



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 25

TITLE: Expressing the Commission’s Appreciation to John W. Holroyd, Jr. for His Service as a Member of the Commission From January 20, 2022 to May 20, 2025

Commissioner Lohbauer moves and Commissioner Asselta seconds the motion that:

- WHEREAS**, John W. Holroyd, Jr., served as Camden County’s representative on the Pinelands Commission from January 20, 2022 to May 20, 2025; and
- WHEREAS**, Commissioner Holroyd brought a wealth of experience in public service and municipal planning and construction to the Pinelands Commission. A longtime resident of Winslow Township, Commissioner Holroyd has been a licensed inspector for electric, fire, plumbing, buildings, and multi-family dwellings, and he has worked as a construction official in several New Jersey municipalities for more than 20 years. He served on Winslow Township’s Planning Board, Environmental Commission and Green Team. He also served as Winslow’s representative on the Pinelands Municipal Council; and
- WHEREAS**, during his tenure, the Pinelands Commission adopted amendments to the Pinelands Comprehensive Management Plan (CMP) that strengthen the protection of the Kirkwood-Cohansey aquifer system while ensuring sufficient water supply for authorized development in the growth-oriented portions of the Pinelands Area.
- WHEREAS**, during his tenure, the Commission proposed another significant set of CMP amendments, including rule changes regarding fees, certificates of filing, waivers of strict compliance, Regional Growth Areas, Pinelands Development Credits, and the redesignation of approximately 2,440 acres in the Black Run watershed from a Rural Development Area to a Forest Area; and
- WHEREAS**, during his tenure, the Commission also executed Memoranda of Agreement that enabled Pemberton Township and Stafford Township to surface existing trails in order to provide accessibility for those with ambulatory challenges; and
- WHEREAS**, during his tenure, the Commission instituted annual training seminars targeted to municipal land use administrators, planning and zoning board secretaries and zoning officials; and
- WHEREAS**, during his tenure, the Commission hired a new Executive Director, reviewed and acted on more than 80 public development applications, reviewed and certified more than 420 municipal master plan and ordinance amendments, implemented programs resulting in the permanent preservation of approximately 5,700 acres in the Pinelands Area, completed and launched numerous scientific studies, educated thousands of people about the region’s natural, cultural, and historic resources, and secured the funding and expertise necessary to rehabilitate the historic Fenwick Manor farmhouse, which has served as office space for Commission staff since 1980; and
- WHEREAS**, the members of the Commission want to recognize Commissioner Holroyd’s significant contributions and express their appreciation for the service that he performed; and

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission hereby express our appreciation to our colleague and friend, John W. Holroyd, Jr., for his commitment to the Pinelands and for his service as a member of the Commission from January 20, 2022 to May 20, 2025.

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					Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 12, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 26

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1990-0868.036 & 1992-0351.006)

Commissioner Buzby-Cope 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:

1990-0868.036	
Applicant:	NJDEP Natural & Historic Resources
Municipality:	Bass River Township
Management Area:	Pinelands Preservation Area District
Date of Report:	August 20, 2025
Proposed Development:	Demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building; and
1992-0351.006	
Applicant:	Egg Harbor Township
Municipality:	Egg Harbor Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	August 20, 2025
Proposed Development:	Expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for 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 1990-0868.036 & 1992-0351.006 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

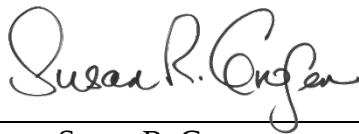
Record of Commission Votes

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				A	Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

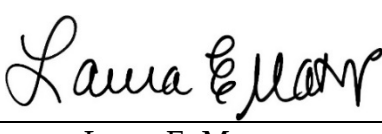
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 12, 2025



Susan R. Grogan
Executive Director



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
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 20, 2025

Edward Mulvan (via email)
NJDEP Natural & Historic Resources
275 Freehold-Englishtown Road
Englishtown NJ 07726

Re: Application # 1990-0868.036
Block 85, Lot 1
Bass River Township

Dear Mr. Mulvan:

The Commission staff has completed its review of this application for the demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building. 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 September 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, Bass River Township Planning Board (via email)
Bass River Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Frank Little (via email)



PHILIP D. MURPHY
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

August 20, 2025

Edward Mulvan (via email)
NJDEP Natural & Historic Resources
275 Freehold-Englishtown Road
Englishtown NJ 07726

Application No.: 1990-0868.036
Block 85, Lot 1
Bass River Township

This application proposes the demolition of a 670 square foot restroom building, 50 years old or older, and the construction of a 668 square foot restroom building located on the above referenced 800 acre parcel in Bass River Township.

The existing restroom building was constructed in 1972. The restroom building services the North Shore Campground located within Bass River State Forest. The Bass River State Forest is comprised of approximately 18,000 acres. The applicant has indicated that the existing restroom building requires replacement. The proposed restroom building will be located in the same approximate location as the existing restroom building proposed for demolition.

The application also proposes a five foot wide concrete walkway around the perimeter of the proposed restroom building and one handicapped accessible parking stall.

The applicant proposes the replacement of an existing onsite septic waste water disposal system. The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.1(a)10 provides that the replacement of any existing onsite waste water disposal system does not require an application to the Commission.

STANDARDS

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

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

The proposed development is located in the Pinelands Preservation Area District. The proposed development is an accessory use to an existing campground. Campgrounds are a permitted land use in the Pinelands Preservation Area District.

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

There are wetlands located on the parcel. The proposed development is located approximately 90 feet from wetlands. The proposed development is located no closer to wetlands than the existing restroom building proposed for demolition. There is an existing paved road located between the proposed development and the concerned wetlands.

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

The proposed development will be located within an existing developed area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development. The proposed development is consistent with the CMP vegetation management standard.

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, a cultural resource survey was not required for the proposed development.

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 July 8, 2025. The Commission’s public comment period closed on August 8, 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 eight sheets, prepared by Owen Little & Associates Inc. and dated as follows:

 Sheet 1 - January 30, 2025; revised to May 28, 2025
 Sheets 2, 4 & 8 - April 8, 2025; revised to May 28, 2025
 Sheet 3 - April 8, 2025; revised to May 2, 2025
 Sheets 5-7 - May 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.

