

# Local Conformance Year in Review 2024



**CMP Policy and Implementation Committee**

**January 31, 2025**



# Presentation Overview

A photograph of a dirt road winding through a dense forest. The road is light-colored and leads into the distance, flanked by tall, thin trees. The forest floor is covered in green undergrowth and brown leaves. A semi-transparent dark overlay is positioned in the upper half of the image, containing the title and a list of bullet points.

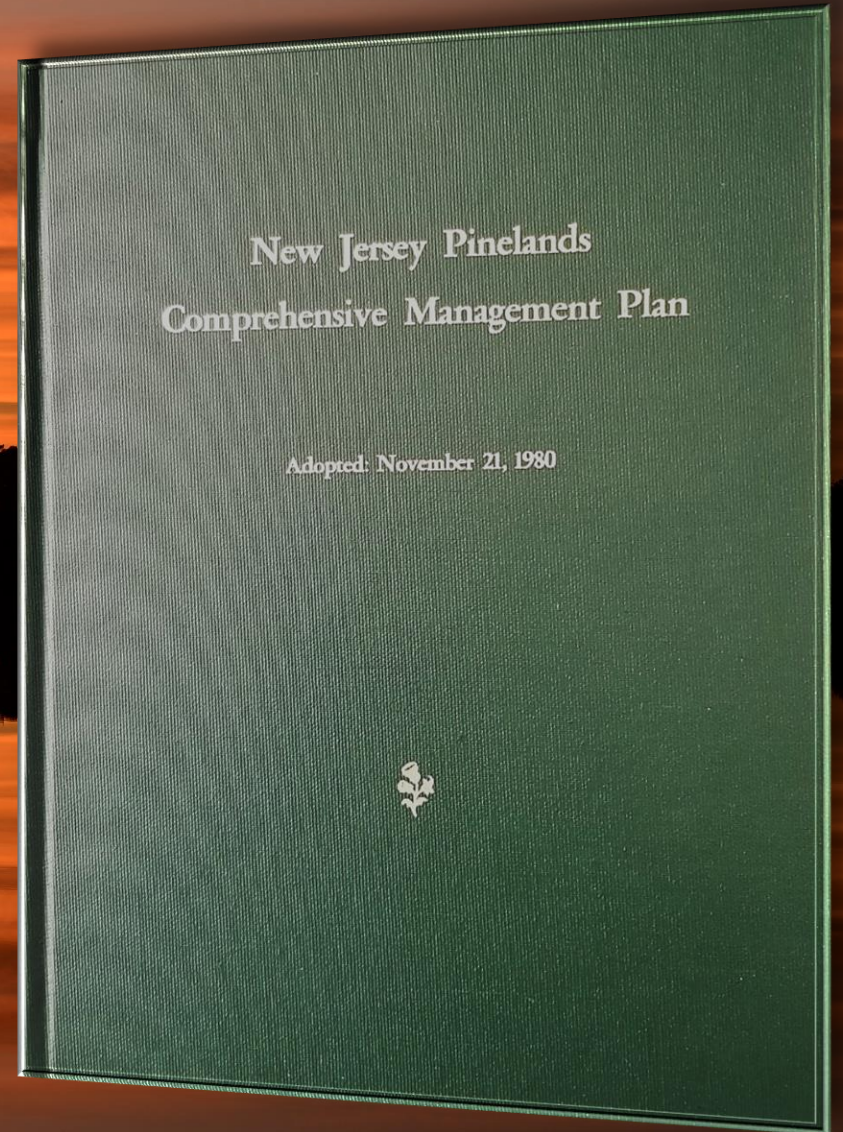
- Overview of the local conformance process
- 2024: Summary and trends
- Looking ahead in 2025



