



*RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION*

NO. PC4-25- 17

**TITLE:**     **Approving** with Conditions an Application for **Public Development** (Application Number 1981-2232.001)

**Commissioner**     **Lohbauer**     **moves and Commissioner**     **Irick**      
**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:

<b>1981-2232.001</b>	
<b>Applicant:</b>	<b>Manchester Township</b>
Municipality:	Manchester Township
Management Area:	Pinelands Preservation Area District
Date of Report:	June 22, 2025
Proposed Development:	Placement of a permeable soil cap on a closed municipal landfill .

**WHEREAS**, this application proposes the placement of a permeable soil cap on a closed municipal landfill located on a 95 acre parcel; and

**WHEREAS**, a 2,000 square foot pavilion associated with an existing police shooting range and a salt storage shed were developed on the same parcel without application to, and approval by, the Commission; and

**WHEREAS**, the development of the 2,000 square foot pavilion and salt storage shed without application to, and approval by, the Commission constitutes a violation of the application requirements of the Pinelands Comprehensive Management Plan; and

**WHEREAS**, the applicant proposes to address this violation by including the 2,000 square foot pavilion and the salt storage shed in this application; and

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1981-2232.001 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

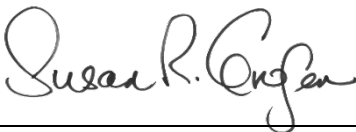
Record of Commission Votes

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

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

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

June 22, 2025

Carl Block, Administrator (via email)  
Manchester Township  
1 Colonial Drive  
Lakehurst NJ 08753

Re: Application # 1981-2232.001  
Block 116, Lot 13  
Manchester Township

Dear Mr. Block:

The Commission staff has completed its review of this application for the placement of a permeable soil cap on a closed municipal landfill. 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 July 11, 2025 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.  
Director of Regulatory Programs

Enc: Appeal Procedure  
Public Comment (1): 6/9/25 email

c: Secretary, Manchester Township Planning Board (via email)  
Manchester Township Construction Code Official (via email)  
Manchester Township Environmental Commission (via email)  
Secretary, Ocean County Planning Board (via email)  
Dan Bourdeau (via email)  
Ross Hull, NJDEP (via email)



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
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Executive Director

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

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

June 22, 2025

Carl Block, Administrator (via email)  
Manchester Township  
1 Colonial Drive  
Lakehurst NJ 08753

Application No.: 1981-2232.001  
Block 116, Lot 13  
Manchester Township

This application proposes the placement of a permeable soil cap on a closed municipal landfill. The closed landfill is located on the above referenced 95 acre parcel in Manchester Township. The parcel is located in the Pinelands Preservation Area District. There is an existing municipal police shooting range, a 2,000 square foot pavilion associated with the police shooting range, a salt storage shed, a public recycling area and a composting area located on the parcel.

The 2,000 square foot pavilion associated with the police shooting range and the salt storage shed were developed on the parcel prior to the completion of an application with the Commission in violation of the application requirements of the Manchester Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP). To address these violations, the applicant has included the 2,000 square foot pavilion and the salt storage shed in this application.

After capping of the closed municipal landfill, it is anticipated that an application will be filed with the Pinelands Commission for a proposed solar energy facility on a portion of the soil capped municipal landfill.

This application proposes the removal of all successional forest and shrub vegetation from an approximately 30 acre portion of the 95 acre parcel to facilitate the proposed capping of the landfill with permeable soil. The existing landfill will then be graded to final design grades. The landfill will be covered with two types of permeable soil cap. The portion of the landfill where the solar energy facility is proposed will be covered with 18 inches of fill topped with six inches of topsoil. This portion of the landfill will then be revegetated with native grasses. The portion of the landfill where an existing public recycling area, an existing composting area and proposed salt storage shed will be located will be covered with two feet of fill topped with one foot of coarse aggregate (crushed stone, gravel).

Available information indicates that the closed landfill was in operation between 1958 and 1985. The CMP requires that all landfills located in the Pinelands Preservation Area District that ceased operation on or after September 23, 1980 shall be capped with an impermeable material unless it can be clearly



demonstrated that one of four CMP conditions are met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap.

On November 2, 1990, the Pinelands Commission approved the placement of an impermeable cap on the existing landfill. The impermeable cap was never installed on the landfill. The CMP requires that a plan for an impermeable landfill cap or for an alternative landfill treatment be submitted to the Commission by May 20, 1997 and that the capping or alternative landfill treatment begin immediately following Commission approval of such a plan. While the plan for an impermeable cap was completed prior to May 20, 1997, the impermeable cap was never installed. This constitutes a violation of the requirements of the CMP. Completion of this application is intended to address that violation.

## **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 capping of a closed landfill is permitted in the Pinelands Area.

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

There are wetlands located on and within 300 feet of 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 within successional forest, shrub and grassed areas. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development associated with the soil capping of the closed landfill.

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

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

A threatened and endangered (T&E) species survey was completed on the parcel for Northern pine snake, Timber rattlesnake and Corn snake. The survey included visual encounter investigations, surveys for hibernacula and suitable nesting area and shelter board placement and monitoring.

During an August 23, 2022 visual encounter investigation, a young adult male Northern pine snake was located on the parcel approximately 375 feet east of the limits of the proposed development associated with capping of the landfill. The snake was implanted with a radio transmitter on August 25, 2022 and released at the point of capture on August 27, 2022. On August 29, 2022, the snake left the municipal landfill parcel and entered contiguous lands owned by Joint Base McGuire-Dix-Lakehurst (JBMDL). The location of the snake was tracked through triangulation from public lands and the snake remained on JBMDL for the remainder of the fall 2022 season and entered a hibernacula on JBMDL for the winter

of 2022. It is estimated that the hibernacula is approximately 3,350 feet from the municipal landfill parcel.

Based on the discovery of the Northern pine snake on the parcel, the Commission staff required the applicant to complete additional T&E snake species surveys during the spring and fall of 2023. The 2023 T&E species survey utilized the same survey methods as the 2022 survey. No Northern pine snakes, or other T&E snake species, were located on the parcel during the 2003 survey.

No Timber rattlesnakes or Corn snakes were observed during the 2022 and 2023 (T&E) species surveys.

In January of 2025, the New Jersey Department of Environmental Protection (NJDEP) classified Northern scarlet snake as a threatened species. Northern scarlet snakes are a burrowing species that prefers forested habitat with sandy soils. They are usually found in the ground or under rocks and logs. Both surveys completed for this application reported on all snake species, both common and T&E species, that were observed during the investigations. No Northern scarlet snakes were observed during the 2022 and 2023 surveys.

The CMP requires that development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of Northern pine snake. One Northern pine snake was located on the municipal landfill parcel during the surveys. There are approximately 24 reported Northern pine snake sightings located within a one mile radius of the municipal landfill parcel. Most of those sightings are located on lands of JBMDL that are immediately adjacent to the municipal landfill parcel. To determine if the proposed development has been designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of T&E species, the Commission staff reviewed the habitat on the municipal landfill parcel and the surrounding areas and the findings of the T&E species surveys. Based upon the tracking data, the majority of the activity range of the one located Northern pine snake was contained within JBMDL during the period that the snake was tracked.

Based on the facts set forth above, it has been demonstrated that the proposed soil capping will not result in an irreversible adverse impact on habitats that are critical to the survival of the local population of Northern pine snake.

#### Landfill Standards (N.J.A.C. 7:50-6.75)

The CMP requires that all landfills located in the Pinelands Preservation Area District that ceased operation on or after September 23, 1980 be capped with an impermeable material unless it can be clearly demonstrated that one of four CMP specified conditions can be met. If one of those four conditions can be met, the landfill can be subject of an alternative treatment, other than an impermeable cap. One of the four CMP specified conditions that can be met to allow for an alternative landfill treatment is that if a leachate plume associated with the landfill exists, it poses no significant ecological risk to wetlands.

There is a leachate plume associated with this landfill. The nearest wetland that is in the potential path of the leachate plume is located approximately 300 feet south of the landfill. To demonstrate that the leachate plume poses no significant ecological risk to wetlands, the applicant retained two environmental professionals, one a New Jersey Licensed Site Remediation Professional (LSRP) and the other, a Qualified Ecotoxicologist. Both environmental professionals evaluated water quality in groundwater monitoring wells surrounding the landfill. Landfill leachate constituent concentrations

detected in groundwater in the vicinity of the landfill were compared to the Ecological Screening Criteria published by the NJDEP. All landfill leachate constituents that were detected in groundwater surrounding the landfill were determined to be below the protective benchmark levels for surface waters and wetlands and were therefore found to pose no significant ecological risk to wetlands. The applicant's evaluation included preparation and detailed review of a conceptual site model that depicts and evaluates the landfill and its surrounding environs, a hydrogeologic framework model, groundwater monitoring data, NJDEP ecological screening criteria and an ecotoxicology report. All of this information was submitted to and reviewed by the Commission staff. The applicants LSRP also submitted a certification, in part relying on the findings of the Qualified Ecotoxicologist, representing that the landfill does not pose a significant ecological risk to wetlands and may be closed by using a permeable soil cap.

The proposed permeable soil capping of the existing landfill is consistent with the CMP landfill capping standard.

#### 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 application proposes the construction of six stormwater infiltration basins.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

### **PUBLIC COMMENT**

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on March 17, 2025. Newspaper public notice was completed on May 30, 2025. The application was designated as complete on the Commission's website on June 2, 2025. The Commission's public comment period closed on June 13, 2025. The Commission received a written comment (enclosed) from the Mayor of Manchester Township on June 9, 2025.

Commenter: The commenter expressed their support for the closure of the landfill.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands Area.

### **CONDITIONS**

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 13 sheets, prepared by Geosyntec Consultants, all sheets dated March 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.

3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Any proposed solar energy facility on the parcel requires completion of a separate application with the Commission and approval of that application in accordance with the regulations contained in the CMP.

### **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.



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

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

## **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 July 10, 2025 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.



## MANCHESTER TOWNSHIP

1 COLONIAL DRIVE • MANCHESTER, NJ 08759 • (732)657-8121

OFFICE OF THE MAYOR

JOSEPH T. HANKINS  
MAYOR

Application #: 1981-2232.001

June 9, 2025

To Whom It May Concern,

On behalf of myself and the Manchester Township Council, I am pleased to offer our full support for the closure of the municipally owned landfill and its redevelopment into a solar energy facility through our agreement with Nextgrid.

This project represents a major environmental and economic benefit to our community. As part of the agreement, Nextgrid will fund the complete closure and capping of the landfill—at no cost to our taxpayers—while also securing all necessary environmental and Pinelands Commission approvals. This public-private partnership will transform a dormant site into a source of clean, renewable energy and long-term sustainability, and will be done with the greatest sensitivity to the environment on the site and the surrounding area.

Manchester Township is proud to support this initiative which aligns our goals for responsible land use and environmental progress. We look forward to the successful advancement of this important project.

Sincerely,

Joseph Hankins  
Mayor, Manchester Township

RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 18

TITLE: Approving with Conditions an Application for Public Development and Certificate of Appropriateness (Application Number 1985-0160.015)

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

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

1985-0160.015  
Applicant: New Jersey Department of Environmental Protection  
Municipality: Washington Township  
Management Area: Pinelands Preservation Area District  
Date of Report: June 19, 2025  
Proposed Development: Demolition of a former nature center building, 50 years old or older, at Batsto Village.

WHEREAS, no request for a hearing before the New Jersey Office of Administrative Law regarding 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 and Certificate of Appropriateness both conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 and the standards for approving a Certificate of Appropriateness set forth in N.J.A.C. 7:50-6.156 if the conditions recommended by the Executive Director are imposed; and

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1985-0160.015 for public development and a Certificate of Appropriateness 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				Lettman			X		Rittler Sanchez	X			
Avery	X				Lohbauer	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Holroyd			X		Meade			X		Matos	X			
Irick	X				Pikolycky	X								

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025

Susan R. Grogan

Susan R. Grogan  
Executive Director

Laura E. Matos

Laura E. Matos  
Chair



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Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

June 19, 2025

Vincent Bonica, Jr. (via email)  
New Jersey Department of Environmental Protection  
31 Batsto Road  
Hammonton NJ 08037

Re: Application # 1985-0160.015  
Block 8, Lot 1  
Washington Township

Dear Mr. Bonica:

The Commission staff has completed its review of this application for the demolition of a former nature center building, 50 years old or older, at Batsto Village in Wharton State Forest. Enclosed is a copy of a Public Development Application Report and Certificate of Appropriateness. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 11, 2025 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.  
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Washington Township Planning Board (via email)  
Washington Township Construction Code Official (via email)  
Secretary, Burlington County Planning Board (via email)  
Samuel Loos (via email)  
Kate Marcopul, NJDEP (via email)





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Executive Director

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

**PUBLIC DEVELOPMENT APPLICATION REPORT  
AND CERTIFICATE OF APPROPRIATENESS**

June 19, 2025

Vincent Bonica, Jr. (via email)  
New Jersey Department of Environmental Protection  
31 Batsto Road  
Hammonton NJ 08037

Application No.: 1985-0160.015

Location: Block 8, Lot 1  
Washington Township

This application proposes the demolition of a former nature center building, 50 years old or older, located on the above referenced 1,962.4 acre parcel in Washington Township. The building is located in Batsto Village in Wharton State Forest. The building is two and one half stories and contains approximately 1,390 square feet.

**STANDARDS**

The Commission staff has reviewed the proposed demolition 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. 7:50-5.22)**

The parcel is located in the Pinelands Preservation Area District. The demolition of a building is permitted in the Pinelands Area.

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

The Commission staff has reviewed the submitted information regarding the proposed demolition of the former nature center building at Batsto Village and conducted a site inspection. Based upon that review and site inspection, the Commission staff has determined that the building is a contributing resource to the Batsto Village Historic District. Since the Batsto Village Historic District is listed in both the State and National Registers of Historic Places, the former nature center building is considered a Pinelands Designated cultural resource in accordance with the CMP (N.J.A.C. 7:50-6.154(a)). For this reason, the CMP requires that a Certificate of Appropriateness be issued prior to the demolition of the former nature center building.

A Certificate of Appropriateness identifies the required treatment of the cultural resource from three alternatives:

- preservation in place if possible;
- preservation at another location, if preservation in place is not possible; or
- recordation, if neither preservation in place nor at another location is possible.

As provided for in the CMP (N.J.A.C. 7:50-6.156(c)), the applicant has demonstrated that it is not technically or economically practical or feasible to preserve the building in place or at another location. As neither preservation in place nor preservation at another location is technically or economically practical or feasible, recordation of the resource is the appropriate treatment. Accordingly, this Certificate of Appropriateness requires recordation of the building.

As required by the CMP (N.J.A.C. 7:50-6.156(c)3), the proposed recordation must conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The applicant has submitted certain recordation information. Additional information, including, but not limited to, a comprehensive history of the building, its ownership, and its historic uses within the Batsto Village Historic District remains necessary to complete the required recordation and meet the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. A condition is included in this Report that demolition of the building shall not occur until the required recordation report has been submitted to the Commission and the Commission staff has issued a letter approving the recordation report.

The New Jersey Department of Environmental Protection (NJDEP) Historic Preservation Office issued a letter dated May 27, 2025 indicating that the proposed building demolition application does not meet the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The proposed building demolition application is scheduled to be reviewed by the New Jersey Historic Sites Council at its July 21, 2025 meeting. At that meeting, the New Jersey Historic Sites Council will consider the application and make a formal recommendation addressing the appropriate treatment of the building to the NJDEP Commissioner.

Any Pinelands Commission determination that recordation is the appropriate treatment of the concerned building does not require or obligate any other reviewing agency, including the NJDEP, to reach the same treatment determination. A condition of this Report requires the applicant to obtain any other necessary permits and approvals prior to the demolition of the building.

### **PUBLIC COMMENT**

The CMP defines the proposed demolition 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 2, 2025. The Commission's public comment period closed on June 13, 2025. No public comment was submitted to the Commission regarding this application.

### **CONDITIONS**

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

2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.
3. Prior to the demolition of the building, a copy of the final recordation report shall be submitted to the Commission and approved in writing by the Commission staff.

