



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-01

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1984-0655.038 & 2025-0182.001)

Commissioner Irick moves and Commissioner Lohbauer 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:

1984-0655.038

Applicant:	South Jersey Transportation Authority
Municipality:	Winslow Township
Management Area:	Pinelands Rural Development Area
Date of Report:	December 18, 2025
Proposed Development:	Installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area; and

2025-0182.001

Applicant:	Winslow Township
Municipality:	Winslow Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	December 17, 2025
Proposed Development:	Demolition of a single family dwelling 50 years old or older.

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 1984-0655.038 & 2025-0182.001 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: January 9, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey

THE PINELANDS COMMISSION

PO Box 359

NEW LISBON, NJ 08064

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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

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Re: Application # 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

Dear Mr. Corrigan:

The Commission staff has completed its review of this application for installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area. 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 January 9, 2026 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)
Darren Stanker, PP (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

December 18, 2025

Daniel C. Corrigan Jr., PE CME (via email)
South Jersey Transportation Authority
100 Trooper Lane
PO Box 351
Hammonton NJ 08037

Application No.: 1984-0655.038
Atlantic City Expressway Right-of-Way
Winslow Township

This application proposes installation of a replacement culvert under an existing access road to the Winslow Wildlife Management Area in Winslow Township. The access road is located within the Atlantic City Expressway right-of-way.

The applicant represents that an existing 20 foot long 24 inch diameter corrugated metal culvert under the existing access road is in disrepair. The applicant proposes to replace the existing culvert with a 22 foot long concrete elliptical pipe that is 19 inches by 30 inches. The proposed culvert will provide for the intermittent flow of water under the existing access road during periods of heavy rainfall and high water table conditions.

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. 7:50-5.26)

The proposed development is located in a Pinelands Rural Development Management Area. The proposed culvert (public service infrastructure) is a permitted use in a Pinelands Rural Development Management Area.

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

Portions of the proposed culvert replacement will occur within wetlands and the required buffer to wetlands. The proposed development will result in the disturbance of 293 square feet of wetlands.

The CMP permits roads and associated road improvements, such as culverts (linear improvements), in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed culvert replacement which results in less significant impacts on wetlands and the required buffer to wetlands. The proposed culvert replacement is the modification of an existing road. The proposed culvert replacement is necessary to provide for safe traffic movement in and out of the Winslow Wildlife Management Area. Therefore, the need for the proposed culvert replacement overrides the importance of protecting the wetland and the required buffer to that wetland. The proposed culvert replacement will not result in substantial impairment of the resources of the Pinelands. With the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands.

The proposed culvert replacement is consistent with the CMP's wetlands protection standards.

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

The proposed development will be located within an existing sand road and a forested area. The proposed development will result in the disturbance of 1,600 square feet of vegetation, including the removal of two trees. The proposed clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The proposed culvert replacement is consistent with the CMP's vegetation management standards.

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

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

The proposed development will result in the grading, clearing and disturbance of a total of 2,519 square feet. Since the development will result in the grading, clearing or disturbance of less than 5,000 square feet, the proposed development does not require stormwater management.

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 26, 2025. The Commission's public comment period closed on December 12, 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 prepared by STV and dated September 23, 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. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

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



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

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

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Re: Application # 2025-0182.001
Block 3111, Lot 1
Winslow Township

Dear Ms. O'Drain:

The Commission staff has completed its review of this application for demolition of a single family dwelling 50 years old or older. 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 January 9, 2026 meeting.

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

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

Sincerely,

Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Winslow Township Planning Board (via email)
Winslow Township Construction Code Official (via email)
Winslow Township Environmental Commission (via email)
Secretary, Camden County Planning Board (via email)



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PUBLIC DEVELOPMENT APPLICATION REPORT

December 17, 2025

Danielle O'Drain (via email)
Winslow Township
125 South Route 73
Braddock NJ 08037

Application No.: 2025-0182.001
Block 3111, Lot 1
Winslow Township

This application proposes demolition of a single family dwelling 50 years old or older located on the above referenced 0.23 acre parcel in Winslow Township. The Township owns the parcel.

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. 7:50-5.28)

The parcel is located in a Pinelands Regional Growth Management Area. The demolition of a dwelling 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 November 26, 2025. The Commission’s public comment period closed on December 12, 2025. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Disposal of any debris may only occur at an appropriately licensed facility.
2. Prior to any demolition, all other necessary permits and approvals shall be obtained.
3. Reconstruction of a single family dwelling within five years of its demolition does not require an application to the Pinelands Commission.

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.



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