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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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

August 20, 2025

Donna Markulic, Administrator (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 1992-0351.006
Block 3201, Lots 34 - 36
Egg Harbor Township

Dear Ms. Markulic:

The Commission staff has completed its review of this application for the expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk. 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 September 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, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Adam Warburton (via email)



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SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

August 20, 2025

Donna Markulic, Administrator (via email)
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 1992-0351.006
Block 3201, Lots 34 - 36
Egg Harbor Township

This application proposes expansion of existing athletic fields and the installation of approximately 1,910 feet of concrete sidewalk located on the above referenced 91.73 acre parcel in Egg Harbor Township. There is an existing Township recreational facility located on the parcel.

The proposed development will allow for the expansion of the existing athletic fields at the recreational facility. Eight existing soccer fields and one existing baseball field will be reconfigured and expanded to ten grass soccer fields.

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(a))

The proposed development is located in a Pinelands Regional Growth Area. The proposed expansion of the existing recreational facility is permitted 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 clearing and land disturbance, will be located at least 300 feet from wetlands.

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

Approximately 0.6 acres of wooded area will be cleared to accommodate the expansion of the existing athletic fields. 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 the disturbed areas beyond the limits of the proposed grass athletic fields, the application proposes to utilize a seed mixture which meets that recommendation.

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

The existing recreational facility is serviced by public sanitary sewer.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct five stormwater infiltration systems.

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

The Commission staff reviewed the application for evidence of significant 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 applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on May 16, 2025. Newspaper public notice was completed on March 8, 2025. The application was designated as complete on the Commission's website on July 25, 2025. The Commission's public comment period closed on August 8, 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 25 sheets, prepared by Colliers Engineering and Design, all sheets dated January 9, 2025 and revised to May 16, 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. All development, including clearing and 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

General Information: Info@pinelands.nj.gov
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 September 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.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 27

TITLE: Approving With Conditions an Application for Public Development (Application Number 1983-4180.005)

Commissioner Rittler Sanchez moves and Commissioner Buzby-Cope 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:

1983-4180.005
Applicant: Ocean County
Municipality: Lacey Township
Ocean Township
Management Area: Pinelands Forest Area
Pinelands Preservation Area District
Date of Report: July 18, 2025
Proposed Development: Forestry and the creation of forest fuel/firebreaks on 2,200 acres.

WHEREAS, no request for a hearing before the 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 forestry and the creation of forest fuel/firebreaks; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public forestry and creation of forest fuel/firebreaks 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 1983-4180.005 for public forestry and the creation of forest fuel/firebreaks is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez	X			
Avery	X				Matro				A	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: September 12, 2025

Susan R. Grogan

Susan R. Grogan
Executive Director

Laura E. Matos

Laura E. Matos
Chair



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Re: Application # 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Blocks and Lots

Dear Mr. Lohmeyer:

The Commission staff has completed its review of this application for forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel located in Lacey and Ocean Townships. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 8, 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
Attachment A: Blocks and Lots

c: Secretary, Lacey Township Planning Board (via email)

Lacey Township Construction Code Official (via email)
Lacey Township Environmental Commission (via email)
Secretary, Ocean Township Planning Board (via email)
Ocean Township Construction Code Official (via email)
Ocean Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Vinh Lang (via email)
Anthony Stivale (via email)
Susan C. Parris (via email)
Richard Rogers (via email)
Mary Fahner & Anne Schmidt (via email)
Mike P. (via email)
Dawn Trembly (via email)
Bill Moore (via email)
Holly Marks McQuade (via email)
John Hamilton (via email)
Timothy Kier (via email)



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

PUBLIC DEVELOPMENT APPLICATION REPORT

July 18, 2025

Geoffrey Lohmeyer (via email)
County of Ocean
129 Hooper Ave, First Floor
PO Box 2191
Toms River, NJ 08754-2191

Application No.: 1983-4180.005
Forked River Mountain Wilderness Area
Lacey Township
Ocean Township
See Attachment A for Tax Block and Lots

This application proposes forestry and the creation of forest fuel/firebreaks on 2,200 acres of a 12,678 acre parcel in Lacey and Ocean Townships. Approximately 10,180 acres of the parcel are located in Lacey Township and approximately 2,498 acres of the parcel are located in Ocean Township.

Forestry

The application proposes forest stand improvement on 953.48 acres of Pine-dominated, Pine-oak and Oak-pine dominated forest types on the parcel. The proposed forest stand improvement will consist of forest thinning. There are currently approximately 4,114 trees per acre in the area proposed for forest thinning. The applicant represents that the acreage subject of the proposed thinning contains an abnormally high density of tree and shrub layer and is classified as overstocked. The applicant further represents that this overstocking creates a very high forest fire fuel load and encourages the persistence of ladder fuels, which in turn lead to a very high risk of wildfire. After the proposed thinning, there will be approximately 2,704 trees per acre in the area proposed for forest thinning. Depending upon market demand, the cut trees and slash may be left onsite to decompose.

The application proposes additional forestry on a total of 227.11 acres to encourage the regeneration of Atlantic white cedar (AWC) in older cedar stands. The purpose of this forestry is to facilitate the return of AWC to low land hardwood swamps which were formerly cedar swamps. This additional forestry is comprised of single tree selection harvest (98.16 acres), seed tree harvest with reserves (98.29 acres) and clearcut harvest with reserves (30.66 acres). These forestry techniques are intended to retain individual and clumps of mature trees, improve the health and vigor of the remaining trees, provide a seed source for natural regeneration, reduce brush and canopy cover and, in the single tree selection harvest, maintain an uneven-aged stand structure.

This application further proposes planting of thirty-five (35) acres of uplands on the parcel with a mixture of Pitch pine (*Pinus rigida*) seedlings and native warm season grasses (Broomsedge, switchgrass, little bluestem). The area proposed to be planted is sparsely vegetated. A single pass site preparation to a minimum depth is proposed as necessary to remediate areas within the 35 acres that have been subject to off road vehicle compaction. The area will be monitored for seedling survival success. If necessary, replanting will occur until a minimum of +/- 300 trees per acre are established.