# Conformance in the Pinelands

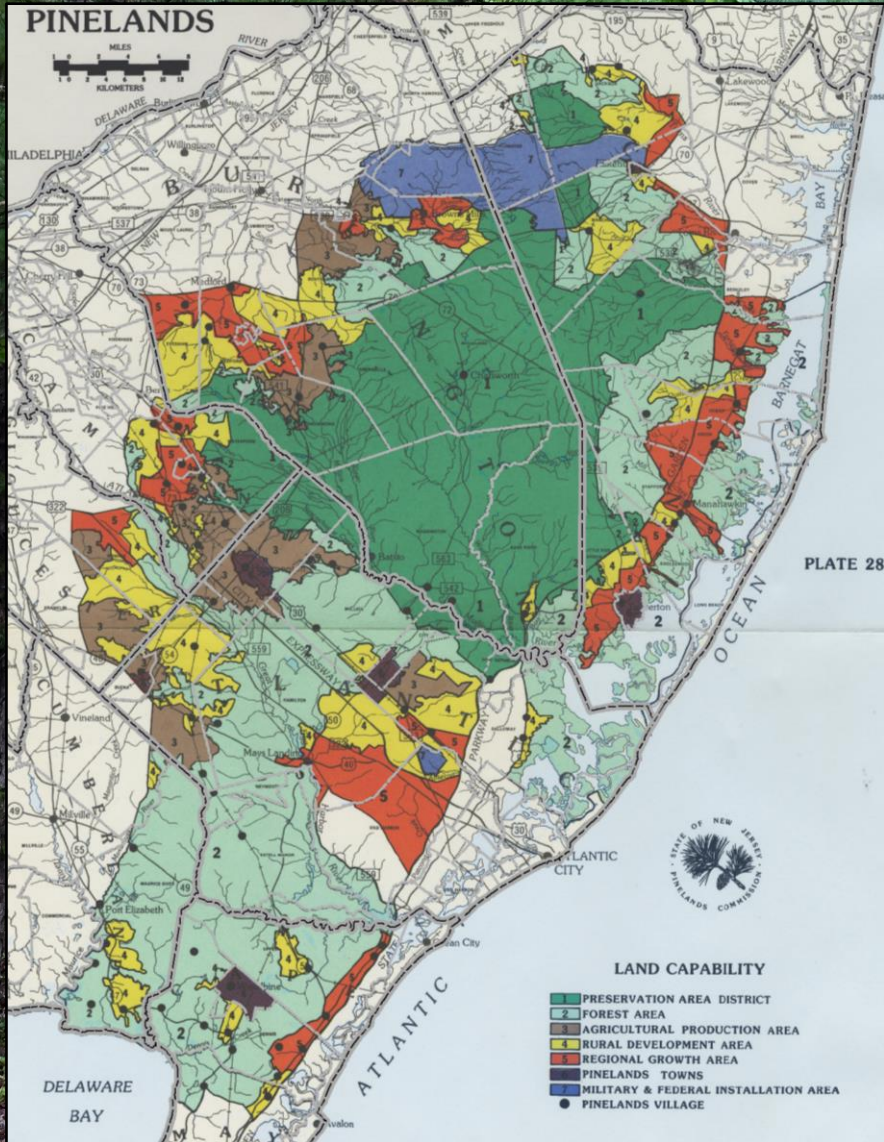
The Pinelands Protection Act requires all counties and municipalities within the Pinelands Area to update their master plans and land use ordinances to align with the objectives and standards of the Pinelands CMP.

This conformance process is governed by the rules outlined in the Pinelands CMP.