### **CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.



PHILIP D. MURPHY  
Governor  
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Lt. Governor

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

### **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 July 7, 2025 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. PC4-25- 19

TITLE: Approving with Conditions an Application for Public Development (Application Number 2025-0074.001)

Commissioner Pikolycky moves and Commissioner Irick 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:

2025-0074.001
Applicant: Dennis Township
Municipality: Dennis Township
Management Area: Pinelands Village
Date of Report: June 17, 2025
Proposed Development: Demolition of an 1,868 square foot multi-family dwelling, 50 years old or older.

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

NOW, THEREFORE BE IT RESOLVED that Application Number 2025-0074.001 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 groups of columns (AYE, NAY, NP, A/R\*) and 5 rows of member names and their votes.

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: July 11, 2025

Signatures of Susan R. Grogan (Executive Director) and Laura E. Matos (Chair)



State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

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

LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

June 17, 2025

Jessica Bishop, Township Administrator & CFO (via email)  
Dennis Township  
P.O. Box 204  
Dennisville NJ 08214

Re: Application # 2025-0074.001  
Block 24, Lot 1.01  
Dennis Township

Dear Ms. Bishop:

The Commission staff has completed its review of this application for the demolition of an 1,868 square foot multi-family dwelling, 50 years old or older, located on the above referenced 0.87 acre parcel in Dennis Township. 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 July 11, 2025 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.  
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Dennis Township Planning Board (via email)  
Dennis Township Construction Code Official (via email)  
Secretary, Cape May County Planning Board (via email)



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

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

## **PUBLIC DEVELOPMENT APPLICATION REPORT**

June 17, 2025

Jessica Bishop, Township Administrator & CFO (via email)  
Dennis Township  
P.O. Box 204  
Dennisville NJ 08214

Application No.: 2025-0074.001  
Block 24, Lot 1.01  
Dennis Township

This application proposes demolition of an 1,868 square foot multi-family dwelling, 50 years old or older, located on the above referenced 0.87 acre parcel in Dennis Township. The parcel is owned by Dennis Township. The Township has indicated that the multi-family dwelling is in poor condition.

### **STANDARDS**

The Commission staff has reviewed the proposed demolition 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 parcel is located in the Pinelands Village of Belleplain. The demolition of a building is permitted in all Pinelands Management Areas.

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

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

### **PUBLIC COMMENT**

The CMP defines the proposed demolition 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 May 30, 2025. The Commission’s public comment period closed on June 13, 2025. No public comment was submitted to the Commission regarding this application.

**CONDITIONS**

1. Disposal of any debris or excess fill may only occur at an appropriately licensed facility.
2. Prior to any demolition, the applicant shall obtain any other necessary permits and approvals.

**CONCLUSION**

As the proposed demolition 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 demolition subject to the above conditions.





PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

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LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

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

### **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 July 7, 2025 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. PC4-25- 20

TITLE: Approving with Conditions an Application for a Waiver of Strict Compliance (Application Number 1983-6052.002)

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

WHEREAS, the Pinelands Commission has reviewed each of the Findings of Fact, Conclusion and the recommendation of the Executive Director that the following application for Waiver of Strict Compliance be approved with conditions:

1983-6052.002
Applicant: Andrey Letushko
Municipality: Monroe Township
Management Area: Pinelands Regional Growth Area
Date of Report: June 19, 2025
Proposed Development: Single family dwelling.

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

WHEREAS, the Pinelands Commission hereby adopts the Findings of Fact and Conclusion of the Executive Director for the requested Waiver of Strict Compliance; and

WHEREAS, the Pinelands Commission hereby determines that the requested Waiver conforms to the standards for approving an application for a Waiver of Strict Compliance based on extraordinary hardship as set forth in N.J.A.C 7:50-4.62, N.J.A.C. 7:50-4.63 and N.J.A.C. 7:50-4.65 if the conditions recommended by the Executive Director are imposed; and

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

NOW, THEREFORE BE IT RESOLVED that Application Number 1983-6052.002 for a Waiver of Strict Compliance is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 columns of headers (AYE, NAY, NP, A/R\*) repeated three times, and 16 rows of member names and their corresponding votes.

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025

Susan R. Grogan

Susan R. Grogan
Executive Director

Laura E. Matos

Laura E. Matos
Chair



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PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
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 AN APPLICATION FOR A WAIVER OF STRICT COMPLIANCE**

June 19, 2025

Andrey Letushko (via email)  
P.O. Box 222  
Richland NJ 08350

Re: Application # 1983-6052.002  
Block 9703, Lots 24 & 25  
Monroe Township

Dear Mr. Letushko:

The Commission staff has completed its review of the above referenced application for a Waiver of Strict Compliance ("Waiver"). Based upon the facts and conclusions contained in this Report, on behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application for a Waiver with conditions at its July 11, 2025 meeting.

### **FINDINGS OF FACT**

This application is for the development of one single family dwelling serviced by public sanitary sewer on the above referenced 0.72 acre (31,363 square foot) parcel. The parcel is located in a Pinelands Regional Growth Area and in Monroe Township's RG-MR zoning district. In this zoning district, Monroe Township's land use ordinance, certified by the Commission, requires a minimum lot size of 27,500 square feet for a single family dwelling when serviced by public sanitary sewer.

The appropriate resource capability maps and other information available to the Commission staff have been reviewed.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-6.14) requires that the development proposed in this application maintain a 300 foot buffer to wetlands unless the applicant demonstrates that a lesser buffer to wetlands will not result in a significant adverse impact on wetlands. A portion of the parcel is wetlands as defined in the CMP (N.J.A.C. 7:50-6.5(a)2). The wetlands continue onto adjacent lands. Any development of the parcel would be located within 300 feet of these wetlands. The applicant has submitted no information to demonstrate that the proposed development will not cause a significant adverse impact on wetlands. Based on the quality and location of the wetlands, the proposed development will cause a significant adverse impact on the wetlands. As there will be a significant adverse impact on wetlands located within 300 feet of the proposed development, the applicant is requesting a Waiver from the buffer to wetlands standard contained in the CMP (N.J.A.C. 7:50-6.14).

The CMP (N.J.A.C. 7:50-4.65(b)6) requires that to qualify for a Waiver to develop a single family dwelling in a Pinelands Regional Growth Area, it must be demonstrated that no development, including clearing and land disturbance, will be located on wetlands. The buffer to wetlands for the proposed dwelling will range in width from approximately 11 feet to approximately 30 feet. No development, including clearing and land disturbance, will be located on wetlands.

The parcel includes all contiguous land in common ownership on or after January 14, 1981. The proposed single family dwelling will be the sole principal use of the entire contiguous parcel. The development of a single family dwelling on the parcel will not require any lot area or residential density variances pursuant to Monroe Township's certified land use ordinance. The development of a single family dwelling on the parcel will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP. The proposed single family dwelling will not result in a substantial impairment of the resources of the Pinelands Area as required by the CMP (N.J.A.C. 7:50-4.65(b)).

Only if the parcel is developed in accordance with the conditions recommended below will the adverse impacts on wetlands be minimized.

### **PUBLIC COMMENT**

The applicant has provided the requisite public notices. Public notice to all property owners within 200 feet of the parcel was completed on May 27, 2025. Newspaper public notice was completed on May 27, 2025. The application was designated as complete on the Commission's website on June 3, 2025. The Commission's public comment period closed on June 13, 2025.

Two commenters submitted a total of four emails (attached) to the Commission providing public comment on this application.

Commenter One: By emails dated May 24, 2025 and May 30, 2025, the commenter expressed concerns about neighborhood integrity, natural beauty and crucial ecological resources. The commenter is also concerned about alteration of the landscape and disruption of local wildlife habitat, increased traffic, suburbanization, property values and the long term environmental and social impacts of the proposed single family dwelling. The commenter is further concerned due to the possibility of an eagle nest located somewhere in this area.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands. A copy of this Waiver Report is being provided to the commenter.

The Commission's Waiver regulations are designed to provide all property owners with at least a minimum beneficial use of their parcels consistent with constitutional requirements. The Waiver regulations (N.J.A.C. 7:50-4.61 through 4.70) require an application to meet a specific series of legal requirements and minimum environmental regulations to qualify for a Waiver to develop a dwelling. A Waiver applies to a specific parcel of land rather than a specific applicant or property owner. The submitted application information demonstrates that the parcel qualifies for a Waiver.

With respect to Bald eagles, the Monroe Township land use ordinance and the CMP provide that no development shall be carried out unless it is designed to avoid irreversible adverse impact on habitats that are critical to the survival of any local population of threatened and endangered (T&E) animal

species as designated by the New Jersey Department of Environmental Protection (NJDEP). On January 6, 2025, the NJDEP removed (delisted) Bald eagles as a T&E species in New Jersey.

Bald eagle nests continue to be protected by the Federal Bald and Golden Eagle Protection Act. That Act prohibits disturbing a Bald eagle nest. After receipt of the public comment, the Commission staff conducted a second site inspection of the parcel on June 19, 2025. No Bald eagle nests were observed on or in the immediate vicinity of the parcel.

Commenter Two: By emails dated May 24, 2025 and June 5, 2025, the commenter requested information on the application and expressed opposition to a dwelling being developed on the parcel and damaging the forest in front of their property. The commenter also expressed concern for Bald eagles that inhabit trees in the area and indicated that Bald eagles are occasionally observed in the trees on the parcel subject of the waiver application. Accompanying the June 5, 2025 email was four videos depicting Bald eagles perched on trees.

Staff Response: The Commission staff appreciates the commenter's interest in the Pinelands. A copy of this Waiver Report is being provided to the commenter. By email dated June 6, 2025, the Commission staff provided the commenter with information regarding the Waiver application. Please refer to the above response to public comment regarding the purpose of a Commission waiver application and the T&E species status of Bald eagle.

### **CONCLUSION**

The CMP (N.J.A.C. 7:50-4.62) sets forth the standards which must be met before a Waiver can be approved. The CMP (N.J.A.C. 7:50-4.62(a)) requires that for a Waiver application to be approved based on extraordinary hardship, the applicant must demonstrate that the conditions of either N.J.A.C. 7:50-4.63(a) or (b) have been met.

N.J.A.C. 7:50-4.63(a) sets forth five conditions which must be met for an applicant to qualify for an extraordinary hardship pursuant to that subsection.

The first condition is that the only relief sought is from one or more of the standards contained in N.J.A.C. 7:50-6 for certain specified development. One of the specified types of development is a single family dwelling on a parcel within a Pinelands Regional Growth Area which will be serviced by a centralized wastewater treatment system (public sanitary sewer). This application is for a Waiver from the buffer to wetlands standard contained in N.J.A.C. 7:50-6. The application proposes to develop a single family dwelling serviced by public sanitary sewer on a 0.72 acre (31,363 square foot) parcel located in a Pinelands Regional Growth Area. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)1iv.

The second condition is that the parcel includes all contiguous land in common ownership on or after January 14, 1981, including lands which are contiguous as a result of ownership of other contiguous lands. Since the parcel includes all such contiguous land as required by this condition, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)2.

The third condition is that the proposed use will be the sole principal use on the entire contiguous parcel, except as expressly provided in N.J.A.C. 7:50-5.1(c). As the proposed single family dwelling will be the sole principal use on the parcel, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)3.

The fourth condition is that all necessary municipal lot area and density variances have been obtained if the parcel is located in a municipality whose master plan and land use ordinance have been certified by the Pinelands Commission. Monroe Township's master plan and land use ordinance have been certified by the Pinelands Commission. In the Township's RG-MR zoning district, Monroe Township's certified land use ordinance establishes a minimum lot size of 27,500 square feet to develop a single family dwelling serviced by public sanitary sewer. This application proposes to develop a single family dwelling serviced by public sanitary sewer on a 0.72 acre (31,363 square foot) parcel. No municipal lot area or density variance is required to develop the proposed single family dwelling. As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)4.

The fifth condition is that the development of the parcel will not violate any of the criteria contained in N.J.A.C 7:50-4.65(b). N.J.A.C. 7:50-4.65(a) precludes the granting of a Waiver which permits a parcel to be developed unless such development will be consistent with the purposes and provisions of the Pinelands Protection Act, the Federal Act and the CMP and will not result in a substantial impairment of the resources of the Pinelands Area. The CMP (N.J.A.C. 7:50-4.65(b)) sets forth the circumstances which do not comply with N.J.A.C. 7:50-4.65(a). With the conditions recommended below, the proposed development will not violate any of the circumstances contained in N.J.A.C. 7:50-4.65(b). As a result, the applicant meets the criteria set forth in N.J.A.C. 7:50-4.63(a)5.

Since the applicant meets all five conditions set forth in N.J.A.C. 7:50-4.63(a), the applicant has demonstrated that an extraordinary hardship exists pursuant to N.J.A.C. 7:50-4.62(a).

As required by N.J.A.C. 7:50-4.62(b), the proposed dwelling will not result in substantial impairment of the resources of the Pinelands or be inconsistent with the provisions of the Pinelands Protection Act, the Federal Act or the CMP in accordance with the criteria set forth in N.J.A.C. 7:50-4.65.

As required by N.J.A.C. 7:50-4.62(c), and with the conditions recommended below, the proposed dwelling will not involve trespass or create a public or private nuisance by being materially detrimental or injurious to other property or improvements in the area in which the parcel is located, increase the danger of fire or endanger public safety.

The CMP (N.J.A.C. 7:50-4.62(d)) requires that the Waiver only grant the minimum relief necessary to relieve the extraordinary hardship. The proposed single family dwelling is the minimum relief necessary to relieve the extraordinary hardship which has been shown to exist.

The CMP (N.J.A.C. 7:50-4.62(d)1iii) requires the acquisition and redemption of 0.25 Pinelands Development Credits (PDCs) whenever a Waiver provides relief from one or more of the standards of N.J.A.C. 7:50-6. This Waiver provides relief from the buffer to wetlands standard of N.J.A.C. 7:50-6. The Waiver requires the acquisition and redemption of 0.25 PDCs. As the application is obtaining a Waiver from the minimum buffer to wetlands standard (N.J.A.C. 7:50-6.14), a condition is included in this Report to require the applicant to acquire and redeem the requisite 0.25 PDCs.

To meet the requirements of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65, the Pinelands Commission staff has determined that the parcel must be developed in accordance with the following conditions:

1. Except as modified by the below conditions, the proposed development shall adhere to the plot plan prepared by Ewing Associates, dated December 5, 2024 and revised April 3, 2025.

2. Except as provided in N.J.A.C. 7:50-5.1(c), the single family dwelling approved herein shall be the sole principal use of the parcel.
3. No development, including clearing and land disturbance, shall be located on wetlands.
4. The driveway shall be constructed of crushed stone or other permeable material.
5. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, the Commission must receive a letter from the Pinelands Development Credit Bank indicating that the requisite 0.25 PDCs have been acquired and submitted to the PDC Bank for redemption.
6. Drywells, pervious pavement, small scale infiltration basin(s) or comparable alternative measures designed in accordance with the New Jersey Department of Environmental Protection, Best Management Practice shall be installed to retain and infiltrate stormwater runoff generated from the total roof area of the single family dwelling by a 10-year, 24-hour storm.
7. Prior to Commission issuance of a letter advising that any municipal or county permit or approval may take effect, to meet the 27,500 square foot minimum lot size requirement in Monroe Township's RG-MR zoning district, a recorded copy of a deed consolidating Block 9703, Lots 24 and 25 into one lot must be submitted to the Pinelands Commission.
8. This Waiver shall expire July 11, 2030 unless all necessary construction permits have been issued by that date. The Waiver shall also expire if any construction permit is allowed to expire or lapse after July 11, 2030 or if any renewal or extension of any permit or approval or issuance of a new construction permit is necessary after that date.
9. Prior to issuance of a Pinelands Commission Certificate of Filing, a copy of a recorded deed containing all of the above conditions shall be submitted to the Pinelands Commission. The deed shall specify that the conditions are being imposed pursuant to a June 19, 2025 Pinelands Commission Report on an Application for a Waiver of Strict Compliance for Application # 1983-6052.002. The deed shall also state that the conditions are enforceable by the Pinelands Commission, Monroe Township, the Gloucester County Health Department and any other party of interest.

With the above conditions, the applicant qualifies for a Waiver from the requirements of N.J.A.C. 7:50-6.14.

