The session was conducted virtually, and each attendee received a certificate that enables them to receive three technical hours toward the renewal of their Planning/Zoning Board Secretary, Zoning Official, and Land Use Administrator certificate(s) from Rutgers University.



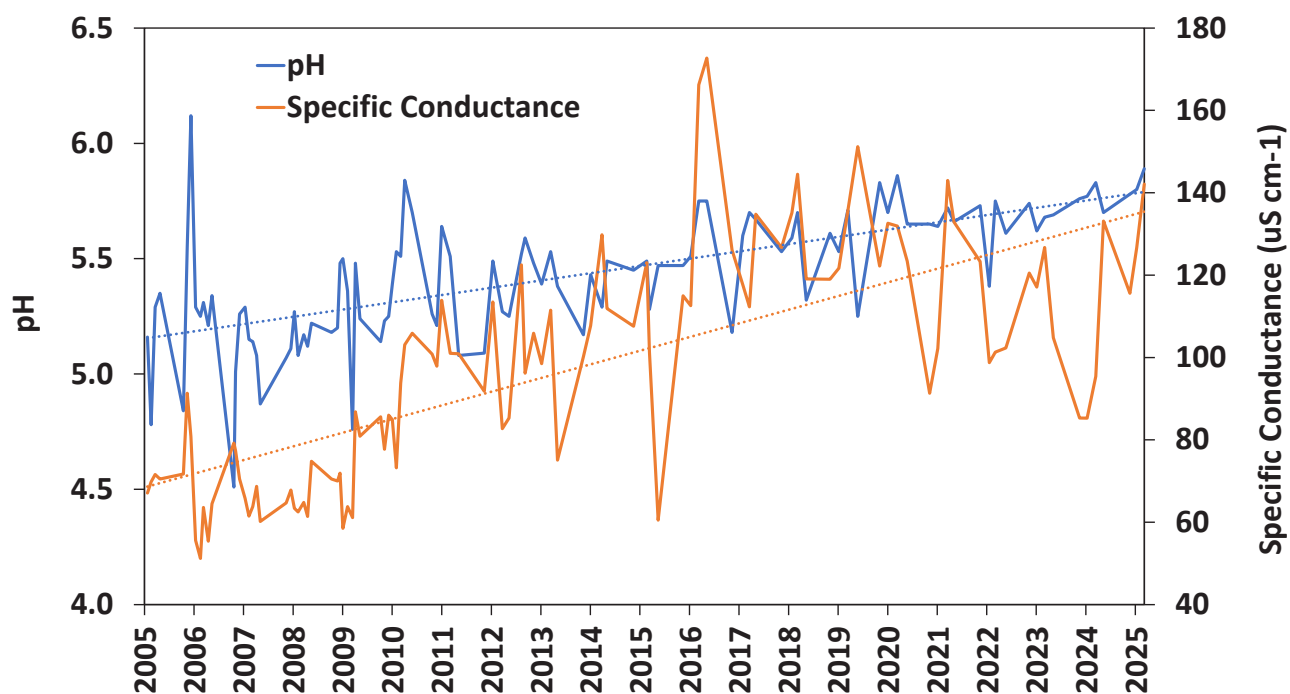
Above: More than 60 people attended a virtual, in-depth training session that was led by Pinelands Commission staff on June 11, 2025.

Science & Research Activities

Long-term Environmental Monitoring Program

Pinelands-wide Water-quality Monitoring: In 2005, a network of 47 benchmark stations was selected from the pool of known sites for monitoring long-term trends in pH and specific conductance throughout the Pinelands. Specific conductance and pH are inexpensive, reliable, and easily measured field parameters that are correlated with other more expensive and episodic water-quality variables. Values for pH (a measure of water acidity or alkalinity) and specific conductance (which reflects the concentration of dissolved substances in water) are relatively low in Pinelands streams that drain forested watersheds. Both parameters are elevated in streams that drain watersheds with significant development and upland agriculture. The 47 benchmark sites are distributed throughout the Pinelands, represent a range of pH and specific conductance values, and are sampled four times each year.

In 2025, the 47 stream sites were sampled again for pH and specific conductance in April, June, August, and October. Long-term data indicate that pH and specific conductance have been increasing at several stream sites sampled as part of the monitoring program. One example of this increasing trend, Four Mile Branch at Lighthouse Road, is shown here.



Above: Median pH and specific conductance values from 2005 - 2025 at Four Mile Branch at Lighthouse Road, one of 47 stream sites where water quality is monitored. Increasing trends for both parameters reflect the high percentage of developed land in the Four Mile Branch watershed.

Water-level Monitoring: Commission scientists measure water levels manually each month at 33 forest plots and 30 ponds and maintain continuous water-level recording devices installed in one forest plot and seven other ponds. Long-term pond and forest plot water-level data can be used to determine if groundwater levels in wetland forests or surface water levels in ponds are changing over time.

In 2025, Commission staff completed routine monthly water-level measurements in the 43 forest plots and 30

ponds and periodically downloaded the continuous water-level data from the single forest plot and seven other ponds. Commission staff also installed solar powered weather stations at three of the ponds with continuous recorders. The weather stations collect data on water level, water and air temperature, relative humidity, barometric pressure, and precipitation, and the data can be viewed remotely in real time. The Commission hopes to make these data available to the public on the Commission website in 2026.



Above: An example of variables measured from the weather station installed at Colliers Pond located in Colliers Mills Wildlife Management Area.

