

Local Conformance Year in Review 2025



CMP Policy and Implementation Committee

January 30, 2026

Presentation Overview

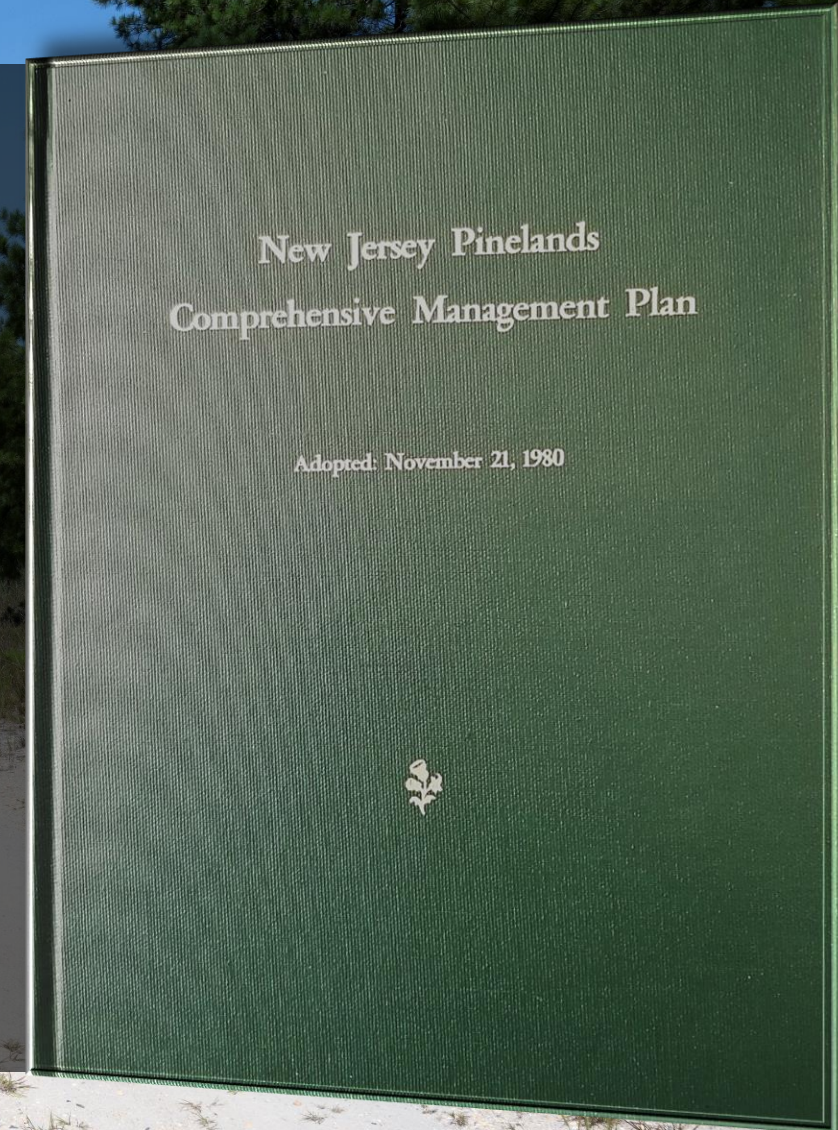
- Overview of the local conformance process
- 2025: Summary and trends
- Looking ahead in 2026



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.