# Initial Certification

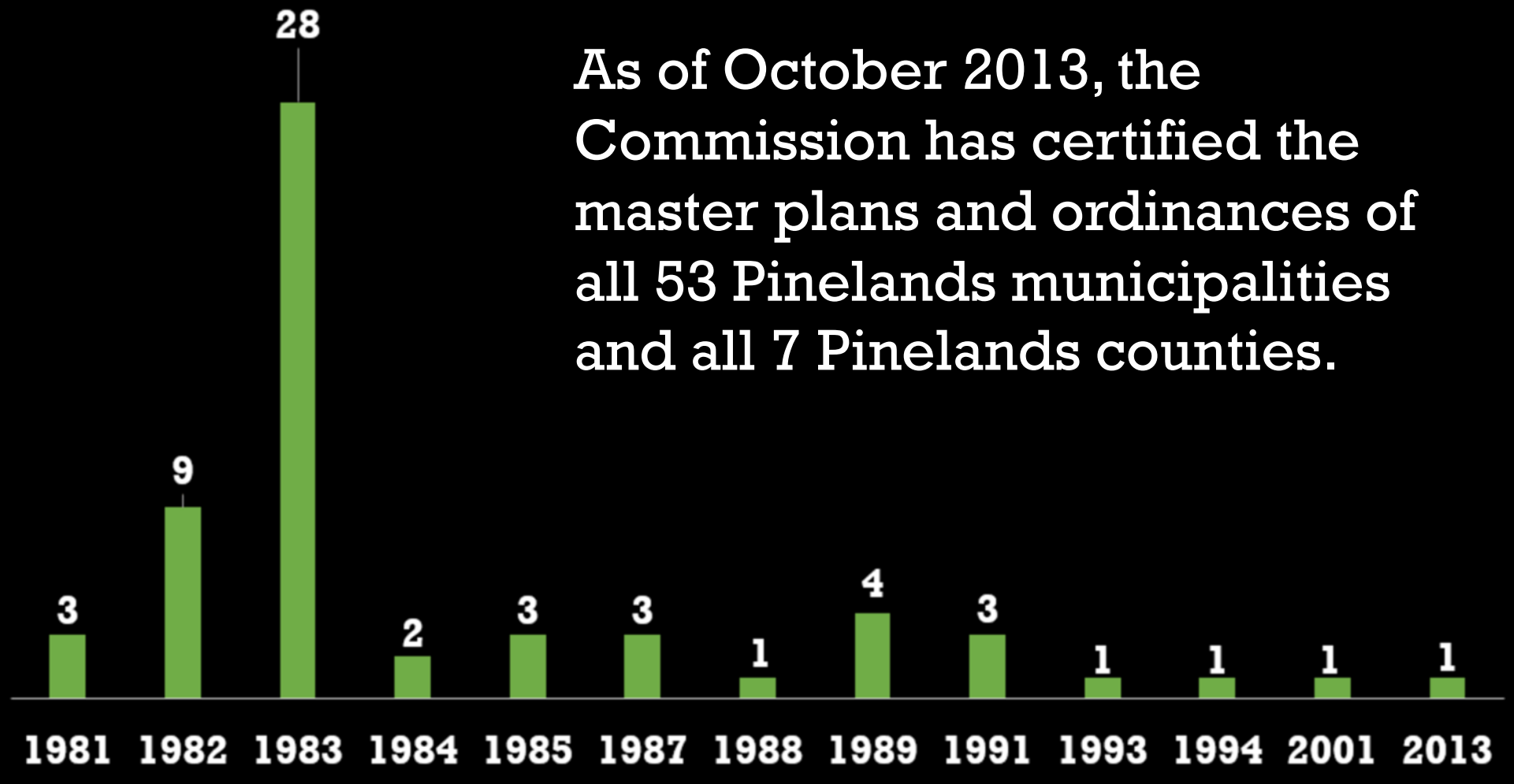


## Municipalities had to:

- Adopt CMP environmental standards
- Align zoning plan with the CMP land capability map
- Align permitted uses and intensities with Pinelands management areas
- Delineate Pinelands Villages
- Zone RGAs to meet residential density and PDC requirements



# Initial Certification of Counties and Municipalities by Year



As of October 2013, the Commission has certified the master plans and ordinances of all 53 Pinelands municipalities and all 7 Pinelands counties.



# An Ongoing Process

The CMP requires Commission review and approval of all master plan and land use ordinance amendments before they can take effect.