Rare Snake Monitoring: As part of ongoing snake studies that were initiated in late 2016, Commission scientists have been establishing a network of natural snake hibernacula, shed areas, and nest sites to monitor long-term changes in two species of rare snakes: corn snakes and northern pine snakes. Corn snakes are listed as endangered in New Jersey and pine snakes are listed as threatened in the state. Since 2018, corrals were built around most hibernacula to capture snakes as they emerge from hibernation in the spring.

Hibernacula that are unable to be corralled are monitored using artificial cover placed near the hibernacula to attract snakes. The corrals and artificial cover offer an effective non-invasive method to census corn snakes



Above: Corral fence installed with metal posts and zip ties that surrounds a snake hibernaculum. Photo/John Bunnell

and pine snakes, as well as other co-occurring snake species, each spring without physically disturbing the hibernacula or hibernating snakes.

From 2016 to 2025, a total of 2,668 snakes representing 14 species have been captured and processed. These include 1,344 corn snakes, 728 northern pine snakes, 202 eastern king snakes, 223 northern black racers, 95 eastern hognose snakes, and 76 snakes of several other species. All snakes were weighed, measured, and tagged with Passive Integrated Transponder tags (PIT tags). A PIT tag is a tiny, glass-coated microchip commonly used in wildlife research that allows for the permanent identification of an animal through the use of a special scanner that reads the unique tag number.



Above: Eastern king snake that emerged from its hibernaculum, was trapped inside a hibernaculum corral, and was captured for processing. Photo/John Bunnell

A total of 490 of these processed and tagged snakes were recaptured at least once. Captured snakes that are unaffiliated with a known hibernacula are typically outfitted with surgically implanted transmitters for radio tracking to find new hibernacula, as well as shed sites and nest sites. In 2025, scientists radio tracked 31 corn snakes, 35 pine snakes, and one milk snake. These transmitter-outfitted snakes led to the discovery of several new snake hibernacula late in the year.



Above left: Commission scientists measuring a female northern pine snake. Photo/Kim Laidig



Above right: Recaptured corn snake that was microchipped with a passive integrated transponder tag (PIT tag) for permanent identification. The scanner is waved over the snake to read the PIT tag number. Photo/John Bunnell

Snake Disease Monitoring:

Snake Fungal Disease: In 2018, Commission scientists began collaborating with Dr. Joanna Burger of Rutgers University and Robert Zappalorti of Herpetological Associates, Inc., to conduct research on snake fungal disease in the Pinelands. Snake fungal disease is an emerging disease found in populations of captive and wild snakes that is caused by the fungus *Ophidiomyces ophidiicola* and can be detrimental and even deadly to snake populations. Although snakes can show signs of fungal disease just after spring emergence from hibernation, it was previously unknown if *O. ophidiicola* was present inside the hibernacula.



Above: Northern pine snake with snake fungal disease. Photo/Chris Jeitner

Dr. Burger and Mr. Zappalorti have been excavating a group of northern pine snake hibernacula annually for almost 40 years. Their long-term study provides a unique opportunity to sample inside snake hibernacula to determine if the fungus is present in the soil or on the hibernating snakes. Initial sampling in 2018 indicated that *O. ophidiicola* was present on snakes and in the soil inside the hibernacula, therefore all hibernating snakes were swabbed for snake fungal disease annually beginning in 2019.

In 2025, all hibernating snakes were sampled again for fungal infections. Results assessing variations in *O. ophidiicola* by year, snake sex, and location on the snake were described in a paper published in 2025. This paper and other publications describing the fungal disease results obtained from the artificial hibernacula excavations are listed below.

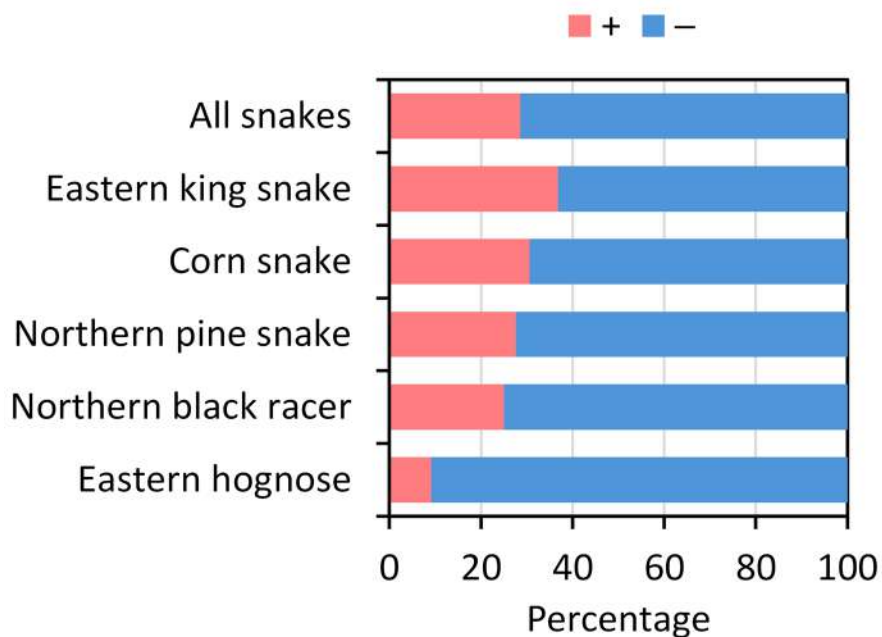
Campbell, L.J., J. Burger, R.T. Zappalorti, J.F. Bunnell, M.E. Winzeler, D.R. Taylor, J.M. Lorch. 2021. Soil reservoir dynamics of *Ophidiomyces ophidiicola*, the causative agent of snake fungal disease. *Journal of Fungi* 2021, 7, 461. <https://doi.org/10.3390/jof7060461>