Since the applicant meets the provisions of N.J.A.C. 7:50-4.62, N.J.A.C. 7:50-4.63(a) and N.J.A.C. 7:50-4.65 for the development of one single family dwelling on the parcel, it is recommended that the Pinelands Commission **APPROVE** the requested Waiver of Strict Compliance subject to the above conditions.

### **APPEAL**

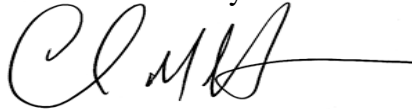
The CMP (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal this recommendation in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted 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 July 7, 2025 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. 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.

If no appeal is received, the Pinelands Commission may either approve the determination of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Recommended for Approval by: \_\_\_\_\_



Charles M. Horner, P.P., Director of Regulatory Programs

Attachments(4): Public Comment Emails

- c: Secretary, Monroe Township Planning Board (via email)  
 Monroe Township Construction Code Official (via email)  
 Secretary, Gloucester County Planning Board (via email)  
 Marc Tredanari (via email)  
 Nick Cintron (via email)



From: Marc Tredanari (tredanari1955@gmail.com)  
 Received: 5/24/2025 12:41:11 PM  
 To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)  
 CC:  
 Subject: [EXTERNAL] Pinelands: Block 9703 lots 24-25  
 Attachments: None

Att: Pineland Commissions

Re: Pinelands Application No. 1983-6052.002

Subject: Urgent Request to Stop Proposed Construction of a Single-Family Dwelling in the Pinelands  
 Block 9703 Lots 24-25

I am writing to you as a concerned resident of our cherished Pine Lands community, regarding the proposed construction of a single-family dwelling on the property located at North Shore drive; in Monroe Township.

It has come to my attention that this property is owned by an individual or entity that appears to engage in

buying and selling land primarily for profit. This practice raises serious concerns about the long-term impact

on both our neighborhood's integrity and the natural beauty that defines our environment.

The Pinelands are not just a geographical area; they are a crucial ecological resource and an irreplaceable

part of our community's charm. The introduction of new construction intended for profit maximization undermines the efforts of residents who appreciate and seek to maintain the area's natural aesthetics and ecological balance. This development poses a significant risk of altering the landscape, disrupting local wildlife habitats, and diminishing the serene character of our neighborhood.

Moreover, prioritizing profit over preservation is detrimental not only to the natural beauty of the Pinelands

but also to the quality of life of the residents who cherish this unique environment. The Increased traffic, and

the overall suburbanization of the region can negatively impact property values and the close-knit community atmosphere we have worked hard to cultivate.

I urge the planning department to review this proposal with the utmost care and consideration, prioritizing

the long-term environmental and social impacts over short-term profit. It is essential that we act to protect

our beautiful neighborhood from developments that threaten to disrupt its harmony and ecological significance.

Thank you for your attention to this critical matter. I look forward to your prompt response and hope for a

favorable outcome for our beloved Pine Lands.

Sincerely,

Marc S Tredanari

3483 North Shore drive  
Williamstown, NJ 08094

From: Marc Tredanari ([tredanari1955@gmail.com](mailto:tredanari1955@gmail.com))  
Received: 5/30/2025 10:57:23 AM  
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)  
CC:  
Subject: [EXTERNAL] Re: Pinelands: Block 9703 lots 24-25  
Attachments: None

As a concerned homeowner I've added an addendum to my letter below...  
In light of these concerns, I strongly urge you to reconsider ongoing and future construction projects in the Pinelands, Block 9703 / lots 24-25; particularly in identified eagle nesting areas. The residents on North shore drive has witnessed 2 eagles nesting somewhere in this area and needs to be looked at before moving forward. It is imperative that we prioritize environmental conservation and adhere to the legal frameworks designed to protect our natural heritage.  
Thank you in advance  
Marc Tredanari

>  
> Att: Pineland Commissions  
>  
> Re: Pinelands Application No. 1983-6052.002  
>  
> Subject: Urgent Request to Stop Proposed Construction of a Single-Family Dwelling in the Pinelands  
>  
> Block 9703 Lots 24-25  
>  
> I am writing to you as a concerned resident of our cherished Pine Lands community, regarding the proposed construction of a single-family dwelling on the property located at North Shore drive; in Monroe Township.  
> It has come to my attention that this property is owned by an individual or entity that appears to engage in buying and selling land primarily for profit. This practice raises serious concerns about the long-term impact on both our neighborhood's integrity and the natural beauty that defines our environment.  
> The Pinelands are not just a geographical area; they are a crucial ecological resource and an irreplaceable part of our community's charm. The introduction of new construction intended for profit maximization undermines the efforts of residents who appreciate and seek to maintain the area's natural aesthetics and ecological balance. This development poses a significant risk of altering the landscape, disrupting local wildlife habitats, and diminishing the serene character of our neighborhood.  
> Moreover, prioritizing profit over preservation is detrimental not only to the natural beauty of the Pinelands but also to the quality of life of the residents who cherish this unique environment. The Increased

traffic, and the overall suburbanization of the region can negatively impact property values and the closeknit community atmosphere we have worked hard to cultivate.

> I urge the planning department to review this proposal with the utmost care and consideration, prioritizing

the long-term environmental and social impacts over short-term profit. It is essential that we act to protect

our beautiful neighborhood from developments that threaten to disrupt its harmony and ecological significance.

>

> Thank you for your attention to this critical matter. I look forward to your prompt response and hope for a

favorable outcome for our beloved Pine Lands.

>

> Sincerely,

> Marc S Tredanari

> 3483 North Shore drive

> Williamstown, NJ 08094

From: Nick (nicholas.v.cintron@gmail.com)  
Received: 5/24/2025 11:16:29 AM  
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)  
CC:  
Subject: [EXTERNAL] App 1983-6052,002  
Attachments: None

Hello

Can you please provide more info on this application. I'm against the idea of allowing a building to be permitted and damaging of the forest lot in front of my property. Originally bought my house with the notion that the land was protected Pinelands which would preserve the privacy and scenic views of the street.

From: Nick (nicholas.v.cintron@gmail.com)

Received: 6/5/2025 12:28:59 PM

To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)

CC:

Subject: [EXTERNAL] Re: Pinelands Application #1983-6052.002, Andrey Letushko

Attachments: Video.mov, Video\_1.mov, Video\_2.mov, Video\_3.mov

Hi. would like to add one thing. Not sure if they are still protected and if any conservation efforts exist.

But

bald eagles do habit the trees in this area and can be occasionally seen in the trees of the lot in question over

looking the two lakes for food. Allowing the area to be cleared out may disrupt their habits and for them to relocate.

Sent from my iPhone

On Jun 5, 2025, at 11:17 AM, appinfo@pinelands.nj.gov wrote:

This email confirms our receipt of your comments regarding an application for a Waiver of Strict Compliance for the construction of a single family dwelling on Block 9703 Lots 24 and 25. Your application comments have been placed in the file. As Monroe Township will also be reviewing the application, you may also wish to submit any comments to Monroe Township.

The application is complete and the final opportunity for public comment will occur at the 6/13/2025 Commission Meeting. Please visit the Commission's website for information regarding attending Commission meetings virtually or in-person.

When the application is complete, the Commission staff will issue a Waiver Report recommending approval or denial of the Waiver. When issued, a copy of that Report will be sent to you.

Within the Report, the Commission staff will respond in writing to public comments that address matters that fall within the Commission's regulatory authority.

The Commissioners will vote on the recommendation contained in the Report at a monthly meeting of the

Pinelands Commission.

Thank you for your interest in the Pinelands Area.

Donna DiPalma

Pinelands Commission

PO BOX 359

New Lisbon, NJ 08064

609-894-7300



**RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION**

**NO. PC4-25- 21**

**TITLE:** Issuing an Order to Approve the Stockton University 2020 Facilities Master Plan

**Commissioner Irick moves and Commissioner Rittler Sanchez seconds the motion that:**

- WHEREAS**, N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan (CMP) allows any state agency with jurisdiction over land within the Pinelands Area to request Commission approval of a comprehensive plan describing existing and planned land uses, resource management, and development activities; and
- WHEREAS**, upon Commission approval of a state agency plan, such development activities included in the plan are reviewed in accordance with the CMP, as modified by any specific provisions in the approved plan; and
- WHEREAS**, Stockton University operates a campus located within the Pinelands Area of Galloway Township, Atlantic County; and
- WHEREAS**, on July 13, 1990, the Pinelands Commission approved the 1990 Facilities Master Plan of Stockton University through the adoption of Resolution PC4-90-102; and
- WHEREAS**, Resolution PC4-90-102 specified that any amendments to Stockton University’s 1990 Facilities Master Plan must be submitted to the Executive Director for review and approval in accordance with N.J.A.C. 7:50-4.52(e) of the CMP; and
- WHEREAS**, Resolution PC4-90-102 also authorized the Executive Director to execute a Memorandum of Agreement with the University to establish a cooperative approach for implementation of the 1990 Facilities Master Plan; and
- WHEREAS**, said Memorandum of Agreement between the Commission and the University was fully executed on July 18, 1990; and
- WHEREAS**, on September 10, 2010, the Pinelands Commission approved the 2010 Master Plan of Stockton University through the adoption of Resolution PC4-10-48; and
- WHEREAS**, on November 5, 2010, Stockton University recorded a Deed of Conservation Restriction in the Atlantic County Land Records applicable to areas mapped as restricted areas in the 2010 Master Plan; and
- WHEREAS**, on November 14, 2014, the Pinelands Commission adopted Resolution PC4-14-37, authorizing the Executive Director to execute a new Memorandum of Agreement with the University to streamline the permitting of activities associated with implementation of the 2010 Master Plan; and
- WHEREAS**, said Memorandum of Agreement was fully executed on March 13, 2015; and
- WHEREAS**, on August 31, 2016, the Executive Director notified Stockton University that development activities undertaken by the University in deed-restricted areas were in violation of the terms of the 2015 Memorandum of Agreement; and
- WHEREAS**, on October 28, 2016, Stockton University notified the Commission that it consented to the indefinite suspension of the 2015 Memorandum of Agreement; and
- WHEREAS**, on September 23, 2020, the Stockton University Board of Trustees adopted the 2020 Facilities Master Plan and submitted it to the Pinelands Commission for review and approval; and

**WHEREAS**, the Commission deferred action on the 2020 Plan until the University submitted a framework for resolving its outstanding CMP violations, obtained New Jersey Department of Environmental Protection (NJDEP) approval to amend the Deed of Conservation Restriction (DCR) on the campus, and recorded the amended deed restriction; and

**WHEREAS**, in November 2022, Stockton submitted proposed revisions to the conservation area boundaries to the Commission, which were reviewed by the Commission's Policy and Implementation Committee on November 30, 2022; and

**WHEREAS**, on January 5, 2024, the University submitted a letter to the Commission detailing its plan to resolve the remaining violations on its campus; and

**WHEREAS**, on November 1, 2024, the Executive Director notified the NJDEP that the Commission consented to the amended Deed of Conservation Restriction filed by Stockton University; and

**WHEREAS**, on December 17, 2024, the NJDEP approved the amended Deed of Conservation Restriction, allowing for the release of approximately 33 acres and the restriction of an additional 35 acres; and

**WHEREAS**, said amended Deed of Conservation Restriction was recorded in the Atlantic County Land Records on March 24, 2025; and

**WHEREAS**, a copy of the recorded amended Deed of Conservation Restriction was submitted to the Pinelands Commission on April 10, 2025; and

**WHEREAS**, a public hearing to receive testimony concerning Stockton University's request for approval of its 2020 Facilities Master Plan was duly advertised and noticed and was conducted remotely on May 28, 2025, at 9:30 a.m., with a live broadcast on the Pinelands Commission's public YouTube channel and an opportunity for the public to call in during the live broadcast; and

**WHEREAS**, the Executive Director has reviewed Stockton University's 2020 Facilities Master Plan and determined that it meets the requirements of N.J.A.C. 7:50-4.52(e) for approval of state agency plans; and

**WHEREAS**, the Commission's CMP Policy and Implementation Committee reviewed the 2020 Facilities Master Plan and the Executive Director's Report at its meeting on June 27, 2025, and recommended that the 2020 Facilities Master Plan be approved; and

**WHEREAS**, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the 2020 Facilities Master Plan and has reviewed the Executive Director's report; and

**WHEREAS**, the Pinelands Commission accepts the recommendations 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 approving the Stockton University 2020 Facilities Master Plan.
- 2. Nothing herein shall be construed to relieve Stockton University of its obligation to obtain approval from the Pinelands Commission pursuant to N.J.A.C. 7:50-4.51 et seq. for all development activities proposed at its Galloway Township campus, regardless of whether such activities are included in the 2020 Facilities Master Plan.
- 3. All development on the Stockton University shall be consistent with the Pinelands Comprehensive Management Plan and the terms of the amended Deed of Conservation Restriction, recorded March 24, 2025.
- 4. Any amendments to the September 2020 Facilities Master Plan shall be submitted to the Commission for review and approval in accordance with N.J.A.C. 7:50-4.52(e).

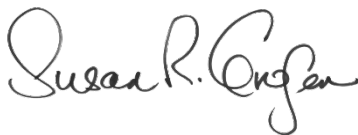
Record of Commission Votes

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

\*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 11, 2025



Susan R. Grogan  
Executive Director



Laura E. Matos  
Chair





PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
[www.nj.gov/pinelands](http://www.nj.gov/pinelands)



LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

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

## Report on Stockton University's 2020 Facilities Master Plan

June 18, 2025

Stockton University  
Jimmie Leeds Road  
P.O. Box 195  
Pomona, NJ 08240

### Findings of Fact

#### I. Background

N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan (CMP) allows any state agency with jurisdiction over land within the Pinelands Area to request Commission approval of a comprehensive plan describing existing and planned land uses, resource management, and development activities. Upon Commission approval, such development activities included in the plan are reviewed in accordance with the CMP, as modified by the specific provisions of the approved state agency plan.

Stockton University's main campus is located in central Galloway Township, Atlantic County, within the Pinelands Area. Pinelands municipalities adjacent to Galloway Township include Port Republic City and Egg Harbor City, as well as the Townships of Hamilton, Egg Harbor, and Mullica in Atlantic County, and Washington and Bass River Townships in Burlington County.

The main campus consists of approximately 1,609 contiguous acres. It is bounded to the north and west by Pomona Road (County Route 575), to the southwest and south by Duerer Street and Jimmie Leeds Road (County Route 561), and to the east by the Garden State Parkway. Additional University-owned lands near the main campus bring Stockton's total land holdings in Galloway Township to approximately 1,835 acres. Of this total, approximately 996 acres are located within a Regional Growth Area in the Township's Government Institutional (GI) District, while the remaining 839 acres are located within a Rural Development Area in the Residential (R-5) and Resort Commercial Rural (RCR) zones (See Exhibit 1).

#### ***Stockton University's First Facilities Master Plan (1990 Plan)***

Beginning in the late 1980s, Stockton University engaged both Galloway Township and the Pinelands Commission regarding the need to expand campus facilities in response to projected student enrollment

growth. At that time, the entire campus was designated as a Rural Development Area under the CMP's original Land Capability Map, limiting development despite the presence of sewer infrastructure.

In April 1990, the Commission certified two Galloway Township ordinances that redesignated approximately 500 acres, primarily developed and sewered, from Rural Development Area to Regional Growth Area. This zoning change was intended to accommodate the expansion of campus facilities as anticipated in the forthcoming Facilities Master Plan. No offsetting zoning changes were required as part of the conformance process.

In June 1990, Stockton adopted its first Facilities Master Plan, which the Commission approved the following month. The approval required that any amendments to the plan be submitted to the Executive Director for review and approval in accordance with N.J.A.C. 7:50-4.52(e). It also authorized the Executive Director to enter into a Memorandum of Agreement (MOA) with the University to facilitate implementation of the 1990 Plan and to promote the permanent protection of 1,060 acres of University lands outside the Regional Growth Area as described in the Plan. The MOA was executed in July 1990. While the 1990 Plan designated certain lands for permanent protection, a Deed of Conservation Restriction (DCR) was never recorded.

In October 2001, the Commission certified a Township ordinance that redesignated approximately 46 acres from Rural Development Area to Regional Growth Area to reflect existing campus development, including dormitories and parking areas.