This application proposes to enhance wildlife habitat within two areas on the parcel, containing 132.41 acres and 1.56 acres, respectively. The proposed wildlife habitat enhancements are the creation of wildlife brush piles (up to 12 feet in diameter and 3 feet in height) and opening of understory. The wildlife habitat enhancements are intended to provide prey and shelter favored by threatened and endangered (T&E) animal species and reduce brush and canopy cover.

Approximately 1.5 acres of the proposed wildlife habitat enhancement is located within wetlands. The wetlands consist of Atlantic white-cedar, red maple, high bush blueberry and sweet pepperbush. The proposed reduction in brush and canopy cover is intended to promote habitat for early successional T&E plant and animal species.

No herbicide will be utilized for the proposed forestry.

The proposed forestry is consistent with the forestry regulations contained in the Pinelands Comprehensive Management Plan (CMP).

Creation of Forest Fuel/Firebreaks

Approximately 850 acres will be subject of treatment to create primary and secondary “shaded” forest fuel/firebreaks. The forest fuel/firebreaks will be located adjacent to existing sand/gravel roads (Bryant Road, Old Road, Jones Road and two unnamed roads originating at Lacey Road) located on the parcel.

The primary forest fuel/firebreak are proposed adjacent to the existing sand/gravel roads. The secondary forest fuel/firebreaks will start at the edge of the primary forest fuel/firebreak. A “shaded” forest fuel/firebreak does not remove all vegetation, rather it reduces the density of trees and shrubs that act as “ladder fuels” relative to areas outside of the forest fuel/firebreaks.

The proposed forest fuel/firebreaks will range in width between 100 and 300 feet. Variability in width and vegetation removal within the fuel/firebreak is intended to meet multiple objectives including recreational aesthetics, limiting off road vehicle access, increasing habitat suitability, averting human-wildlife conflict and enhancing/maintaining wildland fire considerations.

The forest fuel/firebreaks will result in general hazard fuel reduction, emergency response access and increasing safety and efficiency of operations, including wildland fire response, prescribed burn operations and safety zones.

There are currently approximately 33,840 trees per acre in the areas that will be subject of the proposed forest fuel/firebreaks. After creation of the proposed forest fuel/firebreaks, there will be approximately 20,303 trees per acre.

No herbiciding is proposed to create or maintain the forest fuel/firebreaks.

The proposed forest fuel/firebreaks are consistent with the regulations contained in the CMP.

Prescribed Burning

Prescribed burning is proposed on 2,754.72 acres of the parcel. Prescribed burning does not require application to the Commission.

Proposed Forest Road Maintenance Activities

The applicant proposes road maintenance of existing sand/gravel forest roads (Jones Road, Bryant Road, Old Road and two unnamed sand/gravel roads originating at the parcel boundary with Lacey Road) located within the boundaries of the parcel.

All proposed road maintenance activities will occur solely within the limits of the existing sand/gravel roads, depicted on the submitted forest stand map.

Proposed road maintenance activities include the grading of the existing sand/gravel roadways. Routine and customary road maintenance activities do not require application to the Commission.

Prior to undertaking any road maintenance activities, the applicant must obtain the permission from the owner of any road right-of-way not owned by Ocean County.

REGULATIONS

The Commission staff has reviewed the proposed forestry and the creation of forest fuel/firebreaks for consistency with all regulations of the CMP. The following reviews the CMP regulations that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.22(a)3 and 5.23(a)5)

The parcel is located partially in the Pinelands Preservation Area District (approximately 6,362.15 acres) and partially in a Pinelands Forest Area (approximately 6,315.81 acres). Forestry and the creation of forest fuel/firebreaks are permitted throughout the Pinelands Area.

Wetlands Standards (N.J.A.C. 7:50-6.9 and 6.14)

There are wetlands located within the area proposed for forestry and the creation of forest fuel/firebreaks. The CMP permits forestry and the creation of forest fuel/firebreaks in wetlands and the required buffer to wetlands.

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

There are known sightings of T&E animal and wetland associated plant species on and in the vicinity of the proposed forestry and forest fuel/firebreaks.

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

survival of any local populations of T&E plant species.

To avoid potential irreversible adverse impacts on any T&E avian species that may be present, the applicant proposes to conduct visual surveys prior to any forestry or the creation of forest fuel/firebreaks. The visual surveys will identify and mark any trees containing potential T&E avian species cavities or nests. Any identified and marked trees will not be removed.

To avoid any irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, the applicant proposes that any forestry or creation of forest fuel/firebreaks that is undertaken with heavy equipment, shall only occur between April 15 to November 15, the period when the concerned snake species are active. The applicant further proposes that from November 15 to April 15, the period of time when the concerned snake species are hibernating, only low intensity methods such as thinning on foot, with handheld chainsaws or handsaws, will be utilized for forestry and the creation of forest fuel/firebreaks.

The application identified potential Pine Barrens treefrog breeding habitat on the parcel. To avoid potential irreversible adverse impacts on habitat critical to the survival of any local populations of Pine Barrens treefrog, the applicant proposes that a 100 foot buffer shall be maintained between the proposed forestry and the forest fuel/firebreaks to potential Pine Barrens treefrog breeding habitat.

There are known sightings of wetland associated T&E plant species on the parcel. To avoid potential irreversible adverse impacts on the survival of any local populations of wetland associated T&E plant species, the applicant proposes to maintain a 100 foot buffer to any known T&E plant species. A condition is included in this Report requiring that, prior to undertaking the proposed forestry or creation of the forest fuel/firebreaks, the applicant shall conduct visual surveys to identify any additional wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreak.

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

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

No new or temporary access roads are proposed as part of this application. The proposed forestry and forest fuel/firebreaks will result in minimal soil disturbance. As a result, a cultural resource survey was not required for the proposed forestry or forest fuel/firebreaks.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on March 12, 2025. Newspaper public notice was completed on May 27, 2025. The application was designated as complete on the Commission's website on June 13, 2025. The Commission's public comment period closed on July 11, 2025. The Commission received 11 written requests to clarify the purpose of the application, provide a copy the application file or a copy of this Public Development Application Report. No public comments were received regarding the proposed forestry or the creation of forest fuel/firebreaks. The 11 commenters are copied on this Public Development Application Report containing the Executive Director's findings and recommendation.