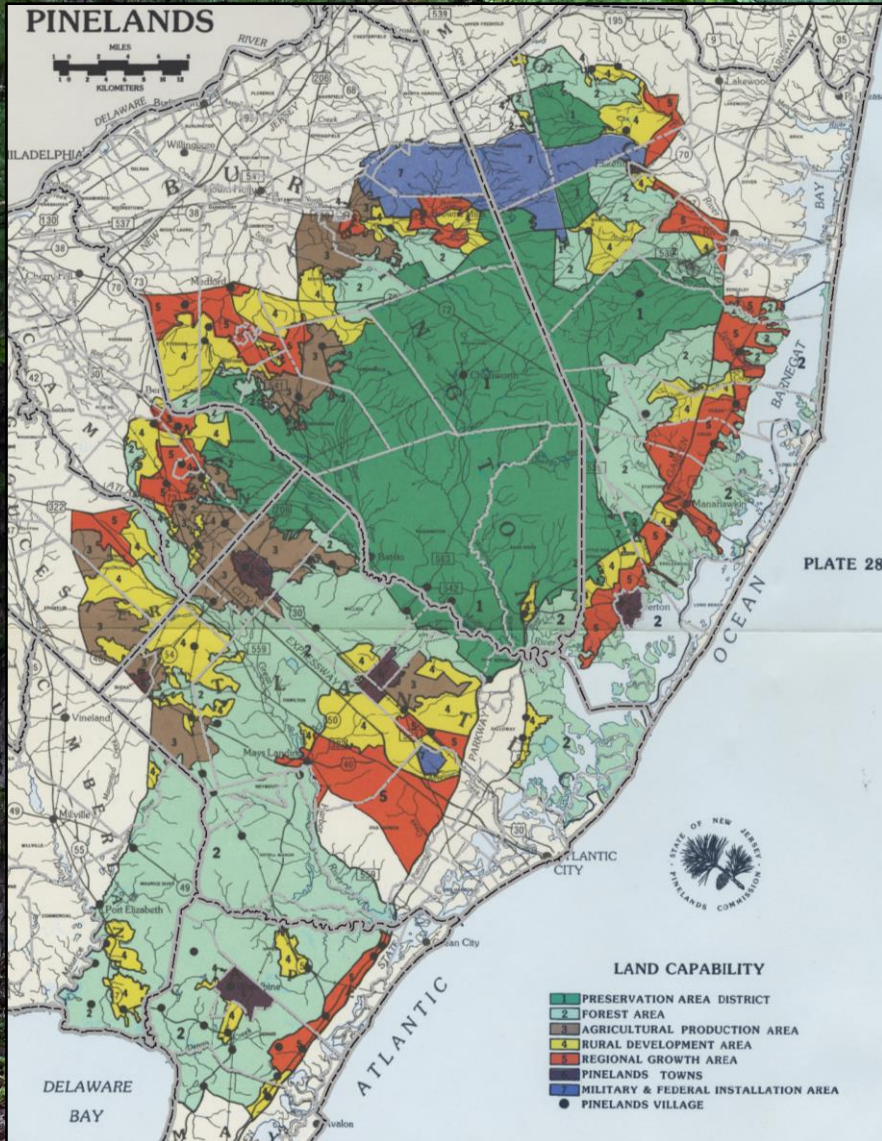
This conformance process is governed by the rules outlined in the Pinelands CMP.