Burger, J., M. Gochfeld, R. Zappalorti, J. Bunnell, C. Jeitner, D. Schneider, K. Ng, E. DeVito, and J.M. Lorch. 2023. Prevalence of *Ophidiomyces ophidiicola* and epizootiology of snake fungal disease in free-ranging Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey. *Environmental Monitoring and Assessment*, 2023, 195, 662. <https://doi.org/10.1007/s10661-023-11259-w>

Burger, J., C. Jeitner, R. Zappalorti, J. Bunnell, K. Ng, E. DeVito, D. Schneider, and M. Gochfeld. 2024. Snake fungal disease in free-ranging Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey: Lesions, severity of sores and investigator's perceptions. *Journal of Fungi* 2024, 10, 125. <https://doi.org/10.3390/jof10020125>

Burger, J., C. Jeitner, R.T. Zappalorti, J. Bunnell, K. Ng, E. DeVito, D. Schneider, M. Gochfeld. 2025. Snake fungal disease (Ophidiomycosis) in Northern Pine Snakes (*Pituophis melanoleucus melanoleucus*) in New Jersey: Variations by year, sex, and morphological sampling site. *Journal of Fungi* 2025, 11, 206. <https://doi.org/10.3390/jof11030206>

Building on the fungal disease results obtained from the artificial hibernacula excavations, in 2023, Commission scientists began collaborating with researchers at Virginia Tech to swab for *O. ophidiicola* from snakes that were collected from the natural hibernacula, nest sites, and shed sites included in the Rare Snake Monitoring component. Science staff swab the body of each snake and, if sores or lesions are present, they measure the size of the sores and swab the sores. In 2023 - 2024, swab samples from 483 snakes were sent to Virginia Tech for analysis. Results indicated that 29% of the 483 snakes tested positive for *O. ophidiicola*, the organism associated with snake fungal disease. For the five species that comprised 96% of the snakes sampled, the percentage of individuals that tested positive ranged from 9% for the eastern hognose to 37% for the eastern king snake.



Above: Percentage of all 12 species of snakes and the five most abundant snake species that tested positive and negative for *Ophidiomyces ophidiicola*, which is the organism that causes snake fungal disease.

In 2025, staff continued to collect samples for snake fungal disease analysis by swabbing 321 snakes representing nine species. In 2024, Commission scientists also began snake fungal disease sampling of egg clutches that were incubated in the lab. In 2025, swab samples were collected from eggs, hatchlings, and nesting materials associated with nine clutches of pine snake eggs, eight clutches of corn snake eggs and one clutch of king snake eggs.

Adenovirus Monitoring: As part of a collaboration with Dr. Anthony Geneva of Rutgers University, Commission scientists swabbed Pinelands snakes to test for the presence of adenovirus. Adenoviruses affect the gastrointestinal tract and liver of some reptile species, including snakes. In 2023 - 2024, swab samples from 492 snakes were sent to Rutgers University for analysis. An additional 310 snakes, representing ten species, were swabbed for adenovirus analysis in 2025.

Long-term environmental monitoring research is being funded by the National Park Service.

Eastern King Snake Study

The eastern kingsnake is listed as a species of special concern in New Jersey because it is vulnerable to multiple threats, is potentially declining, and its distribution and population status are not known. Commission scientists collaborated with Mr. Robert Zappalorti of Herpetological Associates, Inc., and Dr. Howard Reinert of The

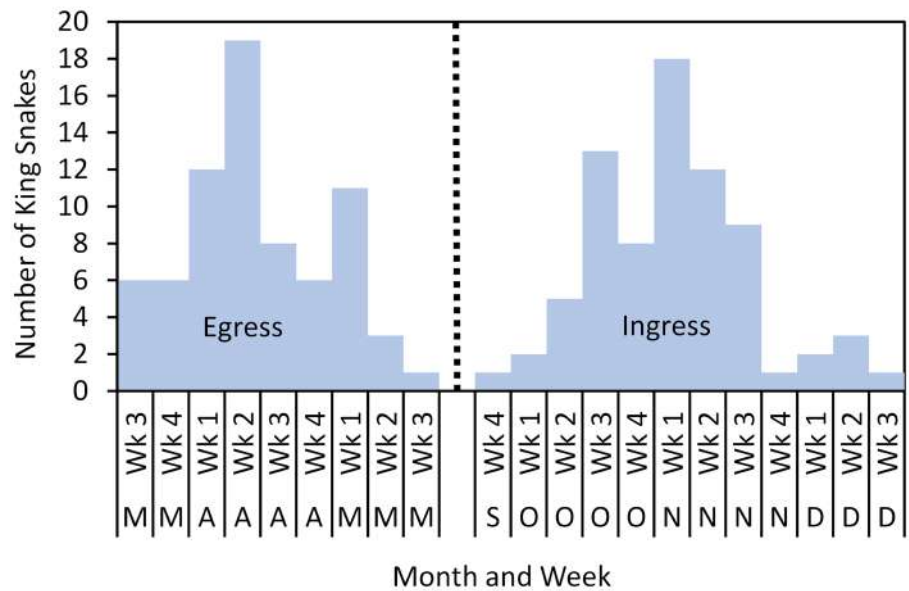
College of New Jersey and used radio telemetry to study the ecology of this snake species.