#### ***Stockton University's Second Facilities Master Plan (2010 Plan)***

In December 2009, Stockton adopted an updated Facilities Master Plan to support further expansion in response to projected enrollment growth. The 2010 Plan expanded the University's designated development area by approximately 450 acres, including 151 acres of vacant, developable land. To offset this expansion, Stockton proposed permanent protection of approximately 1,257 acres, including 170 acres of previously unprotected, vacant developable land. The Commission approved the 2010 Plan in September 2010. As a condition of the approval, Stockton was **required** to record a Deed of Conservation Restriction (DCR) on the lands designated for conservation in the plan, which was subsequently recorded in November 2010.

In August 2010, the Commission certified another Galloway Township rezoning of the Stockton Campus that redesignated approximately 450 acres from Rural Development Area to Regional Growth Area. This rezoning aligned with the proposed campus expansion contained in the approved 2010 Facilities Master Plan. No offsetting zoning changes were required as part of the conformance process.

In November 2014, the Commission authorized the Executive Director to execute a new MOA with Stockton to streamline permitting for development associated with the 2010 Plan. The MOA was executed in May 2015.

#### ***Post-Suspension of the 2015 MOA***

In 2016, the University undertook infrastructure improvements within deed-restricted areas, violating both the DCR and the 2015 MOA. In August 2016, Commission staff formally notified the University of the violations. In October 2016, the University consented to the indefinite suspension of the 2015 MOA, while it worked to resolve existing violations, investigate suspected mapping errors related to the 2010 Plan, and continue development of its 2020 Facilities Master Plan.

Since that time, no MOA has been in effect between the University and the Commission. Consequently, all proposed development at the Galloway campus has required application review and approval under the Commission's standard public development review process (N.J.A.C. 7:50-4.51 et seq.). During this period, as many as twelve development applications were pending before the Commission. Until early 2024, all were deemed incomplete, in accordance with N.J.A.C. 7:50-4.2(c)1ii, due to unresolved violations.

Stockton subsequently identified mapping errors included in the 2010 Plan, which were incorporated in the DCR. As a result, the DCR failed to clearly depict or recognize existing infrastructure, utilities, and internal paths, creating ambiguity regarding their status under the deed restriction and preventing their improvement. These issues demonstrated the clear need for an amended DCR with updated mapping to clearly delineate conservation areas, accommodate reasonable and necessary infrastructure improvements, and offset any areas released from the DCR with newly deed restricted lands.

In September 2020, the Stockton University Board of Trustees adopted a new Facilities Master Plan and submitted it to the Commission for review. The Commission deferred action until the University submitted a framework for resolving its outstanding CMP violations, obtained New Jersey Department of Environmental Protection (NJDEP) approval to amend the DCR, and recorded the amended deed restriction.

In November 2022, Stockton submitted revised DCR mapping to the Commission. Survey work revealed that earlier estimates of the preserved area were inaccurate. In 2010, Stockton estimated that the DCR would preserve 1,257 acres; however, recent surveys determined the actual preserved area to be 1,220 acres. Of the 37-acre discrepancy, 28 acres included lands not truly preserved, as they were excluded under the original DCR for soil stockpiling, recycling and composting activities as well as potential Garden State Parkway improvements. The remaining 9 acres were attributed to low-precision mapping. Based on the same recent survey data, the amended DCR would preserve 1,222 acres, a net increase of 2 acres. The revised mapping was reviewed by the Commission's Policy and Implementation Committee on November 30, 2022, and no objections were raised.

In June 2023, Stockton submitted a formal request to NJDEP to amend the DCR based on this mapping. In January 2024, the University submitted a letter to the Commission detailing its plan to resolve the remaining violations. These actions enabled the Commission to process several pending development applications. Since then, five public development applications have been approved by the Commission, one was withdrawn, and six remain under review.

In December 2024, NJDEP approved the amended DCR, releasing approximately 33 acres from the restriction and adding 35 acres of previously unrestricted, undeveloped land. The amended deed was recorded with Atlantic County on March 24, 2025 and submitted to the Commission on April 10, 2025 (see Exhibit 2 and 3).

With the amended DCR recorded and a framework in place to address remaining violations, the Commission is now able to proceed with its review of Stockton University's 2020 Facilities Master Plan.

## **II. State Agency Plan Documents**

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

- \* Stockton University 2020 Facilities Master Plan, adopted by the Stockton University Board of Trustees on September 23, 2020.

This document has been reviewed to determine whether it conforms to the standards for approval of State agency comprehensive plans as set forth in N.J.A.C. 7:50-4.52(e) of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The lettering used corresponds to the standards identified in N.J.A.C. 7:50-4.52(e).

#### **i. Natural Resource Inventory**

The 2020 Facilities Master Plan incorporates the existing inventories and analyses that informed the prior 1990 and 2010 master plans. The 1990 Plan included analyses of wetlands, existing land uses, and sewer infrastructure. The 2010 Plan expanded upon this by incorporating assessments of habitat for threatened and endangered species. These studies informed the character, location, and magnitude of proposed development in the earlier plans and continue to serve that function in the current plan, as described in Section ii below. The inventory also informed the delineation of ecologically sensitive areas appropriate for preservation, which are now deed restricted.

Therefore, this standard for approval is met.

#### **ii. Character, Location and Magnitude of Development**

The 2020 Facilities Master Plan identifies eight primary development areas on the campus. While the 2010 Plan identified ten development areas, the total acreage designated for development remains unchanged.

Four development areas are proposed for new construction on previously disturbed and/or developed lands: Core Campus Development; North Athletic Campus (NAC); Stockton Residential Phase 1; and Plant Operations & Public Safety Facility Expansion. The Core Campus and NAC include high-priority projects with budget estimates and renderings provided in the Plan's Appendix. Budgetary estimates for these proposed structures, as well as renderings, are featured in the 2020 Plan's Appendix.

Three development areas are proposed for new construction in currently undeveloped uplands: Health & Wellness/Jimmie Leeds Road Commercial/Residential/Retail; West Campus Administrative Complex; and Mixed Use Retail/Commercial/Residential. Some layouts are unchanged from the 2010 Plan, and University representatives have acknowledged that the final plans may differ significantly before formal applications are submitted to the Commission.

The remaining development area, Space Management/Academic Spine, Arts & Sciences Building & West Quad Building, pertains solely to maintenance and continued use of existing structures. No new land development is anticipated.

All proposed development in the 2020 Facilities Master Plan is limited to upland developable areas, outside of required wetlands buffers and the lands included in the amended Deed of Conservation Restriction (DCR). No future memorandum of agreement is anticipated.

Accordingly, any development application must receive Pinelands Commission approval and comply with both the CMP's minimum environmental standards and the amended DCR.

The development areas in the 2020 Plan were delineated based on mapping available at the time of its preparation. Following the Plan's adoption, the deed restriction boundaries were revised to provide additional protection in certain areas, offsetting newly designated exclusion zones. As a result, approximately 12 acres of the "Health & Wellness/Jimmie Leeds Road Commercial/Residential/Retail" area are now within the amended DCR and no longer available for development. The University is aware of these changes and their implications.

The 2020 Plan also includes information for university facilities at other locations, such as Atlantic City, Woodbine, Manahawkin and Hammonton. These are not subject to this review.

Therefore, this standard for approval is met.

### **iii. Conformance with N.J.A.C. 7:50-5 and -6**

The land uses and intensities proposed in the 2020 Plan are consistent with those permitted in the certified Galloway Township Master Plan and Land Development Ordinance. Development is targeted to the Regional Growth Area, where institutional uses are permitted, and sewer infrastructure exists. The Plan adheres to CMP minimum environmental standards, including wetlands and buffer requirements. Most of these environmentally constrained areas are included in the amended DCR. Prior wetlands delineations and threatened and endangered species surveys will continue to inform Commission review of future development those portions of the campus not subject to the amended DCR.

Therefore, this standard for approval is met.

### **iv. Standards for Capital Facilities Siting**

Since its founding in 1969, Stockton University has grown rapidly. The 1990 Plan anticipated a maximum of 5,000 full-time equivalent (FTE) students at build-out. The 2010 Plan updated this to 6,500 FTEs by 2022 and 7,500 FTEs by 2030. As of Fall 2021, actual undergraduate enrollment had reached 8,392. To help manage growth, the University has established satellite locations in Hammonton, Port Republic, Stafford, and Woodbine, and in 2018, it opened the Stockton Atlantic City campus.

The 2020 Plan's Appendix details eight capital projects on the Galloway campus, including: a three-phase Sports Center expansion; a 1,200-space parking garage; an academic building; a new Campus Center wing; a field house; and an athletic pavilion.

All structures are proposed within previously disturbed uplands that lie outside deed-restricted areas, are served by existing infrastructure, and are accessible via established circulation routes. Therefore, ecological impacts are expected to be minimal. These and all other development activities will be subject to Commission review and approval.

Therefore, this standard for approval is met.

**v. Resource Management Practices**

The 2020 Plan acknowledges the lands permanently preserved under the 2010 DCR. These areas were identified based on a comprehensive natural resource inventory and are to remain in a natural, scenic, and open condition. Uses that impair conservation values or conflict with the CMP are prohibited.

The DCR permits limited resource management practices, such as forestry in accordance with an approved Forestry Stewardship Plan and fish and wildlife management. The University's prior forestry plan expired in 2023; therefore, a new stewardship plan will need to be prepared and approved. While the boundaries of the DCR have been modified, the scope of permitted activities within the restricted areas has not changed.

Therefore, this standard for approval is met.

**vi. Compatibility with Surrounding Land Uses and Municipal and County Plans**

Stockton University has operated its Galloway Township campus since 1971. The Atlantic County Master Plan recognizes Stockton as a central and growing institution, contributing to the region through expansion, partnerships, and satellite campuses.

The University continues to collaborate with the County on transportation improvements and with Galloway Township to ensure consistency with local planning. Unlike the 1990 and 2010 Plans, which required significant zoning changes, the 2020 Plan can be implemented without amendments to the Township's land development regulations. Development is largely confined to areas already designated for such uses.

Therefore, this standard for approval is met.

**vii. General Conformance requirements**

The 2020 Facilities Master Plan complies with all of the relevant standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for approval is met.

**Public Hearing**

A public hearing to receive testimony concerning Stockton University's application for certification of the 2020 Facilities Master Plan was duly advertised, noticed, and held on May 28, 2025 at 9:30 a.m. Mr. Lanute conducted the hearing, which was held remotely and broadcast live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. Oral testimony was provided by the following individual:

Heidi Yeh, Pinelands Preservation Alliance, asked three questions, paraphrased below:

- Does the 2020 Facilities Master Plan represent a change to the 2012 Memorandum of Agreement (MOA)?

- Is the land that was set aside for preservation in 2012 being affected by the new master plan?
- If so, does the 2020 Plan preserve land on a 1:1 basis (in terms of area) relative to what is no longer preserved, and is the newly proposed preserved habitat of comparable quality?

Written comments on the Stockton University 2020 Facilities Master Plan were accepted through May 30, 2025 and were submitted by the following individuals:

Fred Akers, Great Egg Harbor Watershed Association (see Exhibit 4)

Heidi Yeh, Pinelands Preservation Alliance (see Exhibit 5)

### **Executive Director's Response**

Comments received during the public hearing sought clarification on whether the 2020 Facilities Master Plan affects the prior Memorandum of Agreement (MOA) or the previously preserved lands on campus. While the history is complex, it is important to clarify that the 2020 Plan does not amend or supersede the 2015 MOA. That MOA was approved by the Commission in November 2014 and executed in March 2015 to facilitate development proposed in the 2010 Facilities Master Plan. However, following unauthorized development within deed-restricted areas, the MOA was suspended. Since then, no MOA has been in effect. All subsequent campus development has required formal application and public development approval by the Pinelands Commission, in accordance with the minimum environmental standards of the CMP. No new MOA is anticipated in connection with the 2020 Plan.

As outlined in Section I above, an amended Deed of Conservation Restriction (DCR) was approved by the New Jersey Department of Environmental Protection (NJDEP) and recorded in March 2025. The amended DCR, developed after the completion of the 2020 Facilities Master Plan, revised the boundaries of the preserved area. The 2020 Plan itself did not alter previously preserved lands on campus. However, revisions to the DCR were necessary to remove developed lands containing existing infrastructure, utilities, and internal paths, as well as limited areas where planned infrastructure improvements were anticipated. In total, 33 acres were released from the original DCR, while 35 acres of previously unrestricted, undeveloped lands were added – a net increase of two acres. The lands removed were largely developed, while those added were undeveloped and contiguous with other preserved lands and therefore of higher habitat quality.

One commenter raised a question about a maple sugaring project currently being conducted on the University campus. Although no application for that project has been submitted to the Commission, it appears to be located on lands subject to the amended deed restriction. According to the amended DCR, educational and academic programs may be permitted, provided those activities do not result in the erection of permanent or structures or clearing in excess of 1,500 square feet. The maple sugaring operation may fall under this exemption; however, no information has been submitted and no determination has been made as to the consistency of the maple sugaring project with the deed restriction or the CMP. Commission staff will communicate with the University about this matter upon resolution of other outstanding violations.

### **Conclusion**

Based on the Findings of Fact cited above, the Executive Director has concluded that Stockton University's 2020 Facilities Master Plan complies with the Comprehensive Management Plan standards for certification for state agency plans. Accordingly, the Executive Director recommends that the Commission issue an order to approve the 2020 Facilities Master Plan of Stockton University.

