



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 18

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0381.005 & 2019-0027.001)

Commissioner Lohbauer moves and Commissioner Mauriello 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:

1987-0381.005
Applicant: **NJDEP State Parks, Forests and Historic Sites**
Municipality: Pemberton Township
Management Area: Pinelands Preservation Area District
Date of Report: July 23, 2026
Proposed Development: Replacement of a septic system at Whitesbog Village; and

2019-0027.001
Applicant: **NJ Department of Transportation**
Municipality: Town of Hammonton
Management Area: Pinelands Town
Date of Report: July 23, 2026
Proposed Development: Installation of scour countermeasures at the Cedar Branch Bridge on Route 206.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning 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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1987-0381.005 & 2019-0027.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

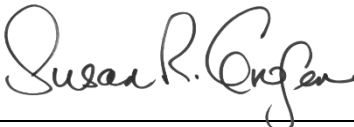
Record of Commission Votes

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: August 14, 2026



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice 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

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Re: Application # 1987-0381.005
Block 898, Lot 1
Pemberton Township

Dear Mr. Cecil:

The Commission staff has completed its review of your application for the replacement of a septic system at Whitesbog Village. 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 August 14, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, 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)
Cameron Corini, PE (via email)
Allison Pierson (via email)



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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

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Application No.: 1987-0381.005
Block 898, Lot 1
Pemberton Township

This application proposes the replacement of a septic system at Whitesbog Village located on the above referenced 261.34 acre parcel in Pemberton Township.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.1(a)10) provides that the replacement of an existing on-site wastewater disposal system does not require the completion of an application with the Commission unless the proposed replacement is located within a historic resource designated by the Commission. Whitesbog Village has been designated by the Commission as a historic resource. Therefore, the proposed replacement septic system requires the completion of an application with the Commission.

The Whitesbog General Store is serviced by an onsite septic system. The existing septic system is comprised of a septic tank and a small disposal field. The applicant has indicated that the existing septic system is failing. This application proposes to replace the existing septic system with a system comprised of a four septic tank system and an 864 square foot disposal field.

STANDARDS

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

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

The parcel is located in the Pinelands Preservation Area District. The replacement of a septic system is permitted in the Pinelands Area.

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

There are wetlands located within 300 feet of the proposed development. The replacement septic system will be located in the same location as the existing septic system.

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

The proposed development will be located within an existing maintained lawn 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 the disturbed areas, the applicant proposes replanting the maintained lawn area with turf grasses.

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

A cultural resource survey was completed within the project area. The survey demonstrated that the project area does not contain any significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 30, 2026. Online news publication notice was completed on June 15, 2026. The application was designated as complete on the Commission's website on June 16, 2026. The Commission's public comment period closed on July 10, 2026. The Commission received one written public comment regarding this application.

Public Comment: The commenter requested that the Commission approve the proposed septic system replacement application.

Staff Response: The Commission appreciates the commenter's interest in the application and notes that this report recommends that the Commission approve this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of three sheets, prepared by Roberts Engineering Group, LLC and dated as follows:

Sheet 1 - July 3, 2024
Sheets 2 & 3 - October 9, 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.



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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 August 10, 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.

From: Allison Pierson (whitesbogpreservationtrust@gmail.com)
Received: 7/7/2026 3:47:25 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: Application and Development Submission or Questions
Attachments: None

Below is the result of your feedback form. It was submitted by
Allison Pierson (whitesbogpreservationtrust@gmail.com) on Tuesday, July 7, 2026 at 15:46:57

email: whitesbogpreservationtrust@gmail.com

subject: Application and Development Submission or Questions

print_blank_fields: 1

Name: Allison Pierson

Phone Number: 2155860454

Contact Purpose: Application or Site-Specific

Subject Municipality: Pemberton Township

Existing Application Number Prefix: 1987

Existing Application Number : 0381

Existing Application Number Suffix: 005

Property address: 120 W Whites Bogs Rd, Browns Mills, NJ 08015

Message: It is hard to emphasize how important it is to Whitesbog Historic Village to have a working septic system for the General Store. All of our visitors hope for bathroom access, many visit from an hour away as well as locally to learn about and experience our New Jersey and National Register Historic District site, the birthplace of cultivated blueberries, and not having indoor bathrooms available is quite a letdown for visitors, especially seniors. Please, please, please, please, approve the septic system work. It is an existing system that needs an update and it is long overdue. As a non-profit, we depend on community support and visitors to meet our mission. It will be greatly appreciated. -Allison Pierson, Executive Director of Whitesbog Preservation Trust

Submit: Submit



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Re: Application # 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

Dear Mr. Brock:

The Commission staff has completed its review of your application for the installation of scour countermeasures at the Cedar Branch Bridge on Route 206. 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 August 14, 2026 meeting.