Common triggers:

- Updates to state law
- Updates to the CMP
- Affordable housing rounds
- Master plan reexaminations
- Community planning
- Changes in market conditions



# Materials Submitted

## Master plans

- Reexamination reports
- Land use elements
- Housing element and fair share plans
- Open space and recreation plans
- Public facilities plans
- Coastal resiliency plans

**2023 Master Plan Reexamination Report  
Township of Shamong  
Burlington County, New Jersey**

Adopted after a public hearing by Resolution # 2023-13 by the  
Township of Shamong Planning Board on August 15, 2023

Certified by the Pinelands Commission on \_\_\_\_\_



**AUGUST 2023**

**PREPARED BY:**

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*Community Development and Planning*

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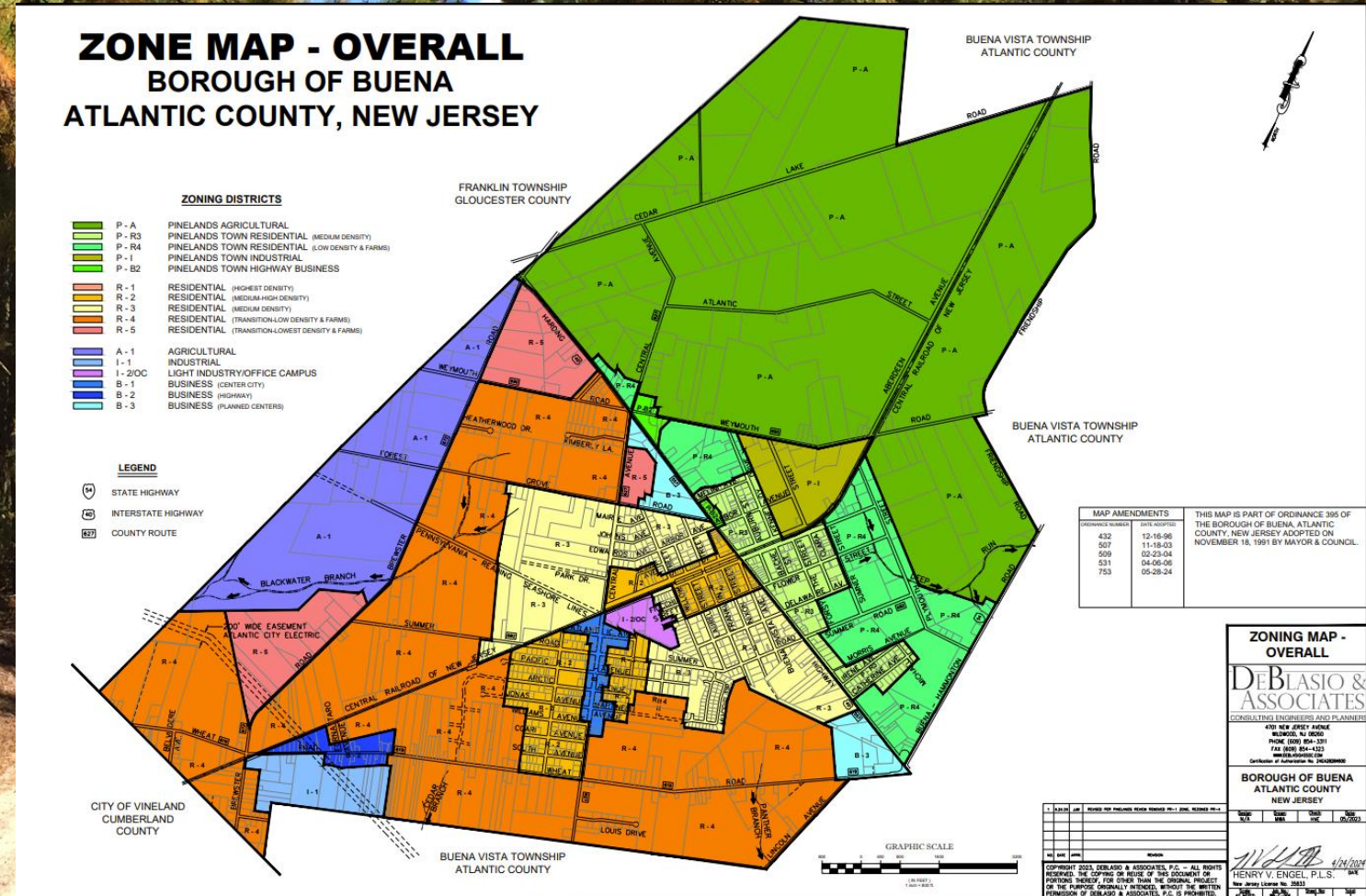
7 Equestrian Drive • Galloway, NJ 08205  
Phone (856) 912-4415  
tamorrissey@comcast.net