From 2019 to 2022, researchers radio-tracked 46 king snakes, including 24 males and 22 females. Male snakes were generally larger and weighed more than female snakes. Commission staff compared the number of days snakes were active, number of days snakes were overwintering in hibernacula, home-range size, total distance moved, mean distance moved per day, mean distance per move, and distance moved from spring hibernaculum between male and female king snakes. There were no differences in any of these variables between sexes.

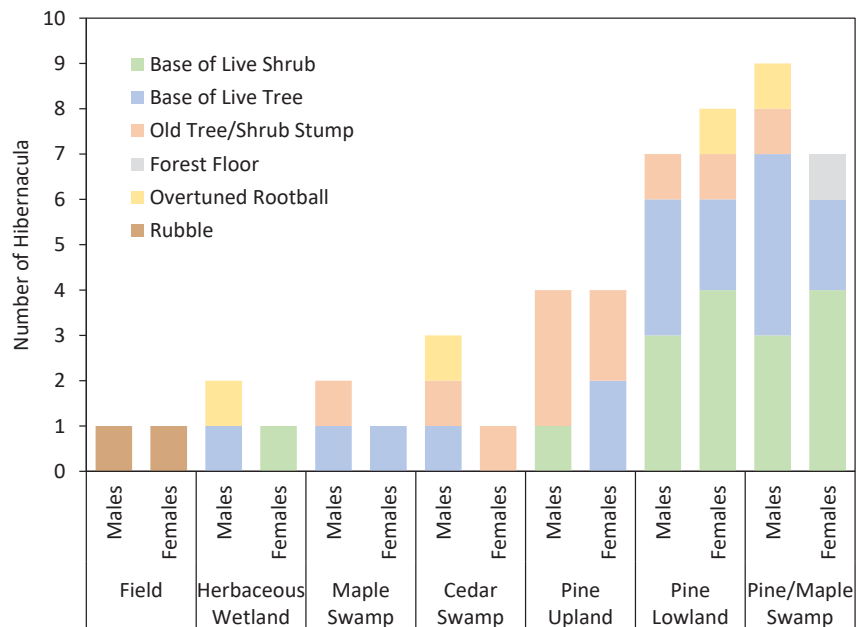
King snakes were generally secretive and hidden from view. During relocations in the active season, 19% of the time snakes were fully visible and 81% of the time snakes were partially concealed (15%) or totally concealed (66%). King snakes emerged from their overwintering hibernacula in the spring from mid-March through late May and entered their hibernacula to overwinter from late September through late December.

The Commission identified 51 different hibernacula that snakes used to overwinter. Of these, 47 hibernacula contained a single tracked king snake and four hibernacula contained more than one tracked snake. King snakes generally did not overwinter with other king snakes. Hibernacula were found in seven different habitat types with most hibernacula in pine/maple swamps, pine lowlands, and pine uplands. These habitat types are typically underlain by sandy mineral soils rather than organic muck soils. Most king snakes used live or dead shrub or tree stumps to access underground hibernacula.

At the end of the four-year study, 24 of the 46 radio tracked king snakes were captured, their radio transmitters were removed,



Above: Egress (exiting hibernacula) and ingress (entering hibernacula) timing for eastern king snakes. Months were divided into four roughly equal parts (= weeks).



Above: Habitat types with hibernacula and features that king snakes used to access hibernacula.

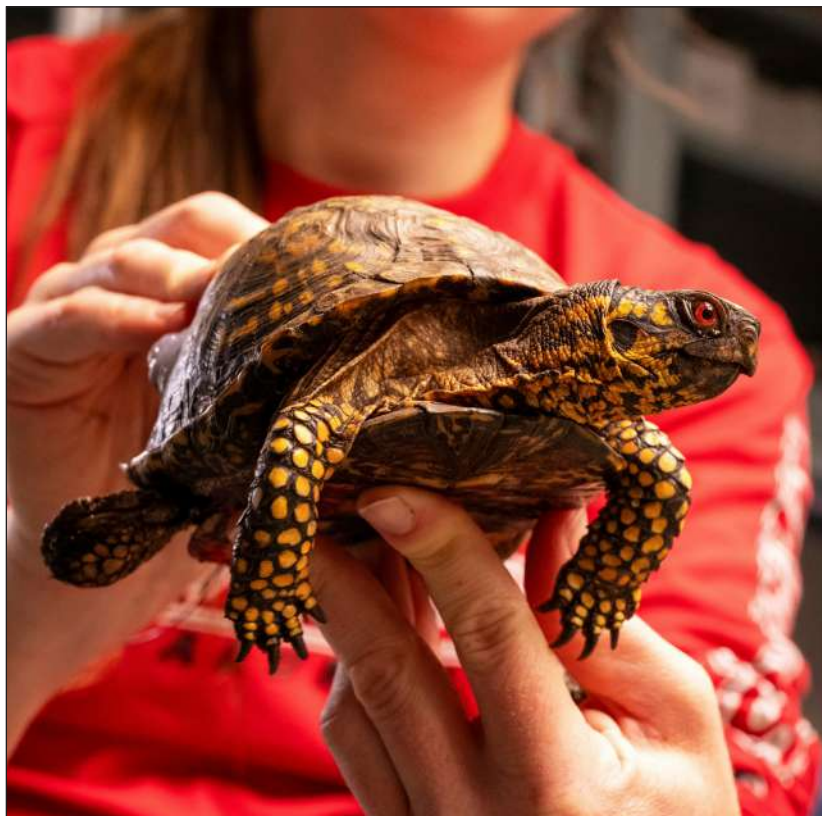
and they were released. For the remaining 22 snakes, 12 were likely killed by mammals, 4 were likely killed by raptors, 5 died of various other causes, and 1 went missing. Commission scientists are currently working on a final report to be submitted to the U.S. Environmental Protection Agency as a grant deliverable.