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Town of Hammonton Planning Board (via email)
Town of Hammonton Construction Code Official (via email)
Town of Hammonton Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Brian Lainson, PE (via email)



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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

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Application No.: 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

This application proposes the installation of scour countermeasures at the Cedar Branch Bridge within the Route 206 right of way and on the above referenced 2.05 acre parcel in the Town of Hammonton.

The applicant has indicated that the bridge has been affected by ongoing erosion and that the bridge is at high risk for scour undermining (erosion of dirt and sediment beneath the bridge foundation). This application proposes the installation of approximately 2,657 square feet of articulated concrete block matting and rip-rap stone to protect the bridge from further erosion.

A portion of the proposed development will be located on Block 4702, Lot 18 owned by a private property owner(s). The applicant proposes to acquire the area where development will occur on Block 4702, Lot 18 through an agreement with the property owner. If an agreement with the property owner cannot be reached, the applicant has indicated that they will exercise eminent domain. A condition is included in this Report indicating that no development shall occur on Block 4702, Lot 18 until the applicant has obtained lawful right of access to the affected property.

STANDARDS

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

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

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

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed development will be located in wetlands and the required buffer to wetlands. The proposed development will disturb approximately 2,657 square feet of wetlands.

The CMP permits bridges (linear improvements) and improvements associated with bridges, such as erosion countermeasures, in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve the safety of the existing bridge. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

The applicant received a Freshwater Wetlands General Permit and a Flood Hazard Area General Permit from the New Jersey Department of Environmental Protection (NJDEP) on March 5, 2021 for the proposed development. That permit expired on March 5, 2026. On March 17, 2026, the NJDEP granted a five year extension of the permit.

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

The proposed scour countermeasures will be installed within areas containing herbaceous vegetation, maintained grass, and open water. All soil disturbance and clearing will be 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. The applicant proposes to utilize a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on June 10, 2026. The Commission’s public comment period closed on July 10, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 8 sheets, prepared by Dewberry Engineers, all sheets dated October 18, 2023.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native

grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a valid Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sediment from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.
7. No development proposed in this application shall occur on the above referenced lot unless and until the applicant obtains the necessary lawful right of access.

CONCLUSION

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



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Application Specific Information: AppInfo@pinelands.nj.gov

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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 August 10, 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. PC4-26-19

TITLE: To Adopt an Amendment to the Pinelands Infrastructure Master Plan

Commissioner Lohbauer moves and Commissioner Mauriello seconds the motion that:

WHEREAS, P.L. 1985, Chapter 302 (the Pinelands Infrastructure Trust Bond Act) authorized creation of a debt of the State of New Jersey by issuance of bonds in the sum of \$30,000,000 for the purpose of providing grants and loans to local units of government in the Pinelands Area for infrastructure capital projects necessary to accommodate development in the Regional Growth Areas; and

WHEREAS, P.L. 1985, Chapter 302 required that the Pinelands Commission adopt an infrastructure master plan to be used in evaluating projects to be financed, to specify funding structure in terms of grants and loans to be awarded, and to recommend the level of funding for selected projects; and

WHEREAS, the Department of Environmental Protection adopts regulations regarding grant and loan procedures and regulations regarding allowable costs in N.J.A.C. 7:22 – 6 and 7 to implement the awards specified in the adopted Pinelands Infrastructure Master Plan; and

WHEREAS, on January 16, 1987, the Pinelands Commission adopted the original Pinelands Infrastructure Master Plan by Resolution PC4-87-03; and

WHEREAS, since that time, the Pinelands Commission adopted a number of amendments to the Pinelands Infrastructure Master Plan, most recently in 2019 through Resolution PC4-19-35; and

WHEREAS, with that 2019 amendment Pinelands Commission allocated available funding of \$15,000,000 among five infrastructure projects; and

WHEREAS, three of the five projects prioritized by the 2019 amendment failed to proceed resulting in approximately \$10,000,000 in the Pinelands Infrastructure Trust Fund that could be reallocated to support future infrastructure projects in the Regional Growth Area, and