SRG/DBL/KLE/CGA  
Attachments



# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

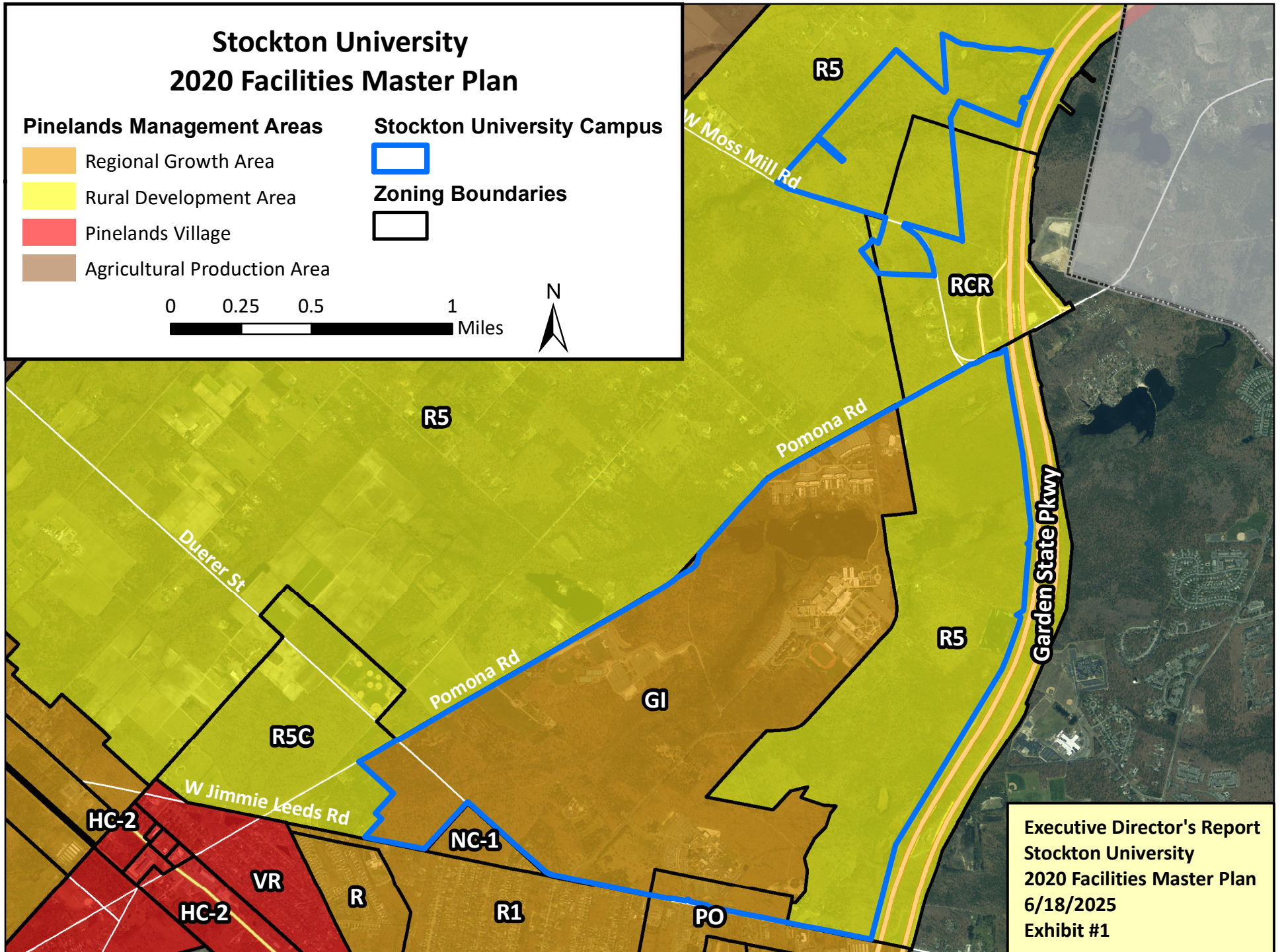
## Stockton University Campus



## Zoning Boundaries



0 0.25 0.5 1 Miles



Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #1



# Stockton University 2020 Facilities Master Plan

## Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

## Stockton University Campus

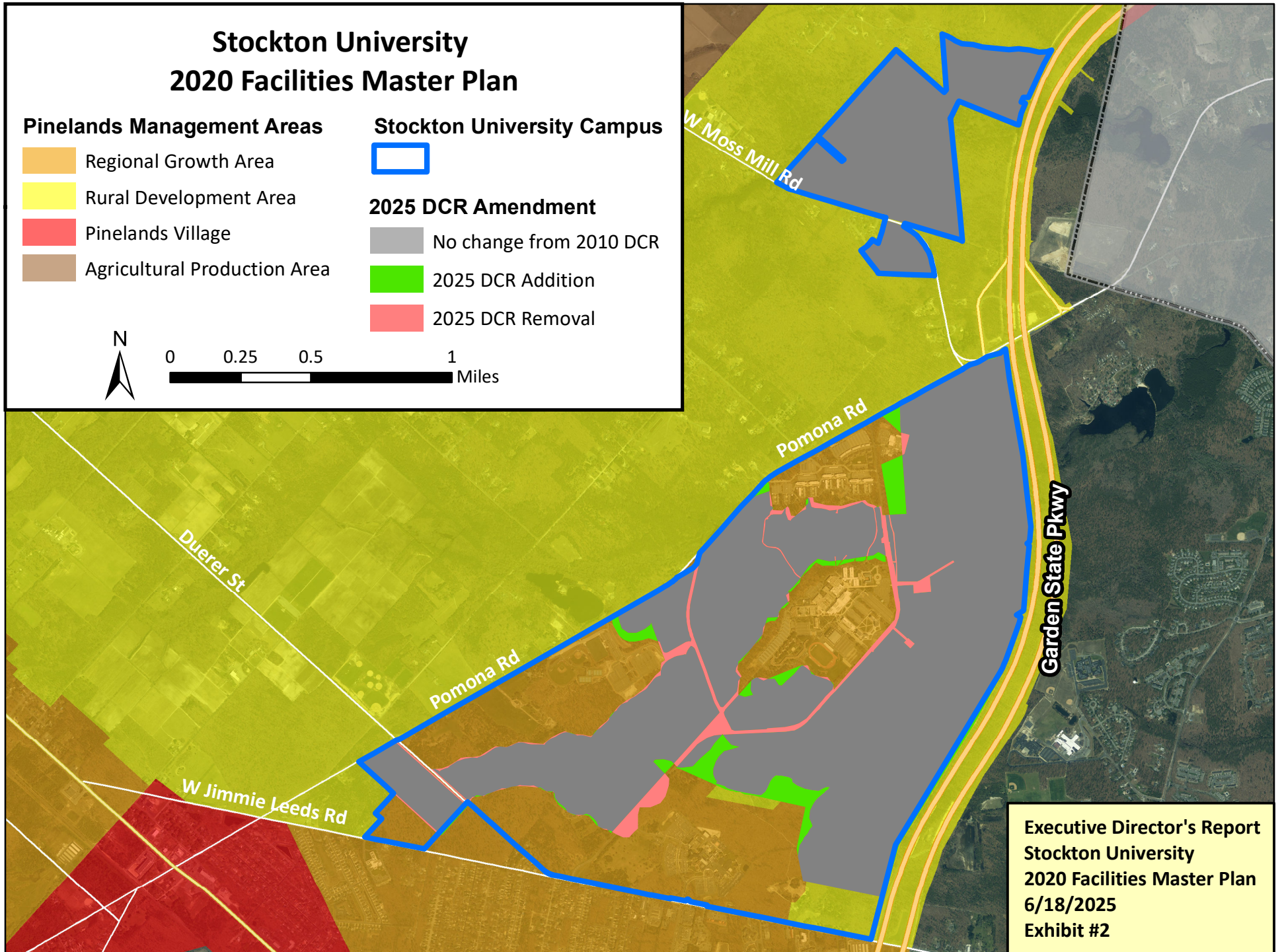


## 2025 DCR Amendment

- No change from 2010 DCR
- 2025 DCR Addition
- 2025 DCR Removal



0 0.25 0.5 1 Miles



Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #2



INST # 2025010509  
RECORDED 03/24/2025 VOL 15720  
RCPT # 1796077 RECD BY SM (31 PGS)  
JOSEPH J. GIRALDO, COUNTY CLERK  
ATLANTIC COUNTY, NJ



## Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	<b>Return Name and Address</b> Stockton University 101 Vera King Farris Drive Galloway NJ 08205
---	--

Official Use Only

<b>Submitting Company</b>					
<b>Document Date (mm/dd/yyyy)</b>					
<b>Document Type</b>		DCR			
<b>No. of Pages of the Original Signed Document</b> (Including the cover sheet)		31			
<b>Consideration Amount (If applicable)</b>					
<b>First Party</b> (Grantor or Mortgagor or Assignor) (Enter up to five names)	<b>Name(s)</b> (Last Name, First Name Middle Initial, Suffix) (or Company Name as written)	<b>Address (Optional)</b>			
	Stockton University				
<b>Second Party</b> (Grantee or Mortgagee or Assignee) (Enter up to five names)	<b>Name(s)</b> (Last Name, First Name Middle Initial, Suffix) (or Company Name as written)	<b>Address (Optional)</b>			
	The State of New Jersey, Department of Environmental Protection				
<b>Parcel Information</b> (Enter up to three entries)	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Galloway Twp. <input checked="" type="checkbox"/>	645	3, 5, 6		
	Galloway Twp. <input checked="" type="checkbox"/>	663.01	55.27		
	Galloway Twp. <input checked="" type="checkbox"/>	875.04	1.01 - 1.08		
<b>Reference Information</b> (Enter up to three entries)	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	Deed	13217	1217	2010065939	11/05/2010
<b>*DO NOT REMOVE THIS PAGE*</b> DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.					

SCANNED IN CONDITION AS  
PRESENTED FOR RECORDING

**FIRST AMENDMENT TO  
DEED OF CONSERVATION RESTRICTION**

**BETWEEN**

**STOCKTON UNIVERSITY** (formerly known as The Richard Stockton College of New Jersey), a New Jersey State institution of higher education, organized pursuant to N.J.S.A. 18A:64-1 et seq.

whose mailing address is  
101 Vera King Farris Road  
Galloway, New Jersey 08205

and

**THE STATE OF NEW JERSEY,  
DEPARTMENT OF ENVIRONMENTAL PROTECTION,**  
a principal Department in the Executive Branch of the State of New Jersey

whose mailing address is  
401 East State Street  
Trenton, New Jersey 08625

Dated: *December 17*, 2024

Record and return to:

New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
401 East State Street, 7th Floor  
Mail Code 401-7  
P.O. Box 420  
Trenton, New Jersey 08625-0420

**FIRST AMENDMENT TO**  
**DEED OF CONSERVATION RESTRICTION**

This First Amendment to Deed of Conservation Restriction ("First Amendment") is made and entered into this 17<sup>th</sup> day of December, 2024, between Stockton University (formerly known as The Richard Stockton College of New Jersey), a New Jersey State institution of higher education organized pursuant to N.J.S.A. 18A:64-1 et seq., whose mailing address is 101 Vera King Farris Drive, Galloway, New Jersey 08205 ("Stockton") and the State of New Jersey, Department of Environmental Protection ("NJDEP"), having its principal office located at 401 East State Street, Trenton, New Jersey 08625.

**WHEREAS**, Stockton is the owner of certain real property known and designed for tax purposes as Block 645, Lots 3, 5 and 6; Block 663.01, Lot 55.27; Block 681.01, Lot 10; and Block 875.04, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 and 1.08 on Sheets 16 and 18 of the Tax Map of the Township of Galloway, County of Atlantic, State of New Jersey (collectively, the "Property"); and

**WHEREAS**, on April 29, 2010, the New Jersey Pinelands Commission ("Pinelands Commission") received an adopted copy of the "April 2010 Master Plan of the Richard Stockton College of New Jersey" ("2010 Master Plan"), which, among other things, proposed the permanent protection from development of approximately 1,257 acres of the Property; and

**WHEREAS**, on August 30, 2010, the Executive Director of the Pinelands Commission issued a "Report on the April 2010 Master Plan of the Richard Stockton College of New Jersey" ("Executive Director's Report") which concluded that the 2010 Master Plan complied with the Comprehensive Management Plan standards for approval of state agency comprehensive plans set forth in N.J.A.C. 7:50-4.52, and recommended that the Pinelands Commission issue an order to approve the 2010 Master Plan; and

**WHEREAS**, on September 10, 2010, the Pinelands Commission adopted a Resolution approving the 2010 Master Plan; and

**WHEREAS**, on October 7, 2010, as a condition of the Pinelands Commission's approval of the 2010 Master Plan, Stockton granted to the NJDEP a Deed of Conservation Restriction ("DCR") on approximately 1,257 acres of the Property (the "Restricted Area"); and

**WHEREAS**, the DCR was recorded on November 5, 2010 in the Atlantic County Clerk's Office in Deed Block 13217, Page 1217 as Instrument 2010065939; and

**WHEREAS**, the Executive Director's Report was attached to and incorporated into the DCR as Exhibit B; and



**WHEREAS**, Exhibit C of the Executive Director's Report depicts the Restricted Area (the "2010 Map"); and

**WHEREAS**, as set forth in more detail in the attached Certificate Granting Partial Release of Conservation Restrictions (Exhibit A to this First Amendment), the Pinelands Commission and Stockton have now reached a mutual agreement that the DCR should be amended to substitute a new map (the "2024 Map") for the 2010 Map, and the NJDEP Commissioner has concurred with that decision; and

**WHEREAS**, the 2024 Map alters the Restricted Area by removing the conservation restrictions from 33.001 acres of the Restricted Area and imposing conservation restrictions on 35.345 acres of the Property not originally restricted; and

**WHEREAS**, the purpose of this First Amendment to the DCR is to implement the changes to the boundaries of the Restricted Area as depicted on the 2024 Map.

**NOW, THEREFORE**, and in consideration of the mutual covenants and agreements herein contained, Stockton and the NJDEP do hereby covenant, stipulate, and agree as follows:

1. **RECITALS.** The recitals set forth above are true and correct and are incorporated herein by reference.
2. **EXHIBITS.** The attached Exhibit B of this First Amendment is substituted for Exhibit B in the October 7, 2010 Deed of Conservation Restriction.
3. **PARTIAL RELEASE.** As set forth in more detail in the November 14, 2024 Certificate of the Commissioner of the Department of Environmental Protection Granting Partial Release of Conservation Restrictions, which Certificate is attached hereto and incorporated into this First Amendment as Exhibit A of the First Amendment, the conservation restrictions imposed on the Property under the October 7, 2010 DCR are amended and released only to the extent necessary to conform with the changes to the Restricted Area as depicted on the 2024 Map.
4. **PINELANDS COMMISSION CONSENT.** Consistent with Paragraph 8 of the DCR, and as attested by the November 1, 2024 letter from the Executive Director of the Pinelands Commission attached hereto and incorporated into this First Amendment as Exhibit C of the First Amendment, the Pinelands Commission has received thirty (30) days' written notice of, and has consented to, this First Amendment.

5. **EFFECTIVE DATE.** As specified in Paragraph 8 of the DCR, this First Amendment shall not be effective until it is duly recorded with the Office of the Recorder of Deeds for Atlantic County, New Jersey.

6. **REMAINDER OF CONSERVATION RESTRICTION IN FULL FORCE AND EFFECT.** The October 7, 2010 Deed of Conservation Restriction shall be and remain in full force and effect except as the same is specifically modified by this First Amendment. All covenants, terms, obligations, and conditions of the October 7, 2010 Deed of Conservation Restriction not expressly amended by this First Amendment are hereby ratified and confirmed.

**EXECUTION SIGNATURES.** This First Amendment to Deed of Conservation Restriction is signed and attested to by Stockton's and the NJDEP's proper and authorized officers, directors, or representatives as of the date written at the top of the first page.

STOCKTON UNIVERSITY

BY: Rhianon Lepree  
Rhianon Lepree  
Director of Facilities Administration  
and Real Estate

STATE OF NEW JERSEY

SS:

COUNTY OF ATLANTIC

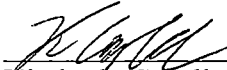
BE IT REMEMBERED, that on the 20 day of NOVEMBER, 2024, before me personally appeared Rhianon Lepree, who I am satisfied is the Director of Facilities Administration and Real Estate for Stockton University, and that she acknowledged that she signed this instrument in her capacity as the duly delegated representative of Stockton University, and as the act and deed of Stockton University.

SIGNED AND SWORN TO BEFORE  
ME ON NOVEMBER 20, 2024

Brian Kowalski  
Notary Public of the State of New Jersey  
-or- Attorney at Law

Brian Kowalski

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:   
Kimberly Cahall, Chief Advisor  
Legal and Regulatory Affairs


STATE OF NEW JERSEY

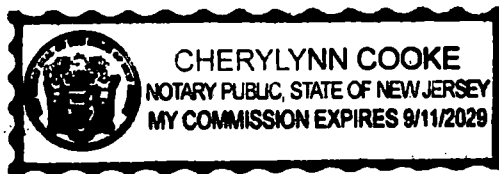
SS:

COUNTY OF MERCER

BE IT REMEMBERED, that on the 17<sup>th</sup> day of December, 2024, before me personally appeared Kimberly Cahall, who I am satisfied is the Chief Advisor, Legal and Regulatory Affairs, for the Department of Environmental Protection of the State of New Jersey, and that she acknowledged that she signed this instrument in her capacity as the duly delegated representative of the Commissioner of Environmental Protection, and as the act and deed of the State of New Jersey.

SIGNED AND SWORN TO BEFORE  
ME ON December 17, 2024

  
Notary Public of the State of New Jersey  
-or- Attorney at Law





# Exhibit A

**CERTIFICATE OF THE COMMISSIONER OF THE**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**GRANTING PARTIAL RELEASE OF CONSERVATION RESTRICTION**

On behalf of Commissioner Shawn M. LaTourette, the New Jersey Department of Environmental Protection (Department) executes the following Certificate granting a partial release of conservation restrictions (Partial Release) in accordance with the New Jersey Conservation Restriction and Historic Preservation Restriction Act (the Act), N.J.S.A. 13:8B-1 et seq.