Eastern Box Turtle Study

The eastern box turtle is listed by the NJDEP as a species of special concern because it is vulnerable to multiple threats, its distribution and population status in the state are not well understood, and it is potentially declining throughout its range. In 2021, Commission scientists started to radio-track eastern box turtles to learn how they move about the landscape, determine when they are active and which habitats they use, identify their hibernacula, and better understand their relationship with fire. To track individual turtles, scientists glued radio transmitters to the back part of their shell.

From 2021 – 2025, a total of 143 eastern box turtles were captured, weighed, and measured. Using a NJDEP ENSP numbering protocol, the shell of each turtle was notched with a file for permanent identification. Of the 143 turtles, 19 were released after processing, 3 turtles were retired after tracking them for a year or two, 6 turtles lost their radio transmitters, 3 turtles died of unknown causes, 2 turtles were killed by vehicles, and 9 turtles went missing. The remaining 101 turtles were tracked in 2025.

In 2023, Commission scientists attached iButtons to the shells of the turtles. An iButton is a small electronic device that can be programmed to automatically collect temperature data. Scientists also installed iButtons at each turtle hibernacula so we could identify when the turtles emerged from overwintering by determining when

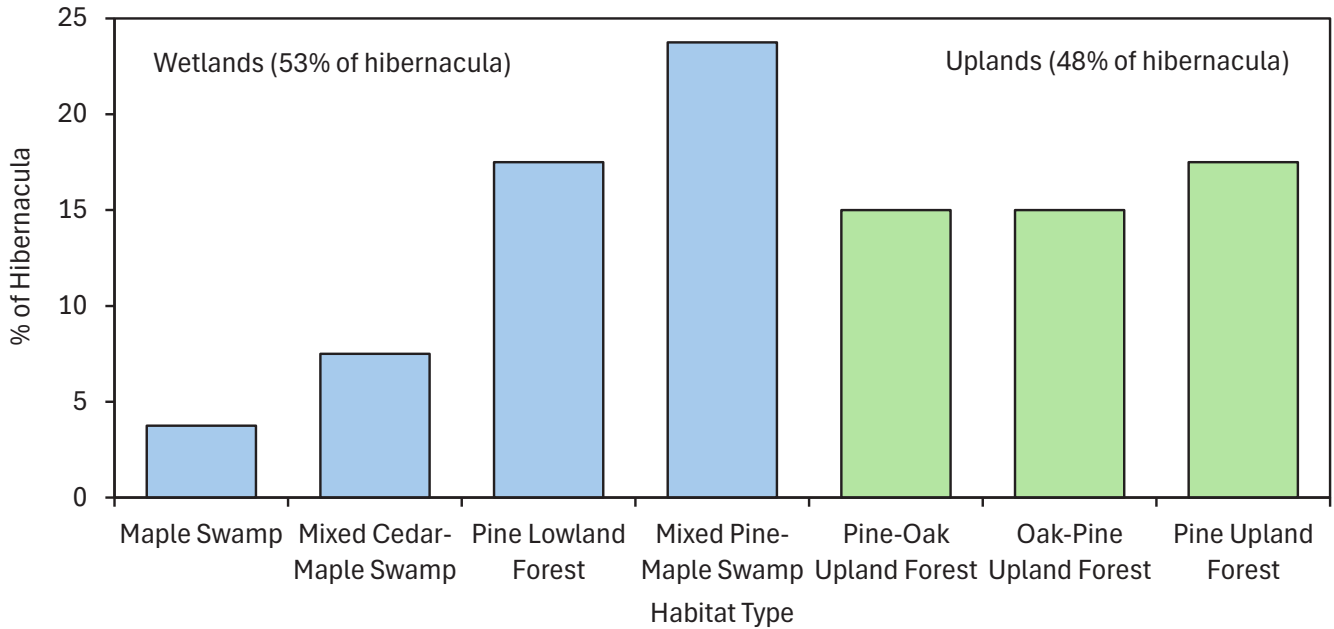


Above left: Box turtle with attached radio transmitter on the right and iButton to collect temperature data on the left. Photo/John Bunnell

Above right: A box turtle that received a replacement radio transmitter and iButton at the Commission’s Science lab in September 2025. Photo/Paul Leakan