WHEREAS, the Pinelands Commission has evaluated the current needs for infrastructure to support the demands of the Regional Growth Area; and

WHEREAS, it is necessary to revise the Pinelands Infrastructure Master Plan to create a framework for ranking new projects and to design a structure for funding that will address the current needs for infrastructure; and

WHEREAS, a public hearing to receive testimony on a proposed amendment to revise the project ranking criteria and funding structure was duly advertised, noticed and held virtually on July 22, 2026, at 10:00 a.m.; and

WHEREAS, the Executive Director has found that the amendment to revise the categories of infrastructure and the criteria for ranking project proposals supports the objectives of the Pinelands Infrastructure Bond Act; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending adoption of the June 2026 Pinelands Infrastructure Master Plan amendment; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the June 2026 Infrastructure Master Plan amendment be adopted; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the amendment and has reviewed the Executive Director’s report; and

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

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

NOW, THEREFORE BE IT RESOLVED that

- 1. An Order is hereby issued to amend the Pinelands Infrastructure Master Plan by revising the project ranking criteria and funding structure in accordance with the June 2026 amendment.
- 2. The Executive Director shall issue a request for project proposals and in the event that projects are submitted to and evaluated by the Commission in accordance with the amended Infrastructure Master Plan, selection of projects and funding awards will be considered in a future amendment.

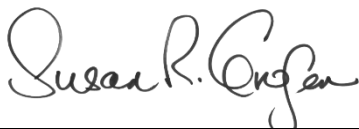
Record of Commission Votes

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: August 14, 2026



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair

New Jersey Pinelands Commission



PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT

PROJECT RANKING CRITERIA AND FUNDING STRUCTURE

PC4-26-19

August 14, 2026

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Overview

The Pinelands Infrastructure Trust Fund (PITF) was established in 1985 to help local governments and utility authorities defray the costs associated with supporting the population and economic growth targeted at Pinelands Regional Growth Areas. The Pinelands Infrastructure Bond Act became law on August 23, 1985. Voters subsequently approved a bond issue that allowed \$30 million to fund the PITF. The funds are disbursed through grants and loans for certain types of infrastructure projects that serve the needs of Pinelands Regional Growth Areas (RGA).

The Pinelands Commission prepared the original Pinelands Infrastructure Master Plan (IMP) as required by the PITF Act. That Infrastructure Master Plan accomplished three things. First, it delineated a funding structure for loans, grants, and local matching funds (originally 40%, 40%, and 20%, respectively). Second, it created a ranking system by which proposed infrastructure projects would be judged for funding eligibility. Third, it generated the list of projects that were deemed eligible for the initial round of funding. In 2019, the IMP was amended and the Commission set a funding structure that allowed project costs to be funded with up to 50% loan and 40% grant from PITF with a required a 10% local match. The list of prioritized projects was then forwarded to the New Jersey Infrastructure Bank (I-Bank) for management of the funding process.

In that funding round, five projects were awarded funding. Of those, only two (Pemberton Township water system improvements and Galloway Township sewer extension) have made some progress and accessed or will be accessing the funds to complete the projects. For the remaining projects including water, sewer, and transportation development, local sponsors have declined to proceed subsequent to the award or have made no significant progress in the past seven years. Therefore, staff is recommending that the Commission consider amending the IMP to set new criteria for funding, and subsequently, to prioritize projects for funding award. This process will result in the Commission amending the IMP twice, first identifying types of eligible infrastructure projects and ranking criteria along with a funding structure, and second, awarding new grants and/or loans to prioritized projects.

Currently, there is approximately \$10 million available to be disbursed as loans and/or grants. This is the remaining funding available after deducting the amount awarded to the two projects from 2019 that have made significant progress. For consideration of a new IMP amendment, a new funding structure will be outlined below. For a new funding round, new project priorities and ranking criteria are recommended and will be further discussed below.

Following review by the Policy & Implementation Committee of an IMP amendment to revise project ranking criteria and set a funding structure for proportions of grant, loan, and/or local match requirements, a public hearing must be held regarding the amendment. Staff will return to the Committee to review public comments and to seek a recommendation to forward it on to

the Commission to adopt the ranking criteria and funding structure amendment, as well as to move forward with posting a new request for project proposals.