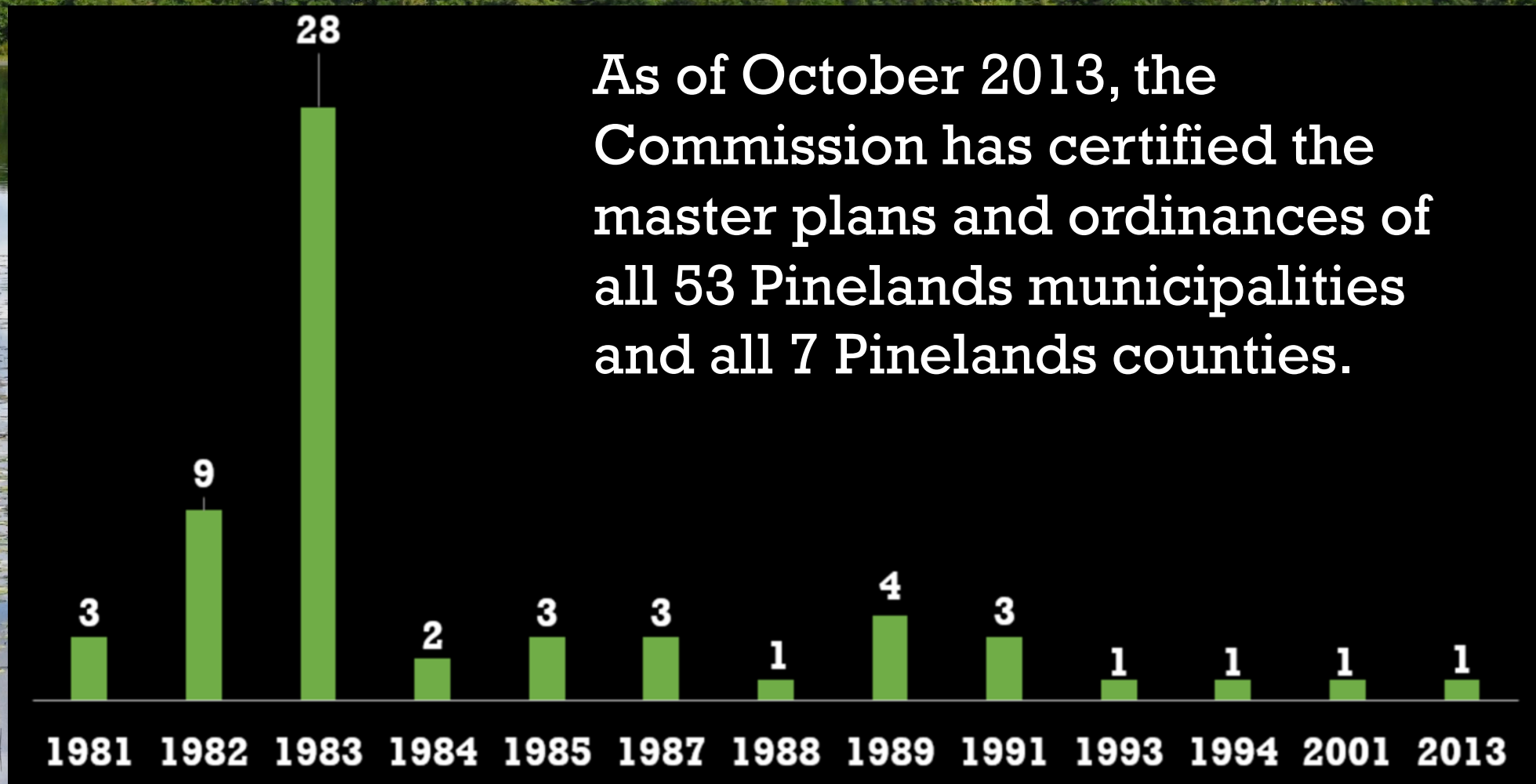
Initial Certification

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



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:

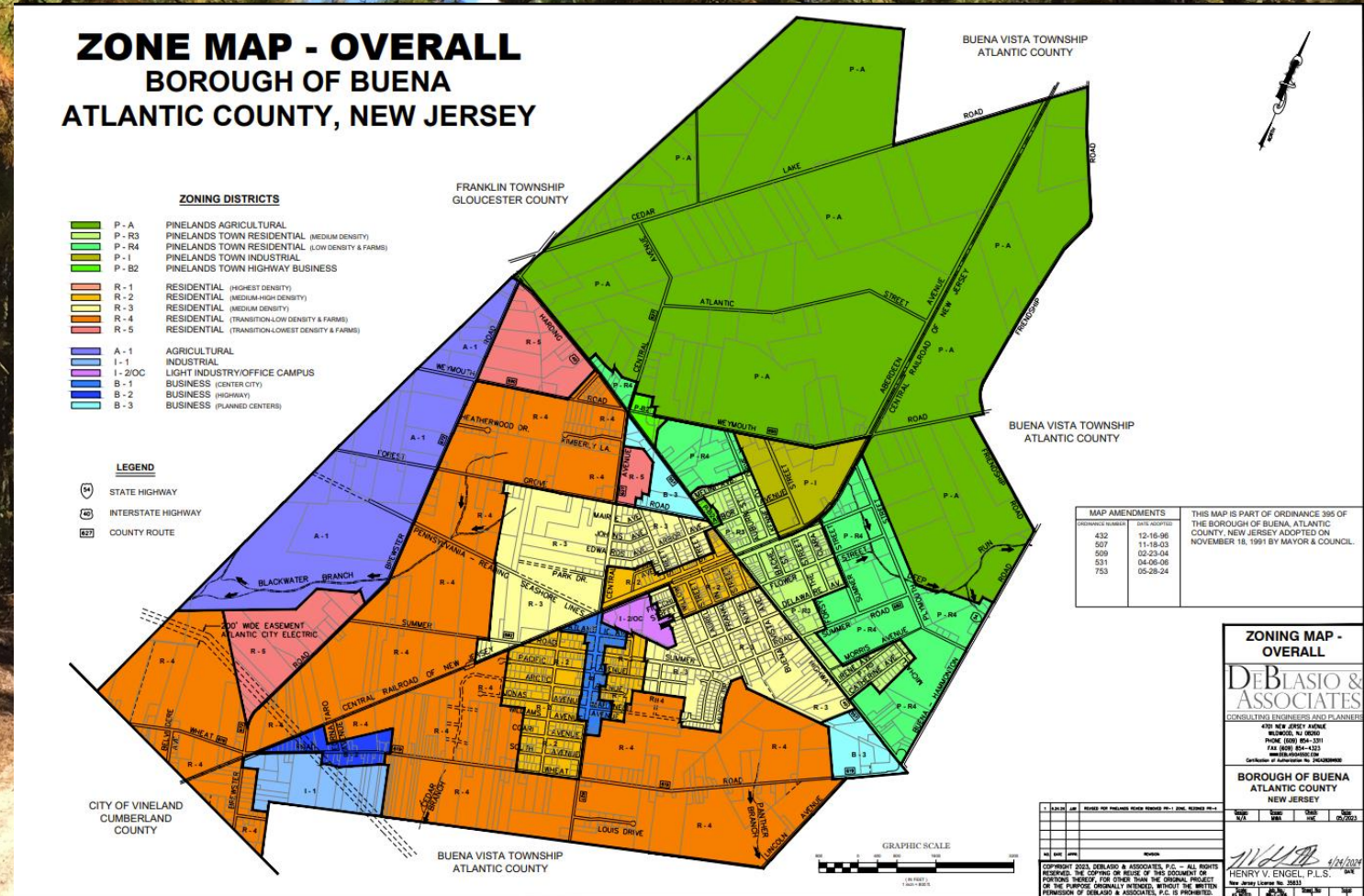
Tiffany A. Cuvillo, PP, LLC
Community Development and Planning