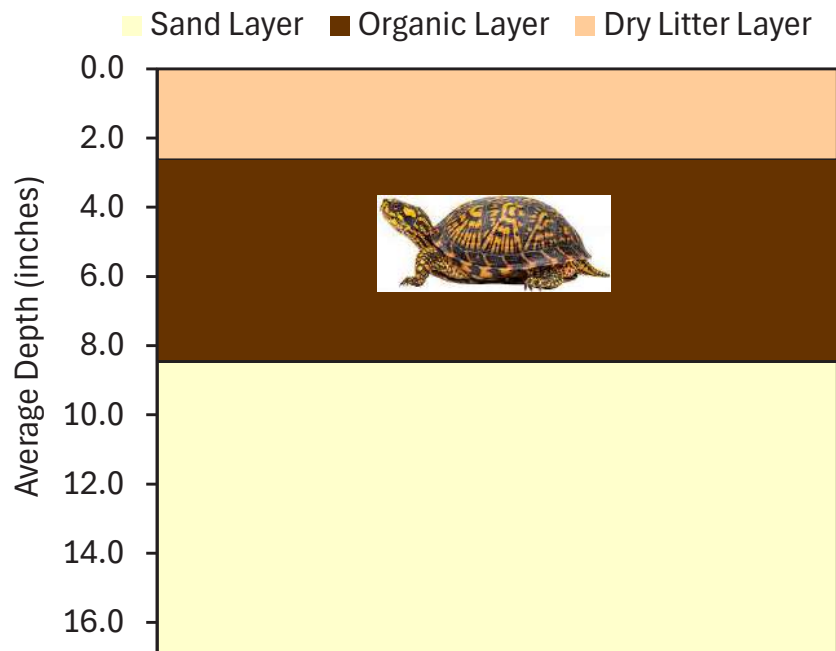
the shell temperature matched the air temperature. Emergence timing is important in relation to the window permitted for prescribed burning, vegetation management, and forestry activities.

Based on 80 of the radio tracked box turtles, hibernacula were located in seven different habitat types. Slightly more turtles overwintered in wetland habitats versus upland habitats.



Above: Percentage of 80 box turtle hibernacula in various wetland and upland habitat types.

In late winter of 2023, 2024, and 2025, Pinelands Commission scientists characterized the hibernacula of each turtle by measuring the thickness of the dry leaf litter and partially decomposed organic layer and the depth to the hibernating turtle and the underlying sand. Based on the data, the average depth of the top of a turtle shell was 3.9 inches below the surface of the leaf litter, demonstrating that box turtles in the Pinelands overwinter close to the surface.



Above: Schematic showing the average depth of dry leaf and needle litter, moist partially decomposed organic layer, underlying sand, and location of an overwintering eastern box turtle.

Public Information, Education & Outreach

Raising Awareness, Fostering Stewardship

The Commission continued to raise awareness and appreciation of the Pinelands in 2025, educating thousands about the region's resources.

The Commission co-sponsored and carried out the 36th annual Pinelands Short Course at Stockton University's main campus in Galloway Township on March 8, 2025. More than 430 people attended the event, which offered 37 educational presentations, including 24 new programs.

More than 110 people attended the 9th annual Pinelands Summer Short Course on July 18, 2025. The daylong, educational event was held at Stockton University's Kramer Hall in downtown Hammonton. The event featured 11 classroom sessions at Kramer Hall and four field trips. (Please see the photos on page 35.)



Above: The Commission's Instagram site has more than 5,500 followers.

Staff educated 150 students from Hammonton Middle School and Pinelands Regional Junior High School during the annual, Pinelands-themed World Water Monitoring Challenge at Batsto Lake on October 24, 2025. Students wore waders and used nets to catch fish from Batsto Lake while learning about the Pinelands. The event was co-organized and staffed by the Commission, NJDEP, New Jersey Division of Parks & Forestry, and Americorps Ambassadors. (Please see the photo on page 35).

The Commission also organized and hosted three educational presentations at its headquarters in 2025. Forty-five people attended the first program on August 2025. It focused on the NJDEP's Connecting Habitat Across New Jersey project, which is an effort to make the state's fragmented landscape easier for wildlife to move through by protecting important habitats, restoring movement corridors, and making roads safer to cross. More than 40 people attended the second Speaker Series program, which focused on Lenape culture, in September.

By the Numbers:

In 2025, the Commission's staff:

- Responded to 749 public inquiries about recreation, general information about the Pinelands and the Commission, and other non-development application questions;
- Organized and carried out the 36th annual Pinelands Short Course, the 9th Pinelands Summer Short Course, the annual, Pinelands-themed World Water Monitoring Challenge, and three Pinelands Speaker Series presentations. The events educated a total of nearly 800 people;
- Educated more than 2,600 people while delivering 67 programs, including presentations at schools and other venues, field trips and guided hikes;
- Took and shared 2,848 photos and 68 videos on the agency's Instagram site, shared 1,102 posts on X (formerly known as Twitter) and 637 posts on the agency's newly created Bluesky site;
- Uploaded/archived 37 videos on the Commission's YouTube Channel. The videos garnered 22,169 views and 2,200 hours of watch time. The Commission also gained 158 new subscribers;
- Planted more than 50 native plants at the agency's headquarters, along with installing new interpretive signage; and
- Maintained and oversaw the Commission's online store, which netted \$2,986 in sales for the year. Please see pages 38-39 for more information about the project.

More than 10 artists participated in an outdoor paint along session during the final presentation in October.

Commission staff also educated hundreds of students during dozens of presentations in schools, libraries, and other venues in 2025.