If authorized to proceed, the Commission will announce a Request for Proposals to solicit applications for the 2026 funding round. Submitted applications will be ranked by staff and reviewed by the Policy & Implementation Committee. Subsequently, a second Master Plan amendment will be prepared, which will include the list of projects to be prioritized for funding. The second amendment to the IMP will then proceed through the same route of public hearing, committee review and adoption by the Commission. Following adoption of the IMP by the Commission, legislative appropriation must occur prior to funding awards through the Infrastructure Bank.

It should be noted that projects selected for funding prioritization through the Infrastructure Master Plan are not approved for development. All must follow normal permitting procedures including application to the Pinelands Commission and any other necessary permits or approvals before development may occur.

Objectives

The purpose of this Pinelands Infrastructure Trust Master Plan amendment is twofold. First, it proposes to create a revised set of ranking criteria for evaluating projects that will serve the needs of the Pinelands Regional Growth Areas. For this round, only projects involving water supply and wastewater projects would be solicited. Second, it proposes a new interest rate for any loans disbursed from the Pinelands Infrastructure Trust while maintaining the funding structure used in the 2019 funding round (50% loan, 40% grant, and 10% minimum local match).

The Pinelands Infrastructure Act was intended to also enhance the Pinelands Development Credit (PDC) program while also supporting the increased infrastructure needs and costs associated with development in RGA. Therefore, any project that receives PITF funding in this round must support new development or redevelopment for which PDC use is required or permitted by a municipal ordinance. Recommended ranking criteria reflect the underlying objective of the Pinelands Infrastructure Act of supporting both the PDC program and infrastructure needs of the RGA.

Eligible Infrastructure Types

The 2019 IMP amendments expanded the types of infrastructure projects eligible for funding to include transportation, green infrastructure projects, and water supply projects, as well as wastewater infrastructure. Prior to the 2019 funding round, all previous Infrastructure Plans had

awarded funding only to wastewater infrastructure projects. Due to the interest in and success of water supply and wastewater infrastructure projects, staff is recommending that the next round of funding be offered only to water supply or wastewater infrastructure projects. This would amend the IMP to only allow funding to be used for water supply and wastewater infrastructure projects that serve development in RGAs.

Ranking Criteria

There are two categories of ranking criteria: mandatory requirements and additional criteria. Mandatory requirements allow any project to earn up to 110 points and have largely remained the same from the 2019 funding round. The mandatory requirements emphasize the importance of infrastructure projects that will serve areas zoned for significant PDC redemption opportunities. Under the additional criteria section, the 2019 ranking criteria are revised to include four criteria: municipal economic factors, readiness to proceed, non-Kirkwood Cohansey water sources, and regional infrastructure support. The economic criterion is included in this funding round to recognize financially distressed Pinelands communities, because the cost of additional connections and/or upgrades can cause further financial strain for such communities. The readiness-to-proceed criterion is included to ensure that a municipality has a plan in place for project completion, thereby increasing the likelihood that the goals of the PITF will be realized. If maximum points are awarded to the proposed infrastructure project, a total of 175 points is possible in the ranking criteria including both the mandatory requirements and the additional criteria further described below.

Mandatory Requirements

All projects must provide service to a Regional Growth Area. Only infrastructure that supports new residential or mixed-use development and redevelopment will be considered. Only project costs associated with facilities and infrastructure inside the Pinelands Area will be eligible for funding. All projects must be eligible for points in these first three criteria. A project may be awarded up to 110 points under the mandatory requirements.

1. Level of Service (40 points)

This refers to the number of new dwelling units that are potentially served based on municipal zoning. Projects that will serve a larger number of residential units will be awarded higher points in this category. This category reflects the PITF's goal of supporting new development in the RGA to achieve the growth-oriented objectives in the Comprehensive Management Plan.

Scoring Factor	Number of Points
25 – 50 residential units	5
50 – 100 residential units	10
100 – 200 residential units	15
200 – 300 units	20
300 – 400 units	25
400 – 500 units	30
Greater than 500 units	40

2. Potential for PDC use - based on certified municipal zoning (40 points)

The project must serve areas where PDC use is optional or mandatory based on a certified municipal ordinance. Mandatory use is granted additional points in bonus factors. Potential use of greater numbers of PDCs increases awarded points. This criterion emphasizes the CMP's goal of ecological preservation and protection while supporting the PITF's objective of providing financial assistance for development in the RGA. Notably, many certified municipal ordinances and redevelopment plans include mandatory PDC use provisions.