CONDITIONS

1. Prior to any forestry or forest fuel/fire breaks, the applicant shall obtain any other necessary permits and approvals.
2. The proposed forestry and forest fuel/fire break activities shall adhere to the Forest Stewardship Plan for Forked River Mountains Wilderness Area, prepared by Pine Creek Forestry, LLC dated April 1, 2025.
3. No forestry or vegetation clearing for the forest fuel/firebreaks shall occur on any privately owned lands without the written consent of the property owner.
4. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E snake species, all forestry and forest fuel/firebreak activities shall occur between April 15 and November 15, the time period when the concerned snakes are active. Only low intensity forestry or forest fuel/firebreak activities, such as thinning on foot, with a handheld chainsaw or handsaw, shall occur between November 15 to April 15, the time period when the concerned snakes are hibernating.
5. To avoid potential irreversible adverse impacts on any T&E avian species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any trees containing potential T&E avian species cavities or nests shall occur. Any marked trees shall not be removed.
6. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of T&E Pine Barrens treefrog, a 100 foot buffer to potential treefrog breeding habitat shall be maintained.
7. To avoid irreversible adverse impacts on habitats that are critical to the survival of any local populations of wetlands associated T&E plant species, prior to undertaking the proposed forestry and forest fuel/firebreaks, visual surveys to identify and mark any wetlands associated T&E plant species located within 100 feet of the proposed forestry and forest fuel/firebreaks shall occur. A 100 foot buffer shall be maintained to any identified wetlands associated T&E plant species.
8. No forestry shall occur after August 8, 2035 unless a new application has been completed with and approved by the Commission.

CONCLUSION

As the proposed forestry and the forest fuel/firebreaks conform to the regulations set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed forestry and the forest fuel/firebreaks subject to the above conditions.



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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
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 August 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.

Attachment A

F-2322 Forked River Mountains Block and Lots

Township	Municipality	Block	Lot	Tax Acres
Lacey Township	1513	2500	7.01	403.00
Lacey Township	1513	3400	13	30.87
Lacey Township	1513	3400	7	17.76
Lacey Township	1513	3500	1	5855.00
Lacey Township	1513	3500	2.05	530.00
Lacey Township	1513	3500	2.06	1213.00
Lacey Township	1513	3500	2.09	1364.06
Lacey Township	1513	3500	2.11	100.03
Lacey Township	1513	3500	2.13	56.03
Lacey Township	1513	3500	6	43.79
Lacey Township	1513	4010	2	566.43
Ocean Township	1521	1	1	1.69
Ocean Township	1521	11	1.01	42.45
Ocean Township	1521	11	1.02	43.00
Ocean Township	1521	11	1.03	17.85
Ocean Township	1521	11	10	0.55
Ocean Township	1521	11	12	23.78
Ocean Township	1521	11	13	0.70
Ocean Township	1521	11	14	10.01
Ocean Township	1521	11	7	30.28
Ocean Township	1521	11	8	155.89
Ocean Township	1521	11	9	36.81
Ocean Township	1521	13	3	53.14
Ocean Township	1521	13	4	24.41
Ocean Township	1521	13	5	18.35
Ocean Township	1521	13	6	6.31
Ocean Township	1521	14	1.01	3.89
Ocean Township	1521	14	1.02	0.29
Ocean Township	1521	14	2	122.90
Ocean Township	1521	14	3	3.53
Ocean Township	1521	14	4	5.14
Ocean Township	1521	2	1	245.15
Ocean Township	1521	3	1	3.42
Ocean Township	1521	4	1	6.02
Ocean Township	1521	5	1	128.92
Ocean Township	1521	6	1	1141.85
Ocean Township	1521	6	19	72.43
Ocean Township	1521	6	2.01	229.85
Ocean Township	1521	6	2.02	3.15
Ocean Township	1521	7	7	17.29
Ocean Township	1521	7	8	48.94
Total:				12677.96



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 28

TITLE: To Adopt the Pinelands Commission’s Fiscal Year 2026 Budgets for the Operating Fund, Fenwick Manor Preservation Fund, Katie Fund and Pinelands Conservation Fund

Commissioner Pikolycky moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with the continuing implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, the State of New Jersey has appropriated \$3,899,000 to support the Commission's operations during Fiscal Year 2026; and

WHEREAS, the Department of the Treasury has informed the Commission that \$687,000 (28%) of budgeted health benefits and pension costs will be covered through the State’s interdepartmental accounts in Fiscal Year 2026; and

WHEREAS, the Commission has also been informed of the Treasury Department’s commitment to providing additional funding in the amount of \$95,000 to support the Commission’s salary program, as specified in the Collective Negotiations Agreements with the Communication Workers of America, Local 1040, for FY23-FY27, ratified March 3, 2025; and

WHEREAS, the Commission anticipates that additional funding sources of \$1,364,000 will be available to further support the Commission's operations, including grants from the National Park Service and the New Jersey Department of Environmental Protection, interest income and development application fee and escrow revenue; and

WHEREAS, the Fenwick Manor Preservation Fund Budget includes the FY23 special state appropriation of \$500,000, the \$575,000 capital grant awarded by the New Jersey Historic Trust in October 2023, an additional appropriation of \$69,000 in the state’s FY26 budget and all remaining funding in the Commission’s Fenwick Manor Painting Reserve; and

WHEREAS, the Katie Fund Budget for Fiscal Year 2026 anticipates expenditures of \$4,550, which will be drawn from the Fund Balance and used for maintenance of the rain garden on the Commission’s property, the installation of a native grass/seed mix demonstration garden and merchandise, supplies and postage to support the Commission’s online store; and