Meanwhile, Commission staff sought to heighten appreciation of the Pinelands and the Commission's work by posting daily on its social media sites. Staff shared 68 videos, 2,848 photographs, links to meetings and the agency's monthly management reports, press releases, public notices, job postings, and interactive Pinelands trivia contests on its Instagram account, which now has nearly 5,600 followers. Staff also shared 1,102 posts on its X account and 637 posts on the agency's newly created Bluesky account. Staff also uploaded nearly 40 videos and moderated virtual meetings and public hearings on the agency's YouTube channel, which now has over 1,500 subscribers.

Lastly, the Commission continued to educate the public by promoting visitation of the Candace McKee



Above: One-hundred and fifty students learned about water quality and environmental protection at the Commission's annual World Water Monitoring Challenge at Batsto Lake on October 24, 2025. Photo/Paul Leakan

Ashmun Education Exhibits and the native gardens at its office in Pemberton Township. This includes planting more than 50 new plants and installing new 12-inch by 9-inch interpretive signs that were designed by the NJDEP, which gave the Commission permission to print and display the signs. The signs will raise awareness of native plants while helping to promote their use in the Pinelands.



On the left:

Scenes from the 9th annual Pinelands Summer Short Course in Hammonton.

Photos/Paul Leakan

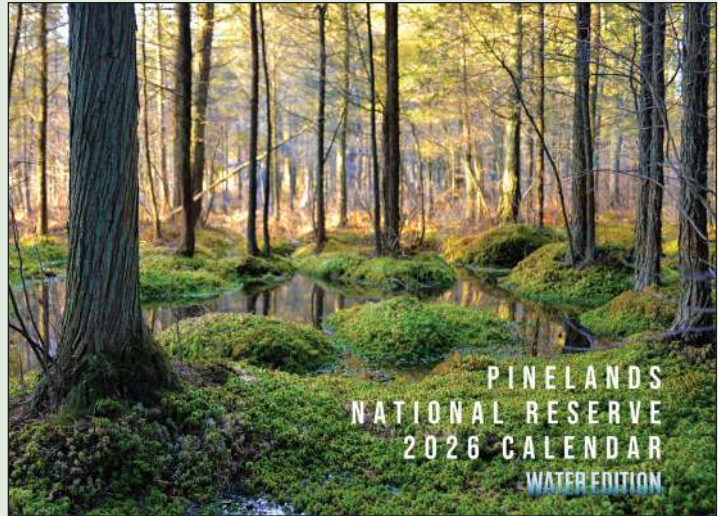
Pinelands National Reserve Calendar

The Pinelands Commission issued its 10th edition of the Pinelands National Reserve wall calendar in early December 2025.

The calendar features a water theme, while highlighting the vital importance of abundant, clean water supplies in the Pinelands. The Commission worked with Rowan College at Burlington County to design and print the calendar. All of 38 photos were taken by members of the Commission's staff.

In addition to the photos of wetlands, lakes, rivers, flora and fauna, the calendar includes State holidays, dates of Pinelands Commission meetings, important dates in Pinelands history.

A total of 1,200 copies of the calendar were printed and distributed free of charge at Bass River State Forest, Batsto Village, Belleplain State Forest, Brendan T. Byrne State Forest, Cloverdale Farm County Park, Estell Manor Park, Jakes Branch



Above: The front cover of the 2026 Pinelands National Reserve wall calendar shows a photo of an Atlantic White Cedar swamp, which can provide habitat for rare species and sequester a significant amount of carbon. Photo/John Bunnell

County Park, the Richard J. Sullivan Center, Wells Mills County Park, and Whitesbog Village.

The project was funded by the National Park Service.

Touring the Pinelands Biosphere Reserve

The Pinelands Commission led a tour of the Pinelands for representatives from the United Nations Educational, Scientific and Cultural Organization (UNESCO) on January 10, 2025, including a delegation from Paris and New York and renowned Swiss chef and plant-based food advocate Daniel Humm.

UNESCO designated the 1.1-million-acre Pinelands as a Biosphere in the 1980s. The Pinelands Commission oversees the protection of resources in the Pinelands and manages the Pinelands biosphere.

The group went on a guided bus tour at Pine Barrens Native Fruits cranberry farm and at historic Whitesbog Village. They also toured the Pinelands Preservation Alliance's Rancocas Creek Farm, which grows chemical-free produce at its 72-acre site in Southampton, NJ. The group learned about and discussed the special qualities of the Pinelands biosphere and its environment, and how the region



Above: The Commission led a tour of the Pinelands for representatives from UNESCO in 2025. Shown from left to right are Commissioner Jerry Irick, Commission Chair Laura E. Matos, Chef Daniel Humm, Commission Executive Director Susan R. Grogan, and Meriem Bouamrane, Chief, Bureau of Strategic Planning UNESCO (Paris). Photo/Paul Leakan

supports and sustains agriculture, such as the production of blueberries and cranberries.

Finances & Facilities

Fiscal & Budget

The Commission's Operating Budget for Fiscal Year 2025 totaled \$7,127,603. Of this, \$6,276,408, or 88% percent, was budgeted for personnel expenses, including salary, wages, health insurance and other fringe benefits.

Budgeted revenue sources included \$390,500 in federal grants, a \$3,749,000 State appropriation, \$814,500 in State grants and other State funding, \$750,000 in application fees and \$1,423,603 from the Commission's fund balance and reserves. The budget for the Pinelands Conservation Fund was \$3,858,954.