# Materials Submitted

## Ordinances

- Zoning maps
- Redevelopment plans
- Permitted uses
- Bulk standards
- Design Standards
- Signage
- Fees
- Permitting procedures





# Submission and Staff Findings

Adopted  
Master Plan/  
Ordinance  
Submitted

Complete

Incomplete

Exec. Dir.  
Initial Findings  
(Finding Letter)

Substantial  
Issue

No Substantial  
Issue

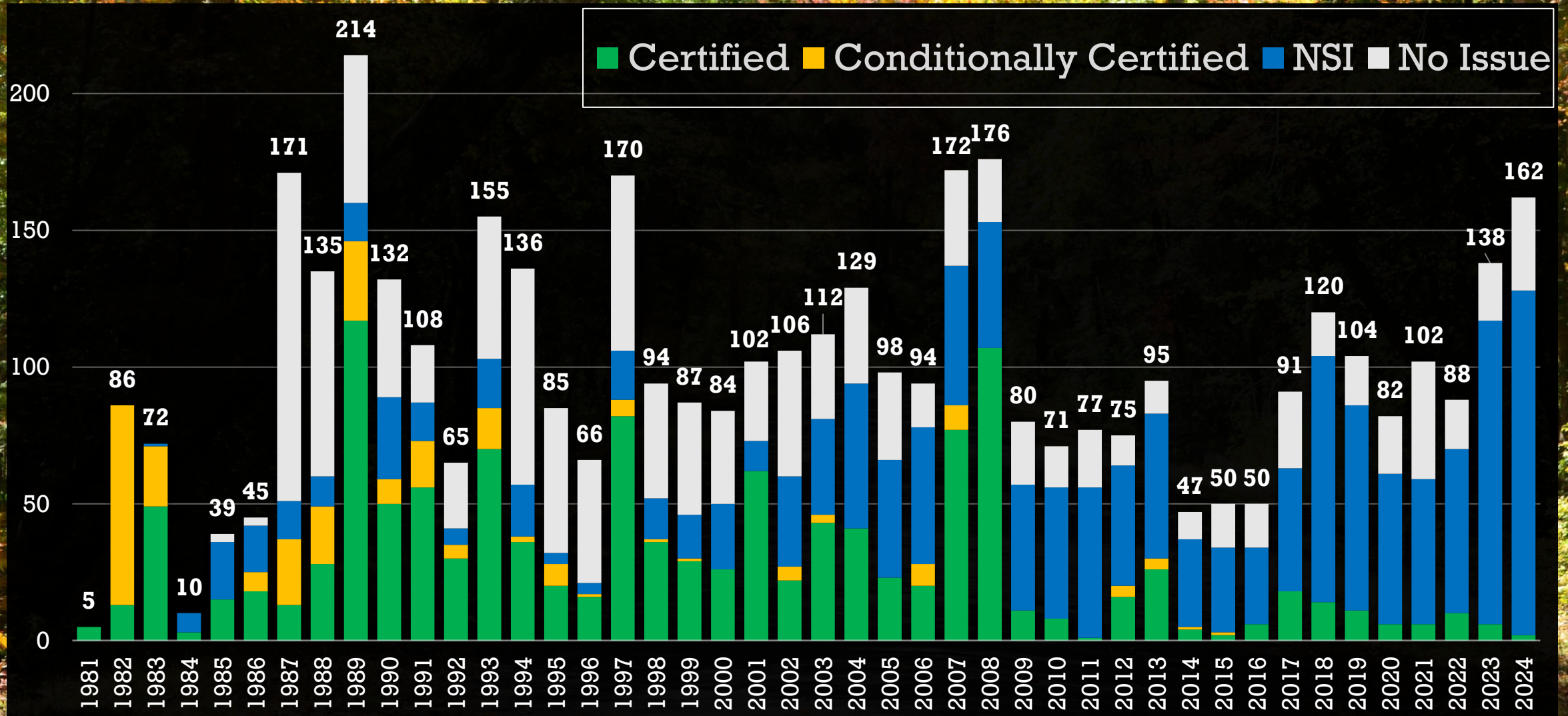
No Issue

Formal review  
process continues  
(public hearing,  
P&I review;  
PC review)

Review complete.  
Letter sent to  
municipality.  
NSI Memo at  
Commission  
Meeting



# Master Plans & Ordinances Approved 1981-2024





# 2023-2024 Conformance Activity

	2023	2024
<b>Master Plans/Ordinances Received</b>		
Adopted	139	170 ↑
Drafted or Introduced	72	88 ↑
Total*	147	186 ↑
<b>Master Plans/Ordinances Reviewed</b>		
Substantial Issue Finding	6	8 ↑
No Substantial Issue Finding	111	126 ↑
No Issue Finding	21	34 ↑
Total	138	168 ↑
<b>Finding Letters Issued</b>	110	105 ↓

\*Does not double count ordinances that were submitted as drafts



# Ordinances Reviewed by P&I Committee and the Commission

## **Hamilton Township Redevelopment Plan (Ord. 2085-2024)**

- Facilitates the reuse of an existing industrial building in the Forest Area as a cannabis cultivation facility
- Provides limited opportunity for agricultural products processing in the redevelopment area

## **Manchester Township Redevelopment Plan (Ord. 24-02)**

- Facilitates the redevelopment of a vacant former resource extraction site in the Regional Growth Area
- Permits light industrial, warehouses, distribution centers...etc.
- Protects sensitive T&E habitat within redevelopment area
- Includes a mandatory PDC requirement for non-residential uses



# 2024 Trends

## No Substantial Issue Findings

- Response to July 2023 NJDEP Stormwater Rule amendment & Dec. 2023 CMP K-C Rule Amendment (~58)