**WHEREAS**, on April 29, 2010, the New Jersey Pinelands Commission (Pinelands Commission) received an adopted copy of the "April 2010 Master Plan of the Richard Stockton College of New Jersey" (2010 Master Plan), which, among other things, proposed the permanent protection from development of approximately 1,257 acres of real property on and proximate to the Richard Stockton College campus; and

**WHEREAS**, on August 30, 2010, the Executive Director of the Pinelands Commission issued a "Report on the April 2010 Master Plan of the Richard Stockton College of New Jersey" (Executive Director's Report) which concluded that the 2010 Master Plan complied with Comprehensive Management Plan standards for approval of state agency comprehensive plans as set forth in N.J.A.C. 7:50-4.52, and recommended that the Pinelands Commission issue an order to approve the 2010 Master Plan; and

**WHEREAS**, on September 10, 2010, the Pinelands Commission adopted a Resolution approving the 2010 Master Plan; and

**WHEREAS**, on October 7, 2010, as a condition of the Pinelands Commission's approval of the 2010 Master Plan, Stockton University (formerly known as The Richard

Stockton College of New Jersey) (Stockton) granted to the State of New Jersey, Department of Environmental Protection (Department) a Deed of Conservation Restriction (DCR) on approximately 1,257 acres of real property identified in Exhibit C of the Executive Director's Report (the Restricted Area); and

**WHEREAS**, in May 2015 the Pinelands Commission and Stockton entered into a Memorandum of Agreement to facilitate implementation of the 2010 Master Plan; and

**WHEREAS**, in or about 2017, as a result of development activities that occurred within Vera King Farris Drive, it became clear that the boundaries of the Restricted Area depicted on Exhibit C were not sufficiently defined and, consequently, resulted in development activities occurring in the Restricted Area in violation of the terms of the Memorandum of Agreement; and

**WHEREAS**, as the Commission's and Stockton's facilities staff began to research the base maps that were used for the creation of Exhibit C, it also became clear that the exhibit lacked the level of accuracy required to determine the precise boundaries of the deed restricted lands at the Galloway campus; and

**WHEREAS**, the DCR also does not exclude existing utility locations, other infrastructure and internal pathways from the Restricted Area; and

**WHEREAS**, the Commission and representatives for Stockton worked together to develop a baseline, field verified ArcGIS baseline map (2024 Map), attached hereto as **Exhibit A**, to accurately delineate the boundaries of the Restricted Area; and

**WHEREAS**, on June 27, 2023 Stockton submitted a request to the Department to amend the DCR to incorporate the 2024 Map, and to release a portion of the Restricted Area

from the DCR for utility, infrastructure and pathway exclusions pursuant to a First Amendment to Deed of Conservation Restriction (Amendment and Partial Release); and

**WHEREAS**, the 2024 Map serves as the foundation for Stockton's request for the Amendment and Partial Release; and

**WHEREAS**, Stockton is proposing to release from the DCR 33.001 acres of land, identified as "Utility Infrastructure Excluded Lands" on the 2024 Map (the Partial Release Area); and

**WHEREAS**, as compensation for the Amendment and Partial Release, Stockton is proposing to restrict under the DCR an additional 35.345 acres of land as identified in the 2024 Map (Deed Restricted Compensation Land); and

**WHEREAS**, the Pinelands Commission has determined that an amendment to the DCR is appropriate to accurately depict the boundaries of the Restricted Area, and to identify the Partial Release Area and the Deed Restricted Compensation Land; and

**WHEREAS**, the Pinelands Commission and Stockton have requested that the Department, as the holder of the DCR, agree to amend the DCR to release the Partial Release Area and to restrict the Deed Restricted Compensation Land, all as set forth in the 2024 Map; and

**WHEREAS**, on June 3, 2024, in accordance with N.J.S.A. 13:8B-5, the Department, as the holder of the DCR, conducted a public hearing on the proposed Partial Release and the proposed restriction of the Deed Restricted Compensation Land; and

**WHEREAS**, there were no public comments received before, during or after the June 3, 2024 public hearing; and

**WHEREAS**, under N.J.S.A. 13:8B-6, in determining whether the Partial Release should be approved, the Commissioner of Environmental Protection (Commissioner) must consider the public interest in preserving these lands in their natural state, and any State, regional or local program in furtherance thereof, as well as any State, regional or local comprehensive land use or development plan affecting such property; and

**WHEREAS**, the Commissioner has reviewed Stockton's submission and determined that the public interest in preserving the lands in their natural state will not be negatively impacted because the Pinelands Commission has determined that there will no net loss of Restricted Area as a result of the Amendment and Partial Release; and

**WHEREAS**, the Commissioner has also considered that Stockton (as Grantor) and the Department (as Grantee), as a condition to this Partial Release, have agreed to execute an Amended Deed of Conservation Restriction that will preserve a greater area of land as restricted Areas in their natural, scenic, open and existing state; and

**WHEREAS**, the Commissioner accepts the determination of the Pinelands Commission to approve the proposed amendment of the Restricted Area as demonstrating consistency of the proposed Partial Release with the CMP, and any State, regional or open space preservation, local comprehensive land use or development plans affecting the Restricted Area; and

**WHEREAS**, the Commissioner has also considered the lack of public comment on the proposed Partial Release during the June 3, 2024 public hearing and post-hearing written public comment period; and

**NOW, THEREFORE**, the Commissioner finds that the request for the Partial Release from the DCR and the addition of the Deed Restricted Compensation Land to the Restricted Area under the DCR is appropriate under the Act and hereby approves of the release of those certain Restrictions described herein, subject to the following conditions:

1. The purposes of this Certificate are to provide evidence of compliance with the public hearing requirements in N.J.S.A. 13:8B-5, and the Commissioner's approval, as required under N.J.S.A. 13:8B-6, of the partial release of the DCR as requested by Stockton and more fully described herein.
2. This Certificate is contingent upon the execution of the above-referenced Amendment to the Deed of Conservation restriction, consistent with the findings in this Certificate, in a form acceptable to the Department. This Certificate shall be incorporated into the Amendment as an exhibit to the Amendment.
3. Within thirty (30) days of the execution of the Amendment to the Deed of Conservation Restriction, Stockton shall record the Amendment, incorporating this Certificate, with the Atlantic County Clerk.
4. Within thirty (30) days of recording, Stockton shall provide the Department with a copy of the recorded Amendment to the Deed of Conservation Restriction (incorporating this Certificate).
5. This Certificate and the approval described herein shall be void and of no effect unless and until Stockton satisfies the conditions set forth above to the Department's satisfaction.

6. Pursuant to Administrative Order 2024-02 dated February 25, 2024, the Commissioner has delegated to Paul Stofa, Esq., Chief Advisor, Legal and Regulatory Affairs, the authority to approve the release of conservation restrictions acquired pursuant to the New Jersey Conservation Restriction and Historic Preservation Restriction Act, N.J.S.A. 13:8B-1 et seq., and to execute certificates of the Commissioner of the Department evidencing such approval.



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Paul Stofa, Esq., Chief Advisor  
Legal and Regulatory Affairs  
New Jersey Department of Environmental Protection

11/14/24

---

Date

**ACKNOWLEDGEMENT OF SIGNATURE**

State of New Jersey

County of Mercer

On this                      day of                      2024, before me, the undersigned, Paul Stofa, Chief Advisor, Legal and Regulatory Affairs, of the New Jersey Department of Environmental Protection, personally appeared, who, I am satisfied, is the person who signed the foregoing instrument, and he did acknowledge under oath that he signed and delivered the same in his capacity as such official, that he was authorized to execute the same on behalf of the New Jersey Department of Environmental Protection, and that the foregoing instrument is the voluntary act and deed of the New Jersey Department of Environmental Protection, made by virtue of proper authority.

\_\_\_\_\_  
**Signature of Notary/Seal**

Sworn to and subscribed before me this                      day of                      ,

\_\_\_\_\_  
Attorney-at-Law                      , Esq.

DEP File #CRR 1110002

Page 7 of 8

Exhibit ~~A~~B

2024 Map





UNCHANGED DEED RESTRICTED LANDS		
ITEM	AREA	
DR 1	8,966.872 S.F.	205.897 AC.
DR 2	860.721 S.F.	19.966 AC.
DR 3	24,479.412 S.F.	561.970 AC.
DR 4	4,292.762 S.F.	98.548 AC.
DR 5	1,984.555 S.F.	45.599 AC.
DR 6	1,655.951 S.F.	3.810 AC.
DR 7	68,880 S.F.	1.581 AC.
DR 8	6,209 S.F.	0.143 AC.
DR 9	1,232.925 S.F.	28.384 AC.
DR 10	6,700.231 S.F.	155.422 AC.
DR 11	1,457.064 S.F.	34.178 AC.
DR 12	1,386.345 S.F.	31.822 AC.
SUBTOTAL	512,710.960 S.F.	11,187.120 AC.

ITEM	AREA
IR 1	29 S.F.
IR 2	112 S.F.
IR 3	389 S.F.
IR 4	164 S.F.
IR 5	368,512 S.F.
IR 6	5 S.F.
IR 7	671 S.F.
IR 8	219 S.F.
IR 9	3,062 S.F.
IR 10	0.007 AC.
IR 11	73 S.F.
IR 12	2,359 S.F.
IR 13	46,427 S.F.
IR 14	832 S.F.
IR 15	146 S.F.
IR 16	936 S.F.
IR 17	50,283 S.F.
SUBTOTAL	495,386 S.F.

AREA	
ITEM	
U1	2,267 S.F.
U2	32,394 S.F.
U3	20,636 S.F.
U4	174 S.F.
U5	4,728 S.F.
U6	411 S.F.
U7	64,114 S.F.
U8	40 S.F.
U9	3,601 S.F.
U10	5,117 S.F.
U11	862 S.F.
U12	2,730 S.F.
U13	37,338 S.F.
U14	317 S.F.
U15	170 S.F.
U16	33,916 S.F.
U17	36,708 S.F.
U18	776 S.F.
U19	145 S.F.
SUBTOTAL	233,795 S.F.
	5,826 AC.

DESCRIPTION	AREA	
ATLANTIC COUNTY ULTIMATE R.O.W. EXCLUDED LANDS	336,681 S.F.	7,729 A.C.
INTERNAL ROADWAYS EXCLUDED LANDS	495,388 S.F.	11,373 A.C.
INTERNAL SITE IMPROVEMENTS EXCLUDED LANDS	351,665 S.F.	8,073 A.C.
UTILITY INFRASTRUCTURE EXCLUDED LANDS	255,793 S.F.	5,826 A.C.
TOTAL	1,437,557 S.F.	33,001 A.C.

DESCRIPTION	AREA
UNCHANGED UPLANDS	24,000.054 S.F.
UNCHANGED DEED RESTRICTED LANDS	517.01,960 S.F.
2014 AMENDED M.O.A. EXCLUDED LANDS	1,230,675 S.F.
DEED RESTRICTED COMPENSATION LANDS	1,539,641 S.F.
PROPOSED EXCLUDED AREAS	1,437,527 S.F.
GRAND TOTAL	79,918,860 S.F.


INTERNAL SITE IMPROVEMENTS EXCLUDED LANDS	
ITEM	AREA
SI 1	1,768 S.F. 0.041 AC.
SI 2	103,351 S.F. 2.38 AC.
SI 3	18,900 S.F. 0.434 AC.
SI 4	52,591 S.F. 1.207 AC.
SI 5	140,071 S.F. 3.058 AC.
SI 6	56,479 S.F. 1.297 AC.
SI 7	165,735 S.F. 3.81 AC.
SI 8	55,415 S.F. 1.271 AC.
SUBTOTAL	351,665 S.F. 8.07 AC.

ITEM	AREA
PC 1	71.24 S.E. 1.647 AC.
PC 2	69.985 S.E. 1.607 AC.
PC 3	483.337 S.E. 11.096 AC.
PC 4	16.129 S.E. 0.370 AC.
PC 5	66.207 S.E. 1.520 AC.
PC 6	16.830 S.E. 0.360 AC.
PC 7	24.382 S.E. 0.560 AC.
PC 8	34.341 S.E. 1.248 AC.
PC 9	289.278 S.E. 6.641 AC.
PC 10	417.009 S.E. 9.375 AC.
PC 11	30.342 S.E. 0.697 AC.
SUBTOTAL	1,530.64 S.E. 35.345 AC.

DESCRIPTION	AREA
2014 DEED RESTRICTED LANDS	53,148.487 S.F.
2024 DEED RESTRICTED LANDS	53,250,004 S.F.
DIFFERENCE	+102,117 S.F.
	-2,344 AC.

INTERNAL SITE IMPROVEMENTS EXCLUDED LANDS	
ITEM	AREA
SI 1	1,768 S.F. 0.041 AC.
SI 2	103,351 S.F. 2.38 AC.
SI 3	18,900 S.F. 0.434 AC.
SI 4	52,591 S.F. 1.207 AC.
SI 5	140,071 S.F. 3.058 AC.
SI 6	56,479 S.F. 1.297 AC.
SI 7	165,735 S.F. 3.81 AC.
SI 8	55,415 S.F. 1.271 AC.
SUBTOTAL	351,665 S.F. 8.07 AC.

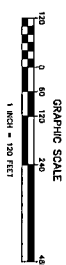
DEED RESTRICTED COMPENSATION LANDS		
ITEM	AREA	
PC 1	71.74 S.E.	1.647 AC.
PC 2	69.985 S.E.	1.607 AC.
PC 3	48.337 S.E.	11.096 AC.
PC 4	16.129 S.E.	0.370 AC.
PC 5	66.207 S.E.	1.520 AC.
PC 6	16.830 S.E.	0.386 AC.
PC 7	54.382 S.E.	0.560 AC.
PC 8	54.34 S.E.	1.248 AC.
PC 9	289.278 S.E.	6.641 AC.
PC 10	417.069 S.E.	9.575 AC.
PC 11	30.342 S.E.	0.697 AC.
SUBTOTAL	1,539.64 S.E.	35.348 AC.

 <b>STOCKTON UNIVERSITY</b>		<b>MARATHON</b> Beginning 12:00 noon and ending 1:00 pm 15 teams from Stockton, New Jersey 15 teams from the rest of the country 15 teams from the rest of the world	
<b>PINELANDS AREAS TABLE SHEET</b>		1 - 1st 2 - 2nd 3 - 3rd 4 - 4th 5 - 5th 6 - 6th 7 - 7th 8 - 8th 9 - 9th 10 - 10th 11 - 11th 12 - 12th 13 - 13th 14 - 14th 15 - 15th 16 - 16th 17 - 17th 18 - 18th 19 - 19th 20 - 20th 21 - 21st 22 - 22nd 23 - 23rd 24 - 24th 25 - 25th 26 - 26th 27 - 27th 28 - 28th 29 - 29th 30 - 30th 31 - 31st 32 - 32nd 33 - 33rd 34 - 34th 35 - 35th 36 - 36th 37 - 37th 38 - 38th 39 - 39th 40 - 40th 41 - 41st 42 - 42nd 43 - 43rd 44 - 44th 45 - 45th 46 - 46th 47 - 47th 48 - 48th 49 - 49th 50 - 50th 51 - 51st 52 - 52nd 53 - 53rd 54 - 54th 55 - 55th 56 - 56th 57 - 57th 58 - 58th 59 - 59th 60 - 60th 61 - 61st 62 - 62nd 63 - 63rd 64 - 64th 65 - 65th 66 - 66th 67 - 67th 68 - 68th 69 - 69th 70 - 70th 71 - 71st 72 - 72nd 73 - 73rd 74 - 74th 75 - 75th 76 - 76th 77 - 77th 78 - 78th 79 - 79th 80 - 80th 81 - 81st 82 - 82nd 83 - 83rd 84 - 84th 85 - 85th 86 - 86th 87 - 87th 88 - 88th 89 - 89th 90 - 90th 91 - 91st 92 - 92nd 93 - 93rd 94 - 94th 95 - 95th 96 - 96th 97 - 97th 98 - 98th 99 - 99th 100 - 100th 101 - 101st 102 - 102nd 103 - 103rd 104 - 104th 105 - 105th 106 - 106th 107 - 107th 108 - 108th 109 - 109th 110 - 110th 111 - 111st 112 - 112nd 113 - 113rd 114 - 114th 115 - 115th 116 - 116th 117 - 117th 118 - 118th 119 - 119th 120 - 120th 121 - 121st 122 - 122nd 123 - 123rd 124 - 124th 125 - 125th 126 - 126th 127 - 127th 128 - 128th 129 - 129th 130 - 130th 131 - 131st 132 - 132nd 133 - 133rd 134 - 134th 135 - 135th 136 - 136th 137 - 137th 138 - 138th 139 - 139th 140 - 140th 141 - 141st 142 - 142nd 143 - 143rd 144 - 144th 145 - 145th 146 - 146th 147 - 147th 148 - 148th 149 - 149th 150 - 150th 151 - 151st 152 - 152nd 153 - 153rd 154 - 154th 155 - 155th 156 - 156th 157 - 157th 158 - 158th 159 - 159th 160 - 160th 161 - 161st 162 - 162nd 163 - 163rd 164 - 164th 165 - 165th 166 - 166th 167 - 167th 168 - 168th 169 - 169th 170 - 170th 171 - 171st 172 - 172nd 173 - 173rd 174 - 174th 175 - 175th 176 - 176th 177 - 177th 178 - 178th 179 - 179th 180 - 180th 181 - 181st 182 - 182nd 183 - 183rd 184 - 184th 185 - 185th 186 - 186th 187 - 187th 188 - 188th 189 - 189th 190 - 190th 191 - 191st 192 - 192nd 193 - 193rd 194 - 194th 195 - 195th 196 - 196th 197 - 197th 198 - 198th 199 - 199th 200 - 200th 201 - 201st 202 - 202nd 203 - 203rd 204 - 204th 205 - 205th 206 - 206th 207 - 207th 208 - 208th 209 - 209th 210 - 210th 211 - 211st 212 - 212nd 213 - 213rd 214 - 214th 215 - 215th 216 - 216th 217 - 217th 218 - 218th 219 - 219th 220 - 220th 221 - 221st 222 - 222nd 223 - 223rd 224 - 224th 225 - 225th 226 - 226th 227 - 227th 228 - 228th 229 - 229th 230 - 230th 231 - 231st 232 - 232nd 233 - 233rd 234 - 234th 235 - 235th 236 - 236th 237 - 237th 238 - 238th 239 - 239th 240 - 240th 241 - 241st 242 - 242nd 243 - 243rd 244 - 244th 245 - 245th 246 - 246th 247 - 247th 248 - 248th 249 - 249th 250 - 250th 251 - 251st 252 - 252nd 253 - 253rd 254 - 254th 255 - 255th 256 - 256th 257 - 257th 258 - 258th 259 - 259th 260 - 260th 261 - 261st 262 - 262nd 263 - 263rd 264 - 264th 265 - 265th 266 - 266th 267 - 267th 268 - 268th 269 - 269th 270 - 270th 271 - 271st 272 - 272nd 273 - 273rd 274 - 274th 275 - 275th 276 - 276th 277 - 277th 278 - 278th 279 - 279th 280 - 280th 281 - 281st 282 - 282nd 283 - 283rd 284 - 284th 285 - 285th 286 - 286th 287 - 287th 288 - 288th 289 - 289th 290 - 290th 291 - 291st 292 - 292nd 293 - 293rd 294	




