RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-25

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

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

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

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

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

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

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

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

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

Record of Commission Votes

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

*A = Abstained / R = Recused

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

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
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www.nj.gov/pinelands

MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

September 17, 2026

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

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

Dear Mayor Pikolycky:

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

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure
Public comments (3)

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

Brian Murray (via email)

Gary Murray (via email)
Joan Murray

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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

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

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

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

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

STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

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

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

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

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

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

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

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

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

CONDITIONS

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

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

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

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

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

CONCLUSION

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

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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

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

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

2. the application number;

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

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

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

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

Commenter #1

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

October 24, 2025

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

Sincerely,
Gary Murray
[redacted]

Commenter #2

Brian Murray
[redacted]

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

Date: November 1, 2025

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

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

Dear Members of the Pinelands Commission,

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

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

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

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

Thank you for your attention and consideration.

Sincerely,

_____
Brian Murray
[redacted]

Commenter #3

10/30/2025

To Whom it May Concern

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

Joan Murray

[redacted]

APP# 1987005.037
Doc Type 100

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RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-26

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

Commissioner Avery moves and Commissioner Matro seconds the motion that:

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

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

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

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

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

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

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

Record of Commission Votes

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

*A = Abstained / R = Recused

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

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

September 17, 2026

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

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

Dear Mr. Czarniawski:

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

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

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

Warren O. Stilwell, Esq. (via email)

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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

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

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

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

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

STANDARDS

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

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

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

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

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

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

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

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

PUBLIC COMMENT

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

CONDITIONS

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

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

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

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

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

CONCLUSION

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

State of New Jersey
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MIKIE SHERRILL
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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

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

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

2. the application number;

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

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

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

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

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-27

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

Commissioner Avery moves and Commissioner Pikolycky seconds the motion that:

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

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

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

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

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

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

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

Record of Commission Votes

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

*A = Abstained / R = Recused

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

Susan R. Grogan
Executive Director

Laura E. Matos
Chair

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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 17, 2026

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

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

Dear Mr. Wyckoff:

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

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

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

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

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

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

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2026

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

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

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

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

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

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

feet per acre.

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

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

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

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

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

STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ingress and spring egress.

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

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

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

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

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

PUBLIC COMMENT

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

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

A summary of all public comments received follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS

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

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

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

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

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

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

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

CONCLUSION

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

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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION
APPEAL PROCEDURE

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

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

2. the application number;

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

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

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

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

Written Public Comments (click here)

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

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