



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 33

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001)

Commissioner **Lohbauer** moves and **Commissioner** **Pikolycky**
seconds the motion that:

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

1987-0345.022
Applicant: **Lenape Regional High School District**
Municipality: Medford Township
Management Area: Pinelands Regional Growth Area
Date of Report: November 20, 2025
Proposed Development: Construction of a 2,578 square foot maintenance building at Shawnee High School;

2021-0084.002
Applicant: **Manchester Township**
Municipality: Manchester Township
Management Area: Pinelands Town
Date of Report: November 20, 2025
Proposed Development: Construction of a 170 foot tall communication tower; and

2025-0121.001
Applicant: **City of Estell Manor**
Municipality: City of Estell Manor
Management Area: Pinelands Forest Area
Date of Report: November 20, 2025
Proposed Development: Paving of 1,875 linear feet within the 16th Street right-of-way.

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

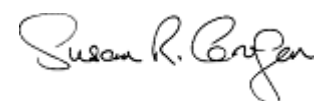
Record of Commission Votes

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


*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: December 12, 2025



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair



State of New Jersey
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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

November 20, 2025

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

Re: Application # 1987-0345.022
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for construction of a 2,578 square foot maintenance building at the Shawnee High School. 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 December 12, 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, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, PE, CME (via email)



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

PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

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

Application No.: 1987-0345.022
Block 4704, Lot 3
Medford Township

This application proposes the construction of a 2,578 square foot maintenance building at the Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

STANDARDS

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

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

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

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

There are wetlands located on the above referenced parcel. All development, including land disturbance, will be located at least 300 feet from wetlands.

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

The proposed development will be located within the limits of an existing maintained grass area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The proposed development will be serviced by public sanitary sewer.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on November 1, 2025. The Commission’s public comment period closed on November 14, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of three sheets, prepared by CME Associates, all sheets dated October 8, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
4. All development, including land disturbance, shall be located at least 300 feet from wetlands.

CONCLUSION

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



PHILIP D. MURPHY
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Executive Director

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Application Specific Information: 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 December 8, 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.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Re: Application # 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

Dear Mr. Block:

The Commission staff has completed its review of this application for construction of a 170 foot tall communication tower. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its December 12, 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, 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)
Mark Rohmeyer (via email)



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Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Application No.: 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

This application proposes construction of a 170 foot tall communication tower located on the above referenced 2.07 acre parcel in Manchester Township.

The proposed development includes the placement of one equipment shelter and one generator within a proposed 2,806 square foot cleared area on the parcel. To facilitate construction equipment access, the application also proposes 1,530 square feet of vegetation clearing within the Jefferson Avenue municipal right-of-way.

The applicant proposes to temporarily surface an existing sand road located within the Jefferson Avenue municipal right-of-way with stone. The temporary stone access will be 12 feet wide and 650 feet in length. At the completion of the development subject of this application, the temporary stone surface will be removed.

STANDARDS

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

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

The proposed development is located in the Pinelands Town of Whiting. The proposed communication tower is a permitted use in a Pinelands Town.

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

The proposed development will be located within a wooded area on the parcel. In total, the proposed development will disturb approximately 4,336 square feet of wooded lands on the parcel and within the Jefferson Avenue municipal right-of-way.

The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

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

The Commission has records of Northern pine snake, a threatened species, and Timber rattlesnake, an endangered species, within the vicinity of the proposed development. The CMP requires that all development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of threatened and endangered (T&E) animal species.

The original application filed with the Pinelands Commission included the proposed development of a communications tower, 120 linear feet of onsite driveway, a five car parking lot, three commercial carrier equipment pads, one equipment shelter, one generator and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way. In response to that proposal, the Commission staff advised that the original application required the completion of a two season drift fence and visual survey for the concerned T&E snake species.

In a letter received on May 8, 2025, the Manchester Township Police Chief advised the Commission staff of the need for the proposed communication tower to alleviate a public safety communication emergency and expressed concern regarding the time required to complete the required two season drift fence survey. The Commission staff responded that if the application were amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower, the T&E species survey requirement could be modified. Such a modified T&E survey approach would include bi-weekly visual surveys of the parcel during the spring season for the presence of the concerned snakes and a visual survey of the project area for potential nesting habitat for Northern pine snake and gestating areas for Timber rattlesnake. Such a modified T&E species survey would also require that a conservation deed restriction be imposed on the remaining undisturbed portion of the 2.07 acre parcel. The application was subsequently amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower.

A modified T&E species survey was completed for the application by a qualified consulting firm. The modified survey did not find evidence of nesting habitat or gestating areas and did not observe T&E animal species within the project area.