During 2025, the State Auditor continued to work on the Commission's audit for Fiscal Year 2022.

Pinelands Application Fees

Since April 2004, the Pinelands Commission has received application fees to partially underwrite the direct costs associated with reviewing development applications in the Pinelands Area. During Fiscal Year 2025, unaudited application fee revenue actually collected totaled \$984,850.75, \$100,261.37 less than Fiscal Year 2024. In Fiscal Year 2025, application fee revenue covered 62.72% of the cost of staff review of development applications, including salaries and full fringe benefits.

Fenwick Manor Farmhouse Renovations

The Commission is in the process of rehabilitating one of its principal office buildings, Fenwick Manor. Constructed in the early 1820s, the building needs stabilization work around its two front chimneys and several brick pier foundations. Additionally, the exterior of the building requires updates, repairs and a fresh coat of paint. The Commission previously completed an architectural survey of the building and received a Preservation Plan report detailing the stabilization and repair efforts necessary to ensure the long-term preservation of the building. To complete the work described in the Preservation Plan, the Commission received a grant from the New Jersey Historic Trust's Preserve New Jersey Historic Preservation Fund. The grant provides 50 percent of the funding, and the other 50 percent is provided by the Commission's Historic Fenwick Manor Renovation Fund. This Fund includes a special state appropriation to the Commission in 2023 and additional state funding for capital improvements provided in 2025.



Above: In 2025, the Commission took significant strides toward rehabilitating one of its principal office buildings, Fenwick Manor.

Photo/Paul Leakan

In February 2025, the Commission issued a public request for proposals to hire a historic architectural firm to assist with the rehabilitation of Fenwick Manor. The Commission selected and hired Connolly and Hickey Historical Architects to complete the work. Connolly and Hickey has completed the design and architectural

plans and specifications for the rehabilitation and are awaiting final approval from the Historic Trust. As required by the Historic Trust Grant, the Commission has also completed a pre-qualification process for general contractors that will be eligible to bid on the construction aspects of the project. Since the work is being conducted on a significant historic architectural resource, the contractors were required to provide documentation of their qualifications to complete such work. A total of four contractors were pre-qualified through this process and will receive the bid documents as soon as they are approved by the Trust. The completion of an archaeological survey was also a requirement of the grant funding. The survey was conducted by Commission staff and was limited to the areas of potential disturbance around the building where a proposed underground roof drainage system is proposed. The drainage system will prevent water seepage into the building's basement and crawl spaces. There were no potentially significant archaeological resources discovered during the survey. A report is being prepared that will be submitted to the Historic Trust for their review and approval.

The construction work is expected to begin in the spring and continue through summer and into the fall. Several employees whose workspaces are in Fenwick Manor will be temporarily moved to other locations within the Commission's office complex while construction work is taking place.

Pinelands Merchandise & Online Store

The Commission netted \$2,986.40 in sales of Pinelands merchandise in 2025, while processing a total of 80 transactions.

The agency started selling Pinelands merchandise after launching its online store in 2023, with all proceeds from sales benefiting a fund that supports native plantings and raises awareness of native vegetation. The [online store is accessible via the Commission's website](#).

In late 2025, the Commission designed and began selling Pinelands-themed playing cards and refrigerator magnets. The playing cards (shown to the top right) were professionally printed in the USA, and the faces of the cards include images of 52 different plants and animals in the Pinelands, along with the Jersey Devil. The magnets (shown to the bottom right) were also manufactured in the USA, and they boast images of the Jersey Devil, a native corn snake, native spatulate-leaved sundews, and native cranberries and blueberries.

The Commission also sells Pinelands-themed mugs, Jersey Devil tote bags, and Pinelands note cards. All proceeds from sales go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a NJ Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of



Above: In 2025, the Commission designed and started to sell Pinelands-themed playing cards to raise funds for native plants projects. Photo/Paul Leakan



Above: The Commission started selling Pinelands-themed refrigerator magnets to support a fund for native plants in 2025. Photo/Paul Leakan

native Pinelands plants and projects that raise awareness about native Pinelands plants.

Over the years, thousands of dollars have been dedicated to the fund's mission. To date, three arboretums were funded at area schools and over 35 scholarships were awarded to a senior majoring in the environmental field from each high school in the Pinelands. It also funded the creation of a rain garden that serves as a model for rain gardens in the Pinelands.

Proceeds from sales and donations to the fund will support future rounds of grant funding for projects that focus on native plants in the Pinelands.

Certification

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls. I hereby certify to the best of my knowledge that, during the 2025 calendar year, all of the Commission's standards, procedures, and internal controls were followed.



Susan R. Grogan
Executive Director

Scenes around the Pinelands in 2025



Above: This uncommon western cattle-egret dazzled bird enthusiasts and photographers alike in the Pinelands National Reserve in 2025. This species eats insects and a wide variety of animals.



Above: Cottony clouds reflected on a pond at the historic, 3,000-acre Whitesbog Village in the Pinelands when this photo was captured in November 2025.



Above: Spatulate-leaved sundews are native, insect-eating plants that grow in nutrient-poor, consistently moist soils in the Pinelands. This photo was taken in a pond in the Pinelands in September 2025.



Above: Amber Mallm, a Pinelands Commission Planning Specialist, led an outdoor paint along program as part of the Pinelands Speaker Series at the agency's headquarters on October 2, 2025.

**Photos by Paul Leakan
NJ Pinelands Commission**