Scoring Factor	Number of Points	
5 PDCs (20 rights)	5 for optional use	10 for mandatory use
7.5 PDCs (30 rights)	7 for optional use	15 for mandatory use
10 PDCs (40 rights)	10 for optional use	20 for mandatory use
12.5 PDCs (50 rights)	12 for optional use	25 for mandatory use
15 PDCs (60 rights)	15 for optional use	30 for mandatory use
Greater than 15 PDCs (>60 rights)	20 for optional use	40 for mandatory use

3. Local matching funds (20 points)

Not less than 10% of project funding must come from non-PITF sources, unless a hardship exists and the project otherwise is highly ranked. As funding is limited, some costs of the project must come from the municipality or local government entity to fund the project. This criterion also reflects the commitment of the municipality or project sponsor to carry out the project.

Percent Match	Number of Points
10-30%	14
Greater than 30%	20

4. Project will serve new development or redevelopment (10 points)

Recognizing that the PITF focused on the growth that was expected to occur in the RGA, projects proposed for funding must support new residential or non-residential development. Infrastructure to serve only existing development is not eligible. Infrastructure projects that will serve residential or non-residential development where the development is currently active and may have progressed to the point of obtaining local approvals are eligible. It should be noted that residential projects have the potential to rank higher in these evaluation criteria.

Additional Criteria

Although project proposals are not required to address these criteria, they may increase the project ranking score by addressing these criteria.

1. Readiness to proceed (15 points)

This criterion is to prioritize projects that are more likely to be completed/show a commitment to completing a project. This ensures that the funding is provided for projects that will be completed, which fulfills the goal of directing development to the RGA.

Scoring Factor	Number of Points	
	Task Initiated	Task Completed
Engineering design, plans, reports, feasibility	2	3
Registration with I-Bank or municipality adopted resolution for local funding	2	4
Development application to Commission initiated	5	8

2. Economic Factors (20 points)

An aspect of PITF is to ensure that the tax burden of providing utilities to serve residential development in the RGA does not fall on residents. As such, this criterion is

included to slightly increase priority for projects occurring in financially disadvantaged communities where financial burdens may be a barrier. If a project municipality qualifies under two or more of the following factors, no local match will be required. Therefore, the project could be awarded 10% more in grant allocation, for a total of 50% grant, 50% loan for the proposed project. This does not remove the mandatory project criteria above, but the local match requirement may be removed when the Commission amends the IMP to prioritize projects and award funding. Final award and determination of the required local match would be subject to review and authorization by the Commission.

Median household income, unemployment rate, percentage of population receiving TANF or SNAP benefits, and population trend data can be found in the 2026 NJ Department of Community Affairs (NJDCA)'s [Community Revitalization Index \(CRI\)](#). The values provided as the average for South Jersey are derived from the NJDCA's CRI table. For the purpose of this funding, South Jersey refers to the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem. The values in the table below are based on 2024 data.

Economic Criterion	South Jersey Average	Number of Points
Median household income of service area municipality is at or below 80% of South Jersey median household income	\$99,663	5
Service area municipality's unemployment rate is higher than the South Jersey average unemployment rate.	5.3%	5
Percentage of population receiving TANF or SNAP benefits is greater than the South Jersey average	7.9% SNAP; 11.5% TANF	5
Population trend is less than the South Jersey population increase trend	3.2%	5

3. Water Resources – Non-Kirkwood Cohansey Water Source (10 points)

The Pinelands Comprehensive Management Plan (CMP) implements water management standards at N.J.A.C. 7:50-6.86. Those standards direct applicants to first consider water supply sources that are alternatives to the Kirkwood Cohansey aquifer system. Additionally, the Kirkwood Cohansey aquifer is the surface water aquifer that supports the ecosystems and wetlands habitats of the Pinelands Area. To assist with creating

viable alternatives to the Kirkwood Cohansey aquifer for water supply purposes, additional points will be awarded to projects that result in bringing non-Kirkwood Cohansey water supply to serve development of Regional Growth Areas. Any water supply project that will use a non-Kirkwood Cohansey source will be awarded a total of ten additional points.

4. Regional Infrastructure (10 points)

Project sponsors must be local government entities with jurisdiction over the project or project service area. Projects with multiple project sponsors may be more viable. Therefore, projects with multiple local government entities involved or supporting the project proposal, or projects with multiple local government entities providing a portion of the required local matching funds will receive additional points at five points for each additional sponsor up to a maximum of 10 points to include four project sponsors. No points will be awarded for the first project sponsor.