WHEREAS, a financial plan for the Pinelands Conservation Fund (PCF), which includes four programs (Land Acquisition, Conservation Planning and Research, Community Planning and Design and Education and Outreach), was approved by the Commission in April 2005 and last revised in August 2014; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Land Acquisition program totals \$3,026,300, including anticipated allocation and expenditure of \$3,000,000 for specific land acquisition and preservation projects in the Pinelands Area; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Conservation Planning and Research program totals \$539,627 and

WHEREAS, the Fiscal Year 2026 budget for the PCF Community Planning and Design program totals \$198,640; and

WHEREAS, the Fiscal Year 2026 budget for the PCF Education and Outreach program totals \$37,770; and

WHEREAS, the total Fiscal Year 2026 budget for the Pinelands Conservation Fund is \$3,802,337; and

WHEREAS, the Operating Budget for Fiscal Year 2026 totals \$7,377,086; and

WHEREAS, the Fiscal Year 2026 Operating Budget reflects the continuation of the Energy Conservation Reserve established in Fiscal Year 2023 at the request of the Pinelands Climate Committee, with funds to be used for projects and capital expenditures that foster the Commission’s mission toward improved energy conservation, sustainability and mitigation of greenhouse gas emissions to the greatest extent feasible, consistent with Pinelands Commission Resolutions PC4-20-37 and PC4-22-15; and

WHEREAS, in order to accomplish these and other important initiatives and to continue to carry out the Commission’s regulatory responsibilities, the Fiscal Year 2026 Operating Budget anticipates the need for a \$940,086 draw from the Commission’s unreserved, undesignated fund balance; and

WHEREAS, the remaining unreserved, undesignated fund balance amount is sufficient to cover unforeseen or emergency expenditures in the near future; and

WHEREAS, the Commission’s Personnel & Budget Committee has reviewed the FY 2026 budgets for the Operating Fund, Fenwick Manor Preservation Fund, Katie Fund and Pinelands Conservation Fund and has recommended their adoption by the Commission; and

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

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby adopts the attached Fiscal Year 2026 Budgets for the Operating Fund totaling \$7,377,086, the Fenwick Manor Preservation Fund totaling \$1,264,000, the Pinelands Conservation Fund totaling \$3,802,337 and the Katie Fund Budget totaling \$4,550.

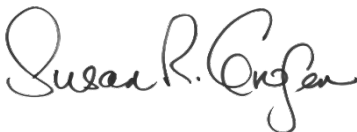
Record of Commission Votes

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				A	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: September 12, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair

**PINELANDS COMMISSION
OPERATING BUDGET REVENUES
GENERAL FUND
FISCAL YEAR 2026**

Revenue Source	FY2026 Anticipated	Notes
State Appropriation	\$3,899,000	1
State Supplemental Funding (Salaries)	\$95,000	2
State Supplemental Funding (Fringe Benefits)	\$687,000	3
Interest Income	\$125,000	4
NPS - Long Term Environmental Monitoring	\$149,000	5
NPS - Long Term Economic Monitoring	\$149,000	5
NJDEP Box Turtle	\$90,000	6
Wetlands Permitting	\$1,000	7
Development Application Fees and Escrows	\$850,000	8
TOTAL REVENUE	\$6,045,000	
Energy Conservation Reserve	\$363,000	9
Regulatory Programs Shelving Reserve	\$20,000	10
Administrative Assessment (PCF)	\$9,000	11
Undesignated Fund Balance Anticipated	\$940,086	12
TOTAL OTHER INCREASES	\$1,332,086	
TOTAL REVENUE AND OTHER INCREASES	\$7,377,086	

PINELANDS COMMISSION
OPERATING BUDGET EXPENDITURES
GENERAL FUND
FISCAL YEAR 2026

Expenditure Account	FY2026 Anticipated	Notes
PERSONNEL		
Salaries & Wages	\$4,069,287	13
Fringe Benefits	\$2,448,185	14, 15
TOTAL PERSONNEL	\$6,517,472	
SUPPLIES		
Printing & Office Supplies	\$33,725	16
Vehicular Supplies	\$9,600	17
Household Supplies	\$11,500	18
Fuel & Utilities	\$49,500	19
Other Supplies	\$39,352	20
TOTAL SUPPLIES	\$143,677	
SERVICES		
Travel	\$14,750	21
Telephone	\$46,600	22
Postage	\$2,850	23
Insurance	\$80,275	24, 25
Information Processing	\$160,774	26
Household Services	\$5,700	27
Professional Services	\$271,500	28
Other Services	\$23,625	29
TOTAL SERVICES	\$606,074	
MAINTENANCE & RENT		
Maintenance - Buildings & Grounds	\$41,500	30
Maintenance - Equipment	\$26,000	31
Maintenance - Vehicular	\$8,800	32
Rent - Other	\$6,763	33
TOTAL MAINTENANCE & RENT	\$83,063	
IMPROVEMENTS & ACQUISITIONS		
Acquisitions - Equipment	\$9,800	34
Acquisitions - Information Processing Equipment	\$17,000	35
TOTAL IMPROVEMENTS & ACQUISITIONS	\$26,800	
TOTAL EXPENDITURES	7,377,086	36,37,38