  - Model ordinance development/distribution
  - Adoption tracking
- Redevelopment plans (~10 vs 14 in 2023)
  - 3 new redevelopment plans/ 7 amendments/ 1 repeal
    - Redevelopment of Atlantic City Racecourse
- Tree removal and replacement (~10)
- Cannabis-related zoning changes (~5 vs 10 in 2023)





# 2024 Trends

## No Substantial Issue Findings

- 3 Master Plan Reexamination Reports
- Historic preservation standards (Medford Lakes)
- Solar regulations
- Flood damage prevention
- Changes to permitted uses within a zone
- Various bulk, area, design, signage, and use standards



# 2024 Trends

## No Issue Findings

### **Ordinances Applicable Outside the Pinelands Area**

- Stormwater control ordinances (NJDEP Model)
- Tree removal and replacement
- Redevelopment plans
- Zoning changes

### **Regulations not related to the standards of the CMP**

- Zoning map updates consistent with certified zoning
- Cannabis licensing procedures and standards (not zoning)
- Recodification of regulations without amendments
- Application fees (exclusive of forestry application fees)
- Privately-owned salt storage (MS4 Tier A ordinances)



# What's Ahead in 2025

- 4<sup>th</sup> Round Affordable Housing Round – (more at Feb. P&I)
- Redevelopment plans – mixed use development, affordable housing, solar on landfills, and warehouse development
- Pending state legislation that could impact local regulations (ADUs, reuse of malls and office parks)
- Ongoing local responses to cannabis and warehouse economies
- ...and the unexpected



A scenic view of a river flowing through a forest with vibrant autumn foliage reflected in the water. The water is calm, mirroring the colorful trees and the clear blue sky. The foliage includes shades of yellow, orange, and red, interspersed with evergreen trees. The overall atmosphere is peaceful and serene.

# Questions