5. Conversion of Existing Septic Service Areas to Sanitary Sewer Service (10 points)

The mandatory requirements for an infrastructure project to be funded through the Pinelands Infrastructure Trust Fund limit eligible projects to those that will serve new development in Regional Growth Areas. However, there may be wastewater infrastructure projects that will also extend the potential for sewer service to areas of existing development served by onsite septic disposal systems. While any sewer extensions into such existing development is not an eligible cost for infrastructure project funding through the PITF, an infrastructure project that would increase the likelihood for sewer service to be extended to that existing development will be awarded up to ten additional points. Under this criterion, points will be awarded for infrastructure projects that could possibly lead to the extension of sewer service to existing developments currently served by onsite septic systems in a Regional Growth Area. Points will be awarded on a scale depending on the number of existing dwellings served by onsite septic systems and any identified existing public health issue for the area of existing development.

Total Possible Points:

Mandatory Criteria	
Level of Service	40
Potential for PDC Use	40
Local Matching Funds	20
New development or redevelopment	10
Additional Criteria	
Readiness to proceed	15
Economic Factors	20
Non-Kirkwood Cohansey Water Source	10
Regional Infrastructure	10
Conversion of Onsite Septic System in RGA	10
Total Possible Points	175

Funding Structure

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. The underlying funding structure will be unchanged from the proportion of loan, grant, and local match set in the 2019 IMP amendments, that is 50% loans, 40% grants, 10% local matching fund. However, due to increases in interest rates since 2019 and to the lack of expected additional State bond acts in the future to fund the Pinelands Infrastructure Trust, the interest rate on the loan portion of any award will be increased to 2%. This will allow the trust to be replenished over time and enable more projects to be funded.

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. When the funding structure includes a portion of the award to be disbursed as loan(s), the Act requires that the interest rate will not “exceed 50% of the average interest rate of the Bond Buyer Municipal Bond Index for bonds available for purchase during the last 26 weeks preceding approval of the loan....” Terms of the loan or grant agreement shall be specified by the State Treasurer.

The Pinelands Infrastructure Master Plan financing structure for disbursement of the loans and grants would be amended as follows pending adoption by the Commission:

1. The portion awarded as loans will be 50% of the total project award.
2. The portion awarded as grants will be 40% of the total project award.
3. A local match of 10% of the total project award will be required. For municipalities that qualify under the affordability criteria, the local match will be waived, and the award will be allocated as 50% loan and 50% grants.
4. Loans will carry an interest rate of 2%.

The Act limits project costs that would be eligible for award to those remaining after deducting any Federal contribution. The Act indicates that the following costs may be included in the project award:

- ☐ Acquisition and development of real estate for use in connection with the project
- ☐ Execution of agreements or franchises
- ☐ Procurement of engineering, inspection, planning, legal, financial or other professional services
- ☐ Administrative, organizational or operating expenses incident to the authorized project
- ☐ Establishment of working capital

However, N.J.A.C. 7:22 sets for the regulatory basis for review of eligible costs by the New Jersey Department of Environmental Protection after projects are prioritized by the Pinelands Commission and the sponsoring entity moves forward to obtain funding through the Infrastructure Bank.

Outline for PITF Infrastructure Project Funding Applications

I. Application form

- a. See attached form
- b. Project Map (all maps must also be submitted in GIS formats)
 - i. Facility and infrastructure location
 - ii. Zoning district boundaries
 - iii. Development to be served boundary
 - iv. Pinelands Management Area boundaries
 - v. Municipal Boundaries
 - vi. Scale
 - vii. Compass Rose

II. Detailed Proposal

- a. Facilities, System and Service Area Description
- b. Block and lot numbers, if applicable
- c. Municipal Zoning Districts to be served
- d. Residential units and PDC Use
 - i. Total number of new residential units to be served (subject to verification)
 - ii. Number of units expected as PDC units
 - ii. Assurance of PDC use, where optional
- e. Municipal/Regional Benefits (for example, where the project will correct an existing problem or support redevelopment of an area)
- f. Costs – including a statement of the local or non-PITF funding match for the project and a statement of Federal funding associated with the project
- g. Sponsoring entity resolution indicating intent to provide local match and
- h. Project Schedule
- i. If applying for points under the economic factors criteria, provide information to address municipal population trends, median household income, TANF/SNAP benefits, and municipal unemployment rates
- k. Provide documents detailing the status of the infrastructure project. Examples include preliminary design or report, proof of application to the Commission, proof of application fee payment to Commission, etc.
- l. Provide the names/contact information of all local entities involved in the project proposal, if any.
- m. If the project is for water supply, provide the source of water that will be used