PINELANDS COMMISSION
OPERATING BUDGET
FISCAL YEAR 2026 NOTES
August 19, 2025

1. The adopted state budget includes a FY 2026 State Appropriation to the Commission in the amount of \$3,899,000.
2. The Commission has been informed of the State Treasury Department's commitment to providing additional funding in the amount of \$95,000 to support the Commission's salary program, as specified in the Collective Negotiations Agreements with the Communication Workers of America, Local 1040, for FY23-FY27.
3. State Supplemental Funding (Fringe Benefits) totaling \$687,000 helps to offset the Commission's health and pension costs. In FY 2004, the Department of the Treasury agreed to help the Commission finance its escalating health benefits premiums through an Interdepartmental Account. Beginning in FY 2009, the amount of assistance was calculated using projected health and pension costs not funded through other sources. Using this calculation, the Commission requested \$838,218 in FY 2012, \$837,927 in FY 2013, \$844,809 in FY 2014 and \$840,455 in FY 2015 but was only approved to receive \$687,000. No increase in funding occurred between FY 2016-FY 2025. The FY 2026 budget once again anticipates receipt of only \$687,000 from the state.
4. Interest Income is earned from the Commission's checking account and the cash management fund designated for general use. Interest income for the Pinelands Conservation Fund is reflected in the budgets for those programs. Interest rates have fluctuated in recent years, greatly affecting interest income. The Federal Reserve is expected to cut interest rates beginning in September 2025.
5. The Commission is entering its 30th year of the Environmental and Economic Long Term Monitoring programs, funded in part by a \$298,000 from the National Park Service.
6. The Commission is awaiting grant funding from NJDEP for the continuation of the Box Turtle study that began in FY 2022.
7. The anticipated revenue from the NJDEP Wetlands Permitting program that the Commission helps to administer reflects estimated permit fees to be received and is authorized through language in the Appropriations Act.
8. Development application fees and escrow payments of \$850,000 are anticipated to be received during FY 2026. This important component of the Commission's Operating Budget fluctuates tremendously from month to month and will be closely monitored throughout the fiscal year.
9. FY 2026 will be the third year of the Commission's Energy Conservation Reserve. This reserve is for projects and capital expenditures that foster the Commission's mission toward energy conservation and sustainability. Potential projects include installation of an electric vehicle

charging station and necessary electrical upgrades, development of a long-term plan for replacement of the Commission's existing HVAC systems, purchase of new or replacement energy efficient supplies (e.g., LED light bulbs) and other initiatives recommended in the Local Government Energy Audit reports or by the Commission's Policy & Implementation Committee. Grants available to state agencies for such projects will also be pursued.

10. The FY 2024 budget reflected establishment of the Regulatory Programs Shelving Reserve. The current automated shelving system has reached its life expectancy of twenty years. An additional \$20,000 is being added to the reserve in FY 2026 so that the Commission will be prepared when the shelving needs to be replaced.

11. In April 2005, the Commission adopted a financial plan for the Pinelands Conservation Fund, which was amended in 2014. Included in the original plan was an annual administrative assessment of \$60,000 (see Pinelands Conservation Fund budget note #3). FY 2026 will see the continued reduction of the administrative assessment to \$9,000.

12. The projected amount needed from the Undesignated Fund Balance to balance the FY 2026 budget deficit is \$940,086.

13. The Commission's authorized staffing level is 66 full-time equivalent positions (FTEs). Since FY 2007, unfilled vacancies have steadily increased to a total of 22 unfilled FTEs, or more than 33% of the authorized staffing level. The FY 2026 salaries and wages budgets (Operating and Pinelands Conservation Fund) finance only 44 of the 66 authorized full time equivalent positions.

14. The fringe benefits budget includes expenditures for the employer's share of Social Security (\$240,000), Medicare (\$60,000), disability insurance (\$500), flexible savings accounts (\$1,500) and miscellaneous administrative charges (\$750). The employer liability of pension related funds is estimated at \$725,000. The Commission's escalating health benefit premiums for active and retired employees are estimated at \$1,675,000 with a \$275,000 reduction for coinsurance payments from staff members. Also included is \$15,000 for dental insurance premiums and \$500 for participation in the Employee Advisory Service.

15. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the employer share of Social Security and Medicare at an amount not to exceed the budgeted funding of \$300,000.

16. The printing and office supplies budget includes expenditures for printing; office, computer, mailing, copying, and meeting supplies; office and computer equipment with an item cost of less than \$1,000; reference materials; scientific report printing/publication; and staff and Commissioner service awards. Grant-related expenses account for \$2,000 of this budget.

17. The majority of the vehicular supplies budget covers gasoline for Commission vehicles. Other costs budgeted in this account include replacement tires, supplies used for routine vehicular maintenance and other miscellaneous supplies such as keys, mats, scrapers and first aid kits.

18. The household supplies budget provides for the purchase of materials to perform minor buildings and grounds maintenance, cleaning supplies, household paper products, basic kitchen supplies, household equipment costing less than \$2,000 and other operating supplies.
19. The fuel and utilities budget covers expenditures for heating fuel, electricity, water and sewer.
20. The other supplies budget covers expenditures for supplies and equipment (less than \$1,000) supporting map-making, scientific research, fieldwork, and photographic needs. Grant related expenditures are a significant portion (over 97.5%) of this account, totaling \$38,402 for FY 2026.
21. The travel budget covers reimbursements to Commissioners and staff for business mileage on their personal vehicles, tolls and parking, and meal allowances.
22. The telephone budget includes basic service, toll charges, the service cost of a data circuit, conference calls, and cellular phone service.
23. The postage budget finances general postage fees, parcel delivery charges and post office box rental charges. Over the last several years, this account has decreased as more correspondence is sent electronically, including letters, reports, and public outreach materials. However, in FY26, increased funds for postage are included in the budget in recognition of the need to notify applicants and property owners of the upcoming expiration dates for Certificates of Filing and Waivers of Strict Compliance in the Commission's proposed CMP amendments. Due to the age of these applications, email contact information is unavailable, thereby requiring mailing of hard copies of hundreds of letters.
24. The insurance budget covers estimated premiums for automobiles, general liability, fire, theft, workers compensation, volunteers, and the umbrella liability policy.
25. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the State's insurance broker an amount not to exceed the budgeted funding of \$80,275 to cover the Commission's insurance premiums.
26. The FY 2026 budget for information processing includes \$101,550 for software maintenance agreements and data purchases, \$8,500 for payroll processing, \$1,723 for database administration services and \$1,000 for online legal services. The Commission will be seeking a new payroll processing service in FY26. Also new for FY 2026 is the NJOIT chargeback for Zscaler (remote access) and storage services anticipated to be \$48,000 per year.
27. The household services budget covers trash removal, alarm (security and fire) monitoring, and exterminating services.
28. The professional services account covers expenditures for legal fees, technical and consulting services, and other miscellaneous services. Anticipated costs include \$75,000 for legal fees associated with DAG services; \$3,000 for legal fees associated with mediation in a litigation

matter; and \$2,500 for publication of the Commission's rulemaking documents by the Office of Administrative Law and \$50,000 for a stormwater consultant. Grant-related technical services totaling \$12,000 are budgeted for such services as printing of the annual Pinelands calendar. The budget also anticipates expenditure of funds for professional services associated with review of proposed new well applications and cell tower plan amendments, both of which will be funded via escrow payments from applicants. Finally, \$25,000 has been budgeted for the services of a new outside accountant. It should be noted that the FY26 budget does not include funding for the Commission's outside labor counsel as sufficient encumbered funding from FY25 remains available for the limited amount of work anticipated this fiscal year.