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

2024-2025 Conformance Activity

	2024	2025
Master Plans/Ordinances Received		
Adopted	170	141 ↓
Drafted or Introduced	88	58 ↓
Total*	186	139 ↓
Master Plans/Ordinances Reviewed		
Substantial Issue Finding	8	0 ↓
No Substantial Issue Finding	126	89 ↓
No Issue Finding	34	34 ↔
Total	168	123 ↓
Finding Letters Issued	105	93 ↓

*Does not double count ordinances that were submitted as drafts



2025 Trends

No Substantial Issue Findings

- 4th Round Housing Elements and Fair Share Plans (39)
 - Affordable housing ordinances (3)
- Redevelopment plans (~8 vs 10 in 2024)
 - 2 new redevelopment plans
 - Two site-specific plans in Hamilton Township
 - 6 amendments
 - Revise permitted uses, housing types, affordable housing requirements
- Cannabis-related zoning changes (~14 vs 5 in 2024)



2025 Trends

No Substantial Issue Findings

- 6 Master Plan Reexamination Reports
- Resource extraction standards (Maurice River Township)
- Tree removal/replacement
- Changes to permitted uses within a zone
- Various bulk, area, design, signage, and use standards

A photograph of a dirt path winding through a forest. The trees are mostly bare, with some showing autumn-colored leaves in shades of orange and red. The path is dappled with sunlight and shadows. The text is overlaid on a semi-transparent dark rectangle in the upper half of the image.

2025 Trends

No Issue Findings

Ordinances Applicable Outside the Pinelands Area

- Redevelopment plans
- Zoning changes (affordable housing)
- Tree removal and replacement

Regulations not related to the standards of the CMP

- Cannabis licensing procedures and standards (not zoning)
- Long-term tax exemptions for redevelopment area
- Recodification of regulations without amendments
- Application fees (exclusive of forestry application fees)
- Privately-owned salt storage (MS4 Tier A ordinances)

What's Ahead in 2026

- 4th Round Affordable Housing Round – Implementing Ordinances – March 31, 2026 Deadline
- REAL rules and stormwater management (upcoming P&I)
- Redevelopment plans – mixed use development, affordable housing, solar on landfills, and warehouse development
- Ongoing local responses to cannabis and warehouse economies
- ...and the unexpected

A scenic landscape photograph featuring a calm pond in the middle ground, reflecting the sky and surrounding greenery. In the foreground, a wooden bench with metal supports sits on a sandy patch, facing the water. The background is filled with a dense forest of tall trees under a clear blue sky. The word "Questions" is overlaid in white text on a dark horizontal band across the center of the image.

Questions