Pinelands Infrastructure Trust Project Proposal Application Form

I. Applicant Information

Applicant Name

Applicant Address

Contact Name and Address

Contact Phone Number

II. Costs and Financing Estimated Total Project Cost

_____ Local Match

Funds _____ Federal

Funds _____ PITF

Funding Assistance Requested _____

III. Detailed Proposal

Attach project description and map as described in “Outline for Project Funding Applications”. Please address the project evaluation criteria outlined in the Pinelands Infrastructure Master Plan.

IV. Resolution of the Sponsoring Entity(ies)

Attach a copy of the adopted resolution authorizing application and assigning the point of contact. The Sponsoring Entity must be a local unit or units of government with jurisdiction over the project.



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 JUNE 2026 PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT TO SET RANKING CRITERIA AND FUNDING STRUCTURE

The 1985 Pinelands Infrastructure Trust (PITF) Bond Act created an initial source of funding with the goal of defraying the costs of infrastructure in Pinelands Regional Growth Areas while simultaneously offering land value equity to property owners in the Preservation Area District, Agricultural Production Area and Special Agricultural Production Area through the use of Pinelands Development Credits (PDC). The PITF Act directed the Pinelands Commission to prepare a Master Plan to evaluate and identify infrastructure projects and to include a funding structure through which the State would administer grants and/or loans for projects that are identified in the Master Plan. Infrastructure projects must serve new development in the Regional Growth Area and the development supported by the infrastructure projects must provide opportunities or have requirements for the redemption of PDCs.

Prior to 2019, the Commission adopted various PITF Master Plan amendments that set forth projects and ranking, and funds were disbursed in the form of loans and grants. Repayment of loans replenished the Fund. In 2019, the Commission again amended the Master Plan to allocate approximately \$15,890,000 from the PITF to five infrastructure projects. Of those five projects, only two have moved forward, one being the Pemberton Township water system improvements and the second being the Galloway Township Pinehurst sewer extension. The Pemberton Township project was awarded \$2,636,100 in grant and loan, and the Galloway Township Pinehurst sewer extension project was awarded \$3,144,096. After deducting those loans and grants from the available funding, there remains approximately \$10 million that could be allocated to new priority projects.

To better address current infrastructure needs, staff is recommending that the Commission consider amendments to the Master Plan. In preparing the attached ranking criteria and funding amendment, staff sought input from local governments and utilities regarding current infrastructure needs and considered historical information to assist with preparation of the proposed PITF Master Plan Amendment. This first amendment will revise the categories of infrastructure that might qualify and will also change some of the criteria used to evaluate infrastructure projects that local sponsors propose for funding. This amendment retains the 2019 funding structure of any award consisting of 50% loan, 40% grant, and a minimum of 10% local matching funds. However, the amendment will increase the interest rate to 2% on the loan portion of any awarded funding.

Pending Commission adoption of the June 2026 amendment, Commission staff anticipates issuing a request for project proposals in late August 2026. A proposal deadline will be set in early December. Any submitted infrastructure proposals will be evaluated against the criteria included in this Master Plan amendment. Staff will then draft a second Master Plan amendment to identify a list of specific projects and to recommend loan and grant amounts.

PUBLIC HEARING

A public hearing to receive testimony concerning the PITF Master Plan amendment ranking criteria and funding structure was duly advertised, noticed, and held virtually on July 22, 2026 at 10:00 A.M. Ms. Gina Berg conducted the hearing. No testimony was given by the public at the hearing.

Written comments on the PITF Master Plan amendment were accepted through July 27, 2026. One comment was received.

1. Honorable Carl Pitale, Mayor, Hamilton Township (see Exhibit #1) submitted written comments stating that the ranking criteria should support large central water or wastewater projects that can open Regional Growth Areas for redevelopment, serve multiple development projects, and leverage existing public systems. Mayor Pitale said that regional infrastructure projects to serve a wider area would better address municipal needs. The written comments also support allowing funding to be used for either wastewater or water supply infrastructure projects.