29. Expenditures in the other services budget include annual subscriptions (\$3,000), required memberships and professional licenses (\$4,475); meeting expenses (\$1,700); legal advertising (\$4,650), research-related fees (\$1,100), training (\$8,000), and banking fees (\$700).

30. The maintenance buildings and grounds budget for FY 2026 includes an estimated cost for implementation of Energy Efficiency measures and installation of an Electric Vehicle Charging Station (the cost of which may be partially offset by grant funding). The remaining amount is available for minor maintenance services (plumbing, electrical, HVAC, etc.).

31. The maintenance - equipment budget provides for the inspection, maintenance and repair of certain building systems and other equipment.

32. The maintenance vehicular budget finances routine maintenance, vehicular fees, and repairs, including any needed body work not performed by the Commission's Maintenance Technician.

33. The FY 2026 budget includes \$400 for the postage meter and \$2,863 for the lease of one black and white copier. Leasing of a Large Format Scanner for \$2,500 per year is also included to facilitate continued scanning and saving of site plans and zoning maps. Finally, \$1,000 is included for repair and maintenance of an older copier that is out of lease.

34. The acquisitions - equipment budget contains \$7,800 for scientific equipment supporting grant-related projects and \$2,000 for unanticipated telephone system expenses.

35. The acquisitions - information processing equipment budget includes the replacement of outdated computers and laptops.

36. The total estimated Operating Budget expenditures for FY 2026 equal \$7,377,086. During the fiscal year, certain unforeseen and/or emergency expenditures may become necessary. The Personnel and Budget Committee has discussed this issue and recommends that the Executive Director be authorized to exceed the budget of an expenditure category (personnel, supplies, services, maintenance/rent, improvements/acquisitions) by no more than 10% provided that funds are available in other expenditure categories to ensure that the total Operating Budget is not exceeded and provided further that the combined salary budgets for the Operating Fund and the Pinelands Conservation Fund do not exceed \$4,509,706.

37. Several expenditure account budgets include funding for various services and benefits that are reimbursed to the State of New Jersey and are over the Executive Director's authorized contracting limit of \$304,000 (OMB 26-02-DPP). These consist of employee health benefits and the employer liability assessed by the Division of Pensions.

38. Upon Commission approval of the FY 2026 Operating Budget, the Executive Director will be authorized to pay the State of New Jersey for the aforementioned items in an amount not to exceed the budgeted funding.

**PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2026 BUDGET**

Revenue Source	FY2026 Anticipated	Notes
Interest Income - Land Acquisition	\$100,000	1
Interest Income - Conservation Planning & Research	\$45,000	1
Interest Income - Community Planning & Design	\$30,000	1
Interest Income - Education & Outreach	\$4,500	1
Total Revenue	\$179,500	
Reserves for Pinelands Conservation Activities	\$3,622,837	
Total Revenue/Other Sources Anticipated	\$3,802,337	

Expenditure Account	FY2026 Anticipated	Notes
<u>Land Acquisition</u>		
Salaries & Wages	\$15,000	
Fringe Benefits	\$10,650	
Land Acquisition	\$3,000,000	2
Printing & Office Supplies	\$650	
Total Land Acquisition Expenditures	\$3,026,300	4

<u>Conservation Planning and Research</u>		
Salaries & Wages	\$295,419	
Fringe Benefits	\$209,748	
Printing & Office Supplies	\$3,500	
Other Supplies	\$23,300	
Travel	\$4,000	
Information Processing	\$610	
Other Services	\$50	
Administrative Assessment	\$3,000	3
Total Conservation Planning/Research Expenditures	\$539,627	5

<u>Community Planning and Design</u>		
Salaries & Wages	\$114,000	
Fringe Benefits	\$81,540	
Postage	\$100	
Administrative Assessment	\$3,000	3
Total Community Planning/Design Expenditures	\$198,640	6

<u>Education and Outreach</u>		
Salaries & Wages	\$16,000	
Fringe Benefits	\$12,320	
Travel	\$200	
Other Supplies	\$5,750	
Other Services	\$500	
Administrative Assessment	\$3,000	3
Total Education and Outreach	\$37,770	7

Total Expenditures	\$3,802,337	
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PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2026 BUDGET NOTES
August 19, 2025

1. The funds provided from Atlantic City Electric (formerly Conectiv) and other related revenue sources are kept in four separate cash accounts, one for each program of the Fund. The FY 2026 estimated interest income totals are anticipated to reach \$179,500 and are comprised of interest income from the four cash accounts. All interest income stays within the specific program and is available to help fund the associated projects.
2. This revenue results from the SJTA MOA Amendment executed in April of 2019, under which SJTA was required to contribute a total of \$3,000,000 to the Commission for land acquisition in the Pinelands Area. All of the required funding was provided in accordance with that MOA Amendment and deposited in the Land Acquisition account of the PCF.
3. The financial plan that designated the three original programs within the Fund (Land Acquisition, Conservation Planning & Research and Community Planning & Design) was approved by the Commission in April 2005 and included a \$20,000 annual assessment from each program to cover administrative expenses as described in Operating Budget note #12. The Commission amended the PCF policies in 2014 to include a fourth program, Education & Outreach, from which a \$20,000 annual administrative assessment was also to be drawn. The annual assessment from the Land Acquisition program was eliminated in FY 2019. Assessments from the other three programs were reduced to \$3,000 in FY 2024. The FY 2026 budget continues that reduced administrative assessment.
4. The Land Acquisition program budget for FY 2026 totals \$3,026,300. Personnel costs (salaries/wages and fringe benefits) are estimated at \$25,650 in support of the Commission's permanent land protection initiatives, which include completion of a new round of land acquisition, PCF deed restriction monitoring and the fourth annual permanent land protection summit. The budget reflects allocation of all available land acquisition funds (\$3,000,000) to specific acquisition projects. An additional \$650 is included to cover meeting supplies.
5. The Conservation Planning and Research program budget for FY 2026 totals \$539,627. Personnel costs (salaries/wages and fringe benefits) are estimated at \$505,167 to support the following initiatives and special projects: continued implementation of the alternate septic system pilot program; continued implementation of the Kirkwood-Cohansey aquifer water management CMP amendments; work on a data sharing agreement with NJDEP related to rare plants and consideration of an expanded protected plant list; and data maintenance and reporting related to permanent land protection. In addition, the Science Office will be continuing to conduct its corn snake, king snake and box turtle research projects, which are also partially funded by the National Park Service as part of the Commission's Long Term Environmental Monitoring Program. An additional \$31,460 is budgeted for related expenses, including printing of scientific journal articles, scientific supplies, permits, software maintenance and travel (mileage). Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.