[illegible]

SEE DRAWING NO. C0103



ISSUE DATE	ISSUE NO.	SLIP/STORY/REVISION	BY	APPROV.
03/04/2026	5	UPDATED MATCH PATTERNS	CHM	AMR
01/13/2025	4	REVISED PER REVIEW COMMENTS	CHM	AMR
02/08/2022	3	REVISED PER REVIEW COMMENTS	CHM	AMR
11/19/2018	2	REVISED PER REVIEW COMMENTS	CHM	AMR
03/19/2018	1	INITIAL SLIP/STORY	CHM	AMR

SEE DRAWING NO. CD103



**Stockton**  
UNIVERSITY

**DETAILED PINELANDS EXHIBIT**  
**STOCKTON UNIVERSITY**  
101 VETERANS BLVD. N.J. 08203

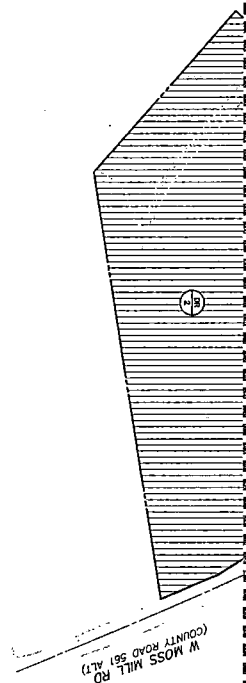
DAVID, J. FLEMING, P.E.  
PRACTICAL ENGINEER  
CALLOWAY, NEW JERSEY 08203-9441

*[Signature]*  
NEW YORK  
FEDERAL RESERVE NO. 24603321800  
03/04/2022  
PFC-07

## MARATHON

**Sunderbore Office**  
10000000, Suite 200, Sunderbore, NJ 07055  
Tel: (201) 241-2700 Fax: (201) 241-2707

[illegible]

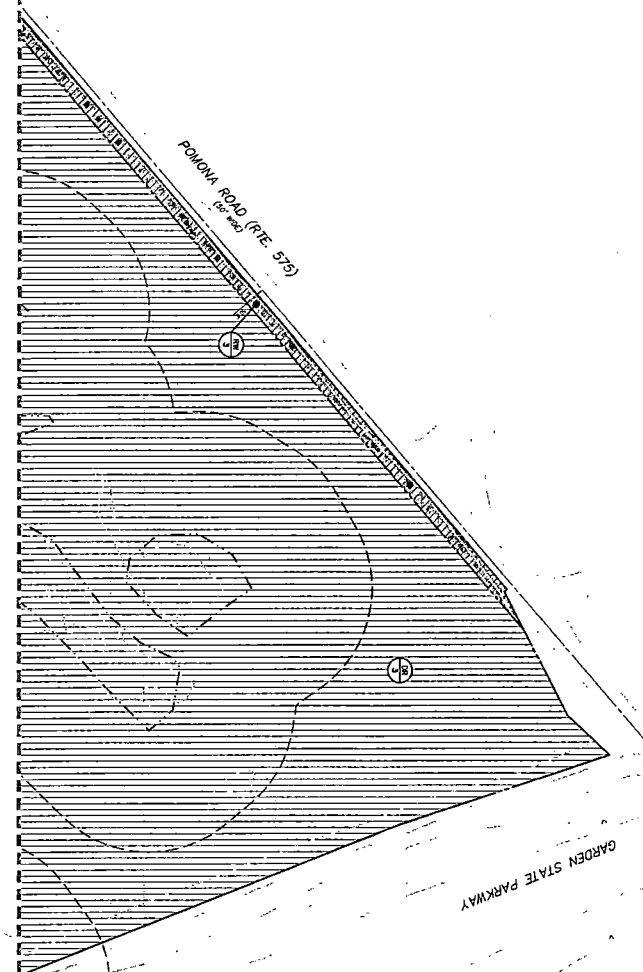


W MOSS MILL RD  
(COUNTY ROAD 561 ALT)

SEE DRAWING NO. C0104 SEE DRAWING NO. C0105





































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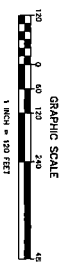
SEE DRAWING NO. C0105



GARDEN STATE PARKWAY

### LEGEND

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GRAPHIC SCALE

DATE	ISSUE NO.	SUBMISSION REVIEW	BY	APPROVED BY
03/04/2025	5	UPDATED MATCH PATTERNS	COH	AMB
01/15/2025	4	REVISED PER REVIEW COMMENTS	COH	AMB
02/08/2025	3	REVISED PER REVIEW COMMENTS	COH	AMB
11/18/2024	2	REVISED PER REVIEW COMMENTS	COH	AMB
03/15/2018	1	INITIAL SUBMISSION	COH	EW



**STOCKTON**  
UNIVERSITY

**DETAILED PINELANDS EXHIBIT**  
**STOCKTON UNIVERSITY**  
FOR USTA CLUB FIELDS DRIVE

**DAVID J. FLEMING, P.E.**  
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. 24C0321800  
03/04/2022

## MARATHON


**Swedenborg Office**  
100 West 42nd St., Suite 202, New York, NY 10018  
212 693-2410 ext. 202 Fax: (212) 693-2700

C1013	5 OF 10	EW	1" = 120'
	C. HABBS	DATE	1970

SEE DRAWING NO. C0106



- |    |      |
|----|------|
|    | C004 |
|    | C005 |
|    | C006 |
|    | C007 |
|    | C008 |
|    | C009 |
|    | C010 |
| BY |      |


  
**MARATHON**
  
 Engineering & Consulting Services

**SaudiLabs Office**

P.O. Box 12000, Jeddah 21511, Saudi Arabia, Tel: +966-2-8600000  
 Fax: +966-2-8600001 E-mail: info@saudilabs.com.sa  
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SEE DRAWING NO. C010

SEE DRAWING NO. C010

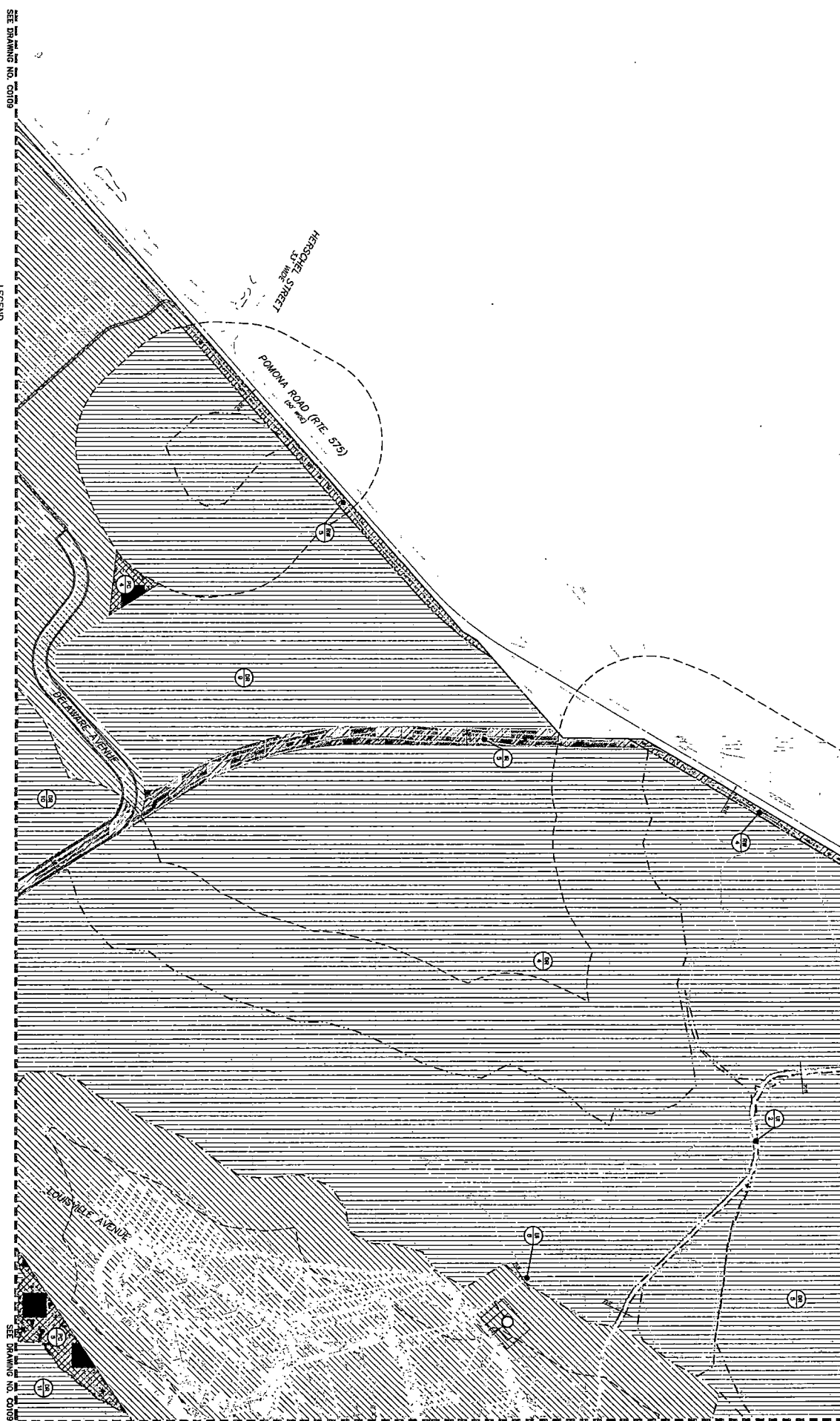
1 inch = 120 feet



**Sunderboro Office**  
Sunderboro Court, June 2022, Sunderland, NH 03081  
ph (603) 241-0704 fax (603) 241-3740  
e-mail: [info@sunderborocourt.com](mailto:info@sunderborocourt.com)

CO <sup>+</sup>	CO <sup>+</sup>
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CO <sup>+</sup>	CO <sup>+</sup>

C0104



ISSUE NO.	SUBMISSION/REVISION	GM	AW
03/04/2023	UPDATED MATCH PATTERNS	GM	AW
07/13/2023	REMOVED PER REVIEW COMMENTS	GM	AW
07/08/2023	REMOVED PER REVIEW COMMENTS	GM	AW
11/18/2019	REMOVED PER REVIEW COMMENTS	GM	AW
03/15/2018	INITIAL SUBMISSION	GM	AW
1	SUBMISSION/REVISION	GM	AW



**STOCKTON**  
UNIVERSITY

**DETAILED PINELANDS EXHIBIT**  
**STOCKTON UNIVERSITY**  
101 WEA KING JAMES DRIVE

GALLOWAY, NEW JERSEY 08205-9461

DAVID J. FLEMING, P.E.  
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. 2A0603521800  
03/10



MARATHON

**Executive & Consultant Services**  
**Swedenborg Office**  
1 Kew-Forest Court, Suite 302, San Francisco, CA 94134  
PO Box 241507 San Francisco, CA 94124  
Tel: (415) 241-5700 Fax: (415) 241-5700

1" = 120'	Scale
1" = 120'	Scale


30







SEE DRAWING NO. C011

[illegible]
**Stockton**  
UNIVERSITY

**STOCKTON UNIVERSITY**  
101 USA AND FARMER DRIVE

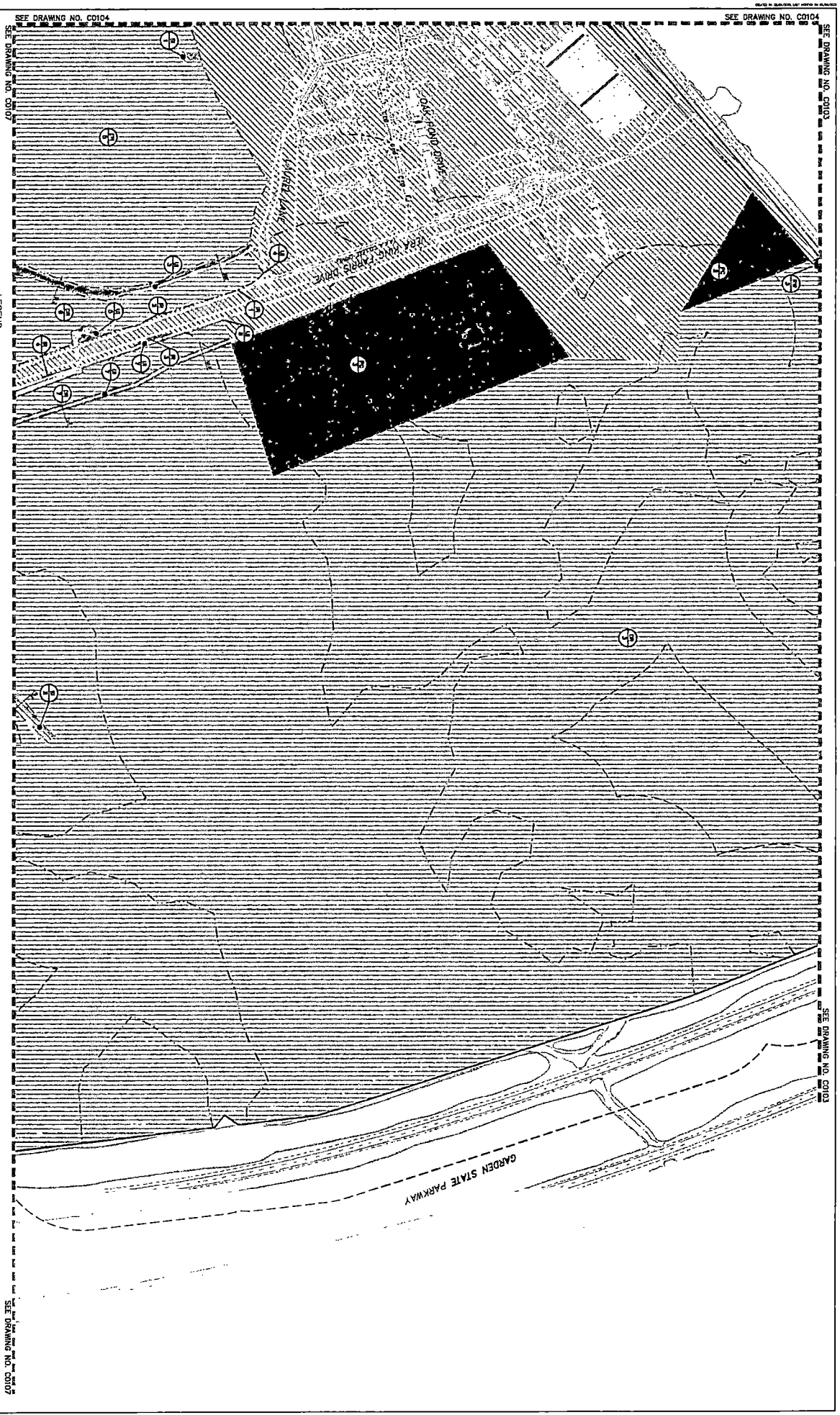
NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
500 5TH AVENUE  
NEW YORK 10017