EXECUTIVE DIRECTOR'S RESPONSE

The written comments (Exhibit #1) stated that the ranking criteria should prioritize regional infrastructure projects that support development of more than one site, promote orderly growth, and extend water or wastewater along corridors, and supported funding of water or wastewater projects.

The comments closely align with several criteria in the proposed Master Plan amendment. The ranking criteria offer higher ranking for projects that would serve a larger number of residential units. If a project proposal would allow service to multiple sites, that would score higher in the evaluation matrix. Likewise, a project would score higher if it could serve not only new development, but also redevelopment in the Regional Growth Area. Finally, additional points would be awarded for projects supported or sponsored by multiple local government entities as a regional infrastructure project. The commenter agreed with the proposed amendment to fund wastewater and water infrastructure projects.

CONCLUSION

Based on the background and comments described above, the Executive Director has concluded that the June 2026 PITF Master Plan amendment will support the objectives of the PITF Act. Accordingly, the Executive Director recommends that the Commission adopt the Amendment as proposed.

ATTACHMENT

gab

Township of Hamilton
6101 Thirteenth Street
Mays Landing, New Jersey 08330
The Office of the Administrator
609-625-1511
Mayor@HamiltonATLNJ.gov



*New Jersey's Largest
Municipality*

July 27, 2026

Re: Hamilton Township Comments on Proposed Amendment to the Pinelands Infrastructure Trust Master Plan

Dear Pinelands Commission:

Hamilton Township appreciates the opportunity to submit comments on the proposed amendment to the Pinelands Infrastructure Trust Master Plan. The Township supports the Commission's effort to modernize the criteria used to evaluate infrastructure projects eligible for potential funding through the Pinelands Infrastructure Trust Fund.

Hamilton Township has long been recognized as a Regional Growth Area municipality, and infrastructure planning remains essential to ensuring that growth occurs where the Pinelands Comprehensive Management Plan intends it to occur. The original Infrastructure Master Plan was designed to prioritize fundable projects and allow flexibility for new or modified projects as planning policies evolve.

The Township respectfully encourages the Commission to ensure that the amended ranking criteria give meaningful consideration to projects that create **backbone infrastructure** serving more than a single parcel or development. Priority should be given to water and wastewater improvements that open planned corridors for redevelopment, serve multiple properties, leverage existing public systems, and support orderly growth within Regional Growth Areas.

A current example in Hamilton Township is the redevelopment opportunity at **6370–6380 Black Horse Pike**, where approximately two miles of public water and sanitary sewer extension may be necessary. While such infrastructure would support that site, its greater public value would be in establishing utility capacity for additional existing and future development opportunities along the Black Horse Pike corridor.

Hamilton Township therefore recommends that the Commission's revised criteria recognize and reward projects that:

- serve designated Regional Growth Areas;
- support redevelopment, rehabilitation, and adaptive reuse;
- extend public water and wastewater infrastructure in a corridor-based manner;
- benefit multiple parcels or property owners;
- promote compact growth and reduce pressure for development outside planned growth areas;
- support employment-generating commercial and mixed-use development; and
- improve the long-term efficiency, resiliency, and capacity of regional utility systems.

The Township also supports the inclusion of both wastewater and water supply projects as eligible infrastructure categories, particularly where such improvements serve new development or redevelopment in Regional Growth Areas.

Hamilton Township appreciates the Commission's consideration of these comments and looks forward to working collaboratively on infrastructure planning that supports responsible growth, environmental protection, and economic vitality within the Pinelands Region.

Respectfully submitted,

Mayor Carl Pitale
Township of Hamilton
Atlantic County, New Jersey



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 20

TITLE: Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission maintains a checking account at The Bank of Princeton to pay operating expenses and clear debts; and

WHEREAS, the Pinelands Commission wishes to provide authorization to those individuals in the following positions to sign the Pinelands Commission’s checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

WHEREAS, two signatures are required for all checks written, including the signature of one of the two authorized Commission members and the signature of one of the four authorized Commission staff members; and

WHEREAS, this resolution supersedes any previous resolution of the Commission that authorized check signers by name or position title; 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 Pinelands Commission hereby authorizes the following individuals to sign checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

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: August 14, 2026

Susan R. Grogan
Executive Director

Alan W. Avery Jr.
Vice Chair