6. The Community Planning and Design program budget for FY 2026 totals \$198,640. Personnel costs (salaries/wages and fringe benefits) are estimated at \$195,540 to support the following initiatives and special projects: CMP amendments related development of accessible trails; administration of the Pinelands Development Credit Bank; PDC supply and demand; administration of the Pinelands Infrastructure Trust Fund; technical assistance related to implementation of the state's new affordable housing legislation; and completion of the new Local Conformance and Zoning System. Also reflected in the budget are funds to support a variety of climate change initiatives and efforts, including participation on the state's Interagency Council on Climate Resilience, coordination with NJBPU on a dual-use solar program in the Pinelands Area, research on artificial turf, implementation of any adopted NJDEP REAL rules (particularly with respect to stormwater management), and research to support future CMP amendments. A total of \$100 is budgeted for office supplies and postage for the PDC Bank. Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.
7. The Education and Outreach program budget for FY 2026 totals \$37,770. Personnel costs (salaries/wages and fringe benefits) are estimated at \$28,320 to support the two annual Pinelands Short Courses and the World Water Monitoring Challenge. A total of \$5,750 is included for photographic equipment and supplies related to the Visitors Center, the World Water Monitoring Challenge, maintenance of the bog and native species gardens on the Commission's property and additional plant/tree markers. Miscellaneous expenses supporting the program total \$700 and include honoraria for participants in the Pinelands Speakers Series and mileage. Rounding out the budget is the \$3,000 administrative assessment mentioned in Note 3 above.

PINELANDS COMMISSION
Fenwick Manor Preservation Budget
FISCAL YEAR 2026 BUDGET

Revenue	FY 2026 Anticipated	Notes
NJHT Capital Grant	\$575,000	1
Fund Balance - Commission Match	\$575,000	1
Fund Balance from Fenwick Painting Reserve	\$45,000	1
FY26 State Appropriation	\$69,000	2
Total	<u>\$1,264,000</u>	

Expenditure Account	FY 2026 Anticipated	Notes
Partial Exterior Restoration	\$436,013	3
Structural Reinforcement/Maintenance	\$315,805	3
Partial Interior Restoration	\$297,583	3
Non Construction Costs	\$102,100	4
Other	\$112,500	5
Total Expenditures	<u>\$1,264,000</u>	

**PINELANDS COMMISSION
FENWICK MANOR PRESERVATION BUDGET
FISCAL YEAR 2026 BUDGET NOTES
August 19, 2025**

1. Revenue includes a \$575,000 Preserve New Jersey Capital Improvement Grant for Fenwick Manor, awarded to the Commission by the New Jersey Historic Trust in late 2023. The Fund Balance includes the Commission's match of \$575,000, primarily provided through a \$500,000 special state appropriation to the Commission in the State of New Jersey FY 2023 Budget (Pages 79-80 of P.L. 2022, Chapter 49). All remaining funds in the Fenwick Manor Painting Reserve (\$45,000) are also included. The Commission executed a contract with Connolly & Hickey Historical Architects in May 2025 for the Historic Fenwick Manor Rehabilitation project.
2. The State of New Jersey FY 2026 Budget appropriates \$69,000 to the Commission for Fenwick Manor Capital Improvements. In addition, the FY 2026 State Budget states that "there are appropriated to the commission such additional amounts as are required to complete necessary structural and safety repairs to the Fenwick Manor administration building, subject to the approval of the Director of the Division of Budget and Accounting".
3. Costs associated with Exterior Restoration, Structural Reinforcement/Maintenance and Interior Restoration are based on the estimates provided in the Fenwick Manor Preservation Plan prepared in FY23 by the Commission's consultant, Connolly & Hickey.
4. Non-construction related costs are based on the Commission's May 2025 contract with Connolly & Hickey and include engineering services, design development, and contract administration.
5. Other expenditures are not detailed in the budget but are expected to be necessary due to increased construction costs and unanticipated issues identified after the rehabilitation work commences.

**PINELANDS COMMISSION
KATIE FUND
FISCAL YEAR 2026 BUDGET**

Revenue	FY 2026 Anticipated	Notes
Katie Fund Available Balance 7/1/2025	\$30,410	
Revenue Needed for FY26 Projects	\$4,550	1

Expenditure Account	FY 2026 Anticipated	Notes
Rain Garden Supplies	\$100	2
Grounds Supplies Plants, Mulch and Pavers	\$750	3
Pinelands Online Store Merchandise and Supplies	\$3,500	4
On-Line Store Postage	\$200	5
Total Expenditures	\$4,550	

Notes:

- 1 This is the anticipated amount needed to support Katie Fund projects and activities planned for FY26. The Katie Fund was established in memory Kathleen M. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. It funds the planting of native Pinelands species and projects that raise awareness of native Pinelands plants.
- 2 Supplies and replacement native plants that may be needed for the Rain Garden.
- 3 Supplies include native seeds, grasses and plants, mulch and stone and/or pavers leading to a new Native Grass/Seed Mix demonstration garden between the RJS building and Springfield Road.
- 4 For purchase of merchandise needed to replenish the Commission's online store and mailing/display supplies.
- 5 For postage associated with filling orders from the Commission's online store.