With the conditions recommended below, the proposed development has been designed to avoid irreversible adverse impacts on habitats that are critical to the survival of the local population of Northern pine snake and Timber rattlesnake.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on October 28, 2025. The Commission’s public comment period closed on November 14, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of six sheets, prepared by Morgan Municipal Engineering Services, all sheets dated July 10, 2025 and revised to October 28, 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. The 12 foot wide temporary stone surfacing of the Jefferson Avenue municipal right-of-way shall be removed within 180 days of commencement of construction of the development subject of this application.
6. Any other development of the parcel, including the previously proposed five car parking lot, three commercial carrier equipment pads and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way requires completion of a separate application to the Commission and Commission approval of that application.
7. Prior to any development, including vegetation clearing, construction of the proposed communications tower and the stone surfacing of the Jefferson Avenue municipal right-of-way, the applicant shall submit a copy of a recorded conservation deed restriction which prohibits any further development on the above referenced parcel unless a survey is completed for all threatened and endangered snake species and the Commission staff determines that any such further development will not have a significant adverse impact on habitat critical to the survival of any local population of threatened or endangered snake species.

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
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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 December 8, 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.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Re: Application # 2025-0121.001
16th Street right-of-way
City of Estell Manor

Dear Mayor Owen:

The Commission staff has completed its review of this application for paving of 1,875 linear feet within the 16th Street right-of-way. 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 December 12, 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, City of Estell Manor Planning Board (via email)
City of Estell Manor Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
J. Michael Fralinger, Jr, PE, CME (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Application No.: 2025-0121.001
16th Street right-of-way
City of Estell Manor

This application proposes paving of 1,875 linear feet within the 16th Street municipal right-of-way. It is proposed to pave 16th Street westwardly from its intersection with State Highway Route 50 to its intersection with Walkers Forge Road. The road is currently a 26 foot wide gravel road and it will be paved to a width of 18 feet.

STANDARDS

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

Land Use (N.J.A.C. 7:50-5.23(b)12)

This application proposes to pave an existing gravel road. The portion of 16th street proposed to be paved is located in a Pinelands Forest Area. A road (public service infrastructure) is permitted in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The existing gravel road proposed to be paved serves two existing single family dwellings that are located in the Pinelands. The proposed road paving is permitted in a Pinelands Forest Area.

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

The proposed development will occur over the existing gravel roadway. The proposed disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes a seed mixture which meets that recommendation.

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

Based upon the proposed removal of 0.25 acres of existing gravel road and the revegetation of that area with grasses, the proposed paving of the existing gravel road will result in a decrease in the volume and rate of stormwater runoff than occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

The Commission staff reviewed the application for evidence of cultural resources. 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. Newspaper public notice was completed on September 23, 2025. The application was designated as complete on the Commission's website on October 16, 2025. The Commission's public comment period closed on November 14, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of five sheets, prepared by Fralinger Engineering, all sheets dated July 25, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

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



PHILIP D. MURPHY
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PINELANDS COMMISSION **APPEAL PROCEDURE**

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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- 34

TITLE: Scheduling Regular Pinelands Commission Meeting Dates for 2026

Commissioner Pikolycky moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, the Open Public Meetings Act requires that the Pinelands Commission establish an annual schedule of regular meetings prior to January 10th of each year; and

WHEREAS, the Pinelands Commission will use the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education in New Lisbon, Pemberton Township, as the regular site for its meetings; and

WHEREAS, any meeting to be held at a location other than the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education, 15 C Springfield Road, New Lisbon, Pemberton Township, will be advertised in accordance with the requirements of the Open Public Meetings Act; and

WHEREAS, the public can attend all regular Commission meetings in person or livestream the meetings through the Commission’s YouTube channel. Public comment can be provided in person or by dialing the phone number and entering the code displayed on the meeting agenda and the YouTube screen during each meeting. An agenda will be posted on the Commission’s website at www.nj.gov/pinelands/ in advance of each meeting; and

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

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission shall conduct its meetings on the following dates in 2026, beginning at 9:30 a.m., unless notice is otherwise provided in accordance with the Open Public Meetings Act:

- Friday, January 9, 2026

Friday, February 13, 2026

Friday, March 13, 2026

Friday, April 10, 2026

Friday, May 8, 2026

Friday, June 12, 2026
- Friday, July 10, 2026

Friday, August 14, 2026

Friday, September 11, 2026

Friday, October 9, 2026

Friday, November 13, 2026

Friday, December 11, 2026

BE IT FURTHER RESOLVED that the Executive Director is directed to publish notice of this schedule in the Commission's official newspapers, file copies of the schedule with the Secretary of State of the State of New Jersey and Pinelands county and municipal clerks, post a copy of the notice in the Commission's offices and post the annual schedule on the Commission’s website (www.nj.gov/pinelands/).

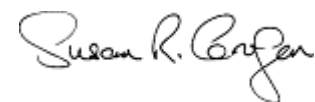
Record of Commission Votes

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


*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: December 12, 2025



Susan R. Grogan
Executive Director



Alan W. Avery, Jr.
Vice Chair