**CORRESPONDENCE OFFICE**  
Kaiser Center, Suite 207, Berkeley, CA  
94704-2417 Tel: (415) 841-9700

CC

SEE DRAWING NO. C0109





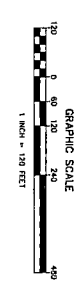
SEE DRAWING NO. C0104  
SEE DRAWING NO. C0107

SEE DRAWING NO. C0104  
SEE DRAWING NO. C0103

SEE DRAWING NO. C0103

**LEGEND**

- PROPERTY BOUNDARY LINE
- RESERVED RIGHTS TRAILING AREA LINE
- DEVELOPED LAND (V)
- UNDEVELOPED LAND (U)
- ALABAMA COUNTY TRAILING AREA (A)
- 2011 ALABAMA AEA TRAILING AREA (A)
- APPROXIMATE BOUNDARY LINE (P)
- INTERNAL USE BOUNDARY LINE (P)
- UNITS BOUNDARY LINE (P)
- DEVELOPED LAND (V)
- UNDEVELOPED LAND (U)
- ALABAMA COUNTY TRAILING AREA (A)
- 2011 ALABAMA AEA TRAILING AREA (A)
- APPROXIMATE BOUNDARY LINE (P)
- INTERNAL USE BOUNDARY LINE (P)
- UNITS BOUNDARY LINE (P)
- DEVELOPED LAND (V)
- UNDEVELOPED LAND (U)
- ALABAMA COUNTY TRAILING AREA (A)
- 2011 ALABAMA AEA TRAILING AREA (A)
- APPROXIMATE BOUNDARY LINE (P)
- INTERNAL USE BOUNDARY LINE (P)
- UNITS BOUNDARY LINE (P)

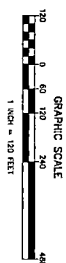


<b>STOCKTON UNIVERSITY</b> DETAIL PINELANDS EXHIBIT STOCKTON UNIVERSITY 1000 N. 10TH AVE. P.O. BOX 2000 NEW BRUNSWICK, NJ 08901-2000 909/792-3000 9/10/2023		<b>MARATHON</b> 1400 N. 10TH AVE. P.O. BOX 2000 NEW BRUNSWICK, NJ 08901-2000 909/792-3000 9/10/2023
01/17/2023 5 01/17/2023 4 01/17/2023 3 01/17/2023 2 01/17/2023 1 01/17/2023 0	01/17/2023 5 01/17/2023 4 01/17/2023 3 01/17/2023 2 01/17/2023 1 01/17/2023 0	01/17/2023 5 01/17/2023 4 01/17/2023 3 01/17/2023 2 01/17/2023 1 01/17/2023 0








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ISSUE DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APP.
03/04/2025	5	UPDATED HATCH PATTERNS	CHH	AMC
07/13/2025	4	REVISED PER REVIEW COMMENTS	CHH	AMC
02/08/2022	3	REVISED PER REVIEW COMMENTS	CHH	AMC
11/10/2019	2	REVISED PER REVIEW COMMENTS	CHH	AMC
03/13/2019	1	INITIAL SUBMISSION	CHH	FM


**Stockton**  
UNIVERSITY

### DETAILED PINELANDS EXHIBIT

**STOCKTON UNIVERSITY**  
101 WOLFE DRIVE  
FAIRFIELD, NJ 07004

DAVID J. FLEMING, P.E.  
PROFESSIONAL ENGINEER

NEW POST CARD NO. 24203371800  
2 February 03

## MARATHON

**Executive Office**

COMMERCIAL OFFICE  
 KILPATRICK COURT, SUITE 202, SOUTHINGTON, CT 06488  
 203/261-7671 FAX 1/261-291-8770  
 \*A MEMBER OF THE KILPATRICK GROUP OF COMPANIES

1° = 120°	2° = 120°
-----------	-----------

C. HARRIS

C01







PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinlands



LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

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

November 1, 2024

VIA EMAIL ONLY

Judeth Piccinni Yeany, Esq.  
Senior Regulatory Officer  
New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
401 East State Street, 7<sup>th</sup> Floor  
Mail Code 401-7  
P.O. Box 420  
Trenton, New Jersey 08625-0420

Re: First Amendment to the 2010 Deed of Conservation Restriction

Dear Ms. Yeany:

The Pinelands Commission consents to the amendment to the 2010 Deed of Conservation Restriction (DCR) filed by Stockton University (Stockton). The purpose of this First Amendment of the DCR is to replace the existing color-coded exhibit depicting the Restricted Area located on Stockton's Galloway Township Campus with a new map (2024 map) that better defines the boundaries of the Restricted Area. Stockton, working with the Commission staff, developed the 2024 map using ArcGIS that more accurately depicts the boundaries of the restricted lands on the campus. Additionally, the 2024 map appropriately removes existing utility locations, other infrastructure and internal paths that were previously included in the Restricted Area under the color-coded exhibit. Stockton submitted a request to the New Jersey Department of Environmental Protection on June 27, 2023 to amend the DCR to incorporate the 2024 map. The Commission consents to this First Amendment to the DCR to replace the color-coded exhibit with the 2024 map and believes that this new map will ensure that future development at Stockton's Galloway campus occurs outside of the Restricted Area.

Thank you for your assistance with this matter.

Sincerely,

Susan R. Grogan, P.P., AICP  
Executive Director

c: Brian Kowalski, Esq., Stockton University



## The Great Egg Harbor Watershed Association River Council

**Fred Akers – Operations Mgr.**  
P.O. Box 109  
Newtonville, NJ 08346  
609-335-3744  
fred.akers13@gmail.com

Executive Director's Report  
Stockton University  
2020 Facilities Master Plan  
6/18/2025  
Exhibit #4

June 2, 2025

NJ Pinelands Commission

15 Springfield Rd,

Pemberton, NJ 08068

Re: Stockton University's 2020 Facilities Master Plan

Dear Director Grogan and Chief Planner Lanute:

Thank you for the opportunity to comment on the Stockton University's 2020 Facilities Master Plan.

The evolution of the development at the Stockton Galloway Campus is a good example of the flexibility of the Pinelands Commission (PC) to accommodate public development. The PC is often criticized for its too strict compliance with the CMP, but the history of permitted development in the Galloway Township area around Stockton's Galloway Campus is an example of compromise.

Going back to the 1990 Stockton Master Plan and the subsequent 1990 and 1995 Stockton/Pinelands MOAs, the Stockton Galloway Campus was defined as 1,560 acres, of which 500 acres were to be developed, and 1,060 acres were to be permanently protected. However, this was not the final Galloway Campus build-out that some envisioned at that time. And back then, deed restrictions were not required.

Then around 2008 the PC completed the Ecological Integrity Assessment, which paved the way for the expansion of sewer service to the Galloway Campus through the conversion of Pinelands Rural Development Area to Pinelands Regional Growth Area. Map 1 illustrates those Management Area changes.

20 years after the 1990 Stockton Master Plan, the 2010 Stockton Master Plan took student enrollment, and the Galloway Campus build-out to a new level. This caused the PC to renegotiate the 1990 compromises, and a new MOA with Stockton was published in 2015. But this time there were deed restrictions to permanently protect the sensitive lands.

[www.gehwa.org](http://www.gehwa.org) – The Official Website of the Great Egg Harbor Watershed Assoc.

**Paul Ludgate**  
Vice President  
**Dick Colby**  
Treasurer  
**Lynn Maun**  
Secretary  
**Brooke Fisher**  
Administrator

**TRUSTEES**  
**Steve Eisenhauer**  
**Pat Sprigman**  
**Clark Sprigman**  
**Clay Emerson**  
**Carol Jones**  
**Bill Stuempfig**

### **RIVER COUNCIL**

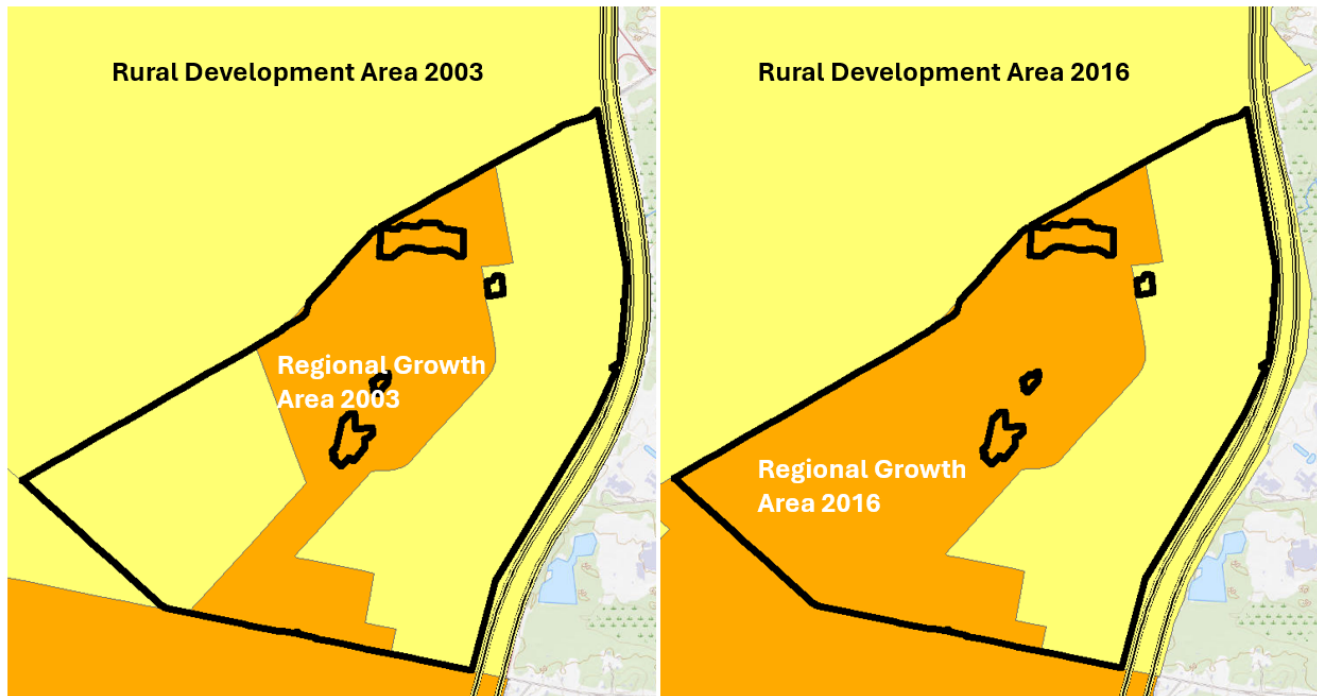
**Chair:**  
**Gregory Gregory**  
Somers Point  
**Vice Chair:**  
**Richard Coe**  
Monroe Twp.

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**Julie Akers**  
Buena Vista Twp.  
**Alison Stefanik**  
Corbin City  
**Bill Christman**  
Hamilton Twp.  
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Winslow Twp.  
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Hammonton  
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**Greg Conway**  
Borough of Folsom  
**David Brown**  
Egg Harbor Twp.  
**William Handley**  
Upper Twp.  
**Dick Colby**  
GEHWA

## Pinelands Management Area Changes from 2003 to 2016 at the Galloway Stockton Campus.

Map 1: These changes by the Pinelands Commission allowed more sewer development in Galloway Township



However, it was discovered that there were many developments that Stockton had built without the benefit of permits since 1990, which ultimately became recognized by the PC as violations that had to be remedied. Some of these were more easily remedied than others.

The PC determined that Stockton University had violated the MOA by engaging in unauthorized development within the deed-restricted area. The University subsequently consented to suspend the 2015 MOA in 2017, and a long process was started to modify the deed-restricted areas and mitigate those violations.

In December 2024, the DEP approved an amendment to the 2010 deed restriction, and the amended deed was recorded with Atlantic County on March 24, 2025. According to the PC, all the projects proposed in the 2020 Facilities Master Plan are outside of the amended deed restricted area.

One small area of concern we have is whether or not the agricultural use of maple trees in the Galloway Campus forest is being conducted in the deed restricted area, and if so, is it permitted?

We hope that all of Stockton's development violations on the Galloway Campus have been resolved, and that no new violations will be created. We also appreciate the PC's oversight of the Stockton University's 2020 Facilities Master Plan, and of Pinelands Protection overall.

Respectfully,

Fred Akers, Operations Manager  
Great Egg Harbor Watershed Association



PINELANDS  
PRESERVATION  
ALLIANCE

Bishop Farmstead  
17 Pemberton Rd  
Southampton NJ 08088  
609-858-8860

June 2, 2025

NJ Pinelands Commission  
15 Springfield Rd,  
Pemberton, NJ 08068

**Re: Stockton University's 2020 Facilities Master Plan**

Dear Director Grogan and Chief Planner Lanute,

The 2020 Stockton University Facilities Master Plan presents an important opportunity to reflect on the University's long-term vision for growth while ensuring continued environmental responsibility. While there have been efforts to reconcile past inconsistencies and improve land use planning, several key concerns remain regarding the clarity, implementation, and implications of the plan.

We appreciate the Pinelands Commission's thorough oversight and dedication to upholding the protections established in the 2010 deed restriction. Your careful attention to detail throughout the review process—particularly in identifying unauthorized development, pausing review of the 2020 Master Plan, and requiring accurate conservation mapping—demonstrates a strong commitment to environmental stewardship and accountability. These changes mark important progress in clearly defining conservation areas and ensuring they receive the proper protection.

As the Commission reviews the 2020 Master Plan, several questions remain. While the updated deed restriction clarifies which areas are now legally protected, the plan itself lacks sufficient detail regarding the rationale for some proposed expansions, particularly in light of past encroachments and the unique ecological characteristics of the Galloway Campus, which includes extensive wetlands and habitat buffers. These features have historically limited development, and the preservation of these natural resources remains vital. Many of these protections reflect compliance with existing laws rather than new environmental initiatives. A clearer articulation of how the University's planning efforts go beyond regulatory obligations would strengthen public trust in Stockton's commitment to sustainability.

One notable project included in the 2020 Plan is the proposed Coastal Resilience Center, a \$40 million facility intended to address climate adaptation and research. While this is a commendable objective, the proposed location—an area that could potentially be restored as tidal marshland—raises questions about the balance between development and ecological restoration in vulnerable coastal zones.

Retrofitting an existing structure within Atlantic City to withstand the growing impacts of ocean encroachment, rather than constructing a new building. This would not only embody the principles of sustainability and adaptation but also avoid further environmental degradation of a sensitive coastal zone that would provide greater ecological benefit if restored.

While Stockton University has taken steps to address prior issues and refine its land use framework, the 2020 Facilities Master Plan would benefit from additional transparency, clearer alignment with conservation priorities, and a demonstrated commitment to sustainable development practices. As the Pinelands Commission considers the plan, we respectfully urge continued scrutiny to ensure that past agreements are honored and that future growth reflects a genuine dedication to environmental stewardship and climate resilience.

Thank you for your attention to these important matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Yeh", written in a cursive style.

Heidi Yeh, Ph.D.

Policy Director