



Local Conformance Year in Review 2025



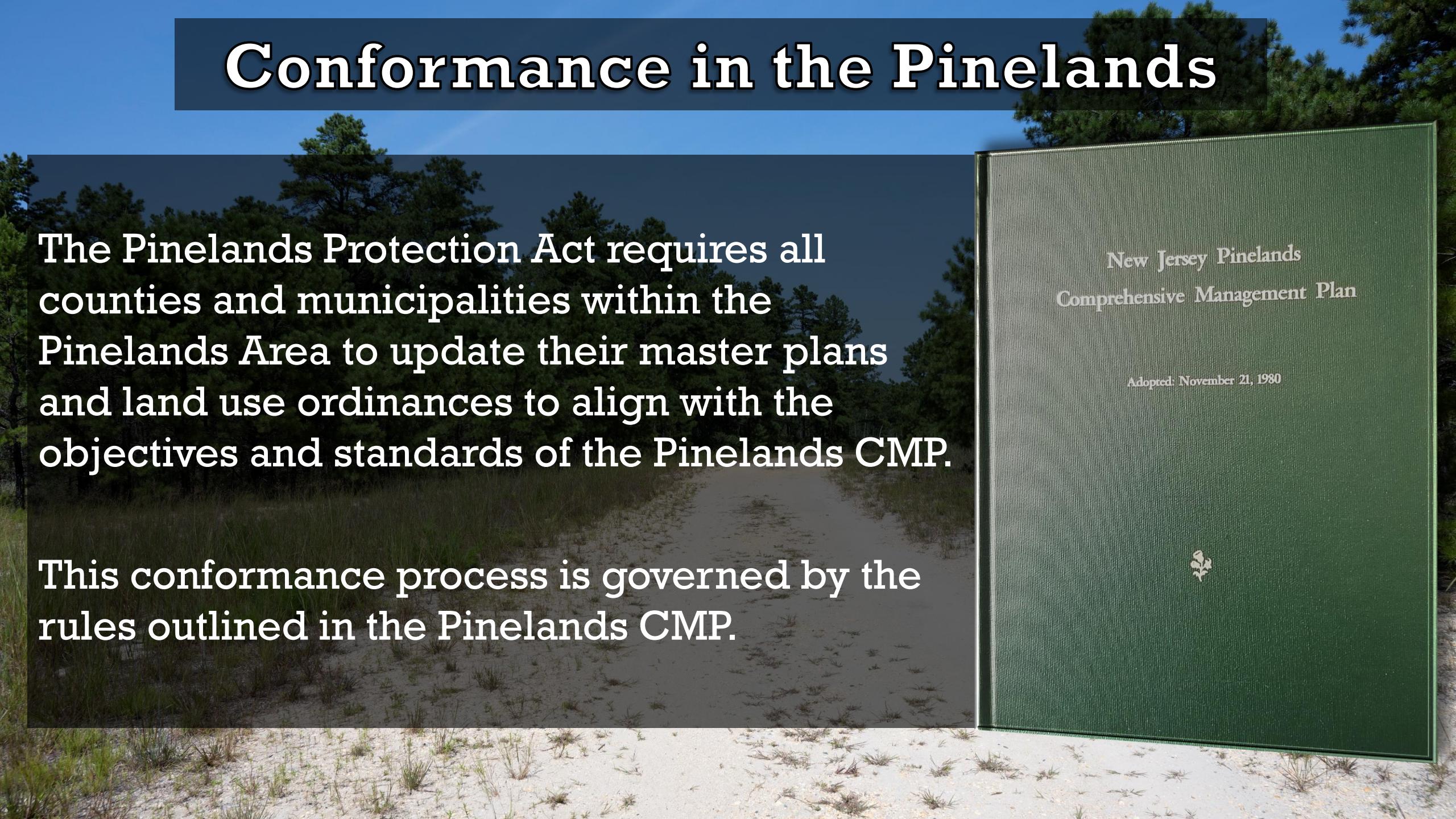
CMP Policy and Implementation Committee

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.

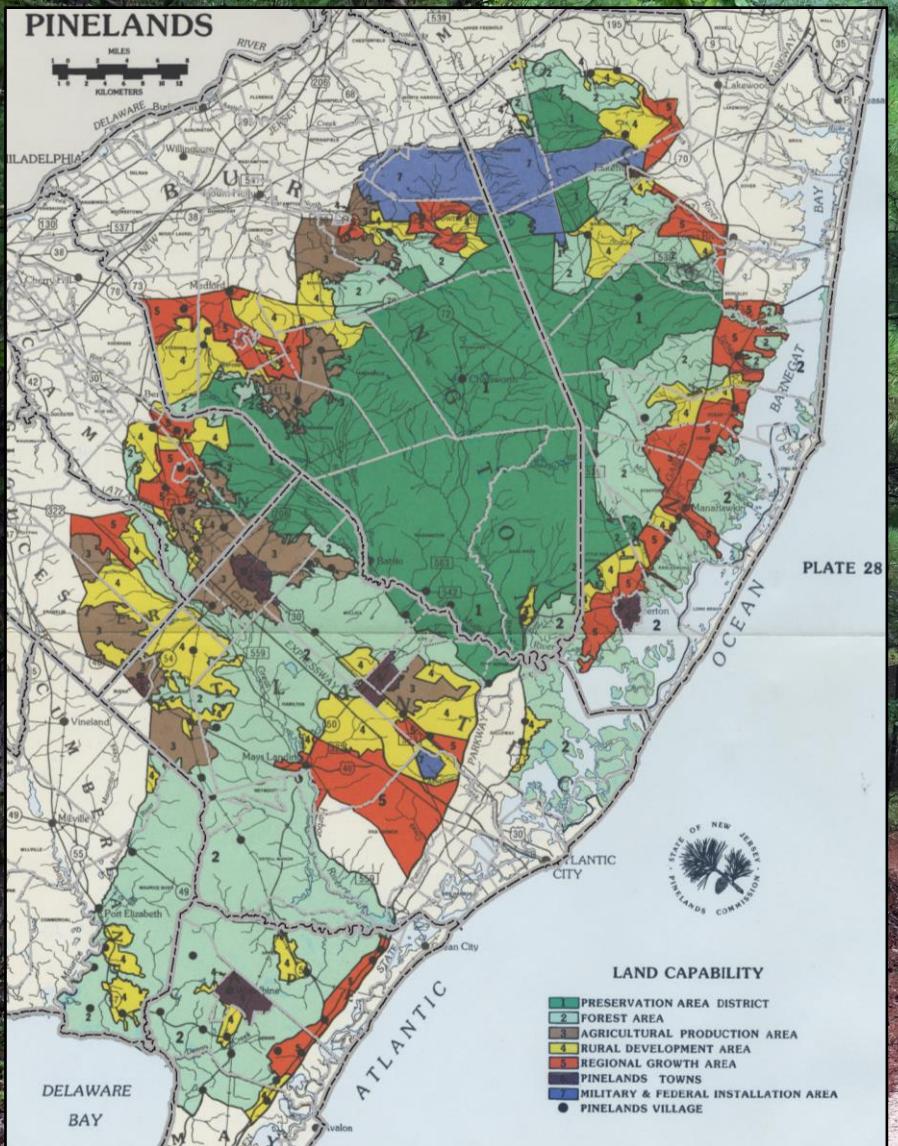
This conformance process is governed by the rules outlined in the Pinelands CMP.

New Jersey Pinelands
Comprehensive Management Plan

Adopted: November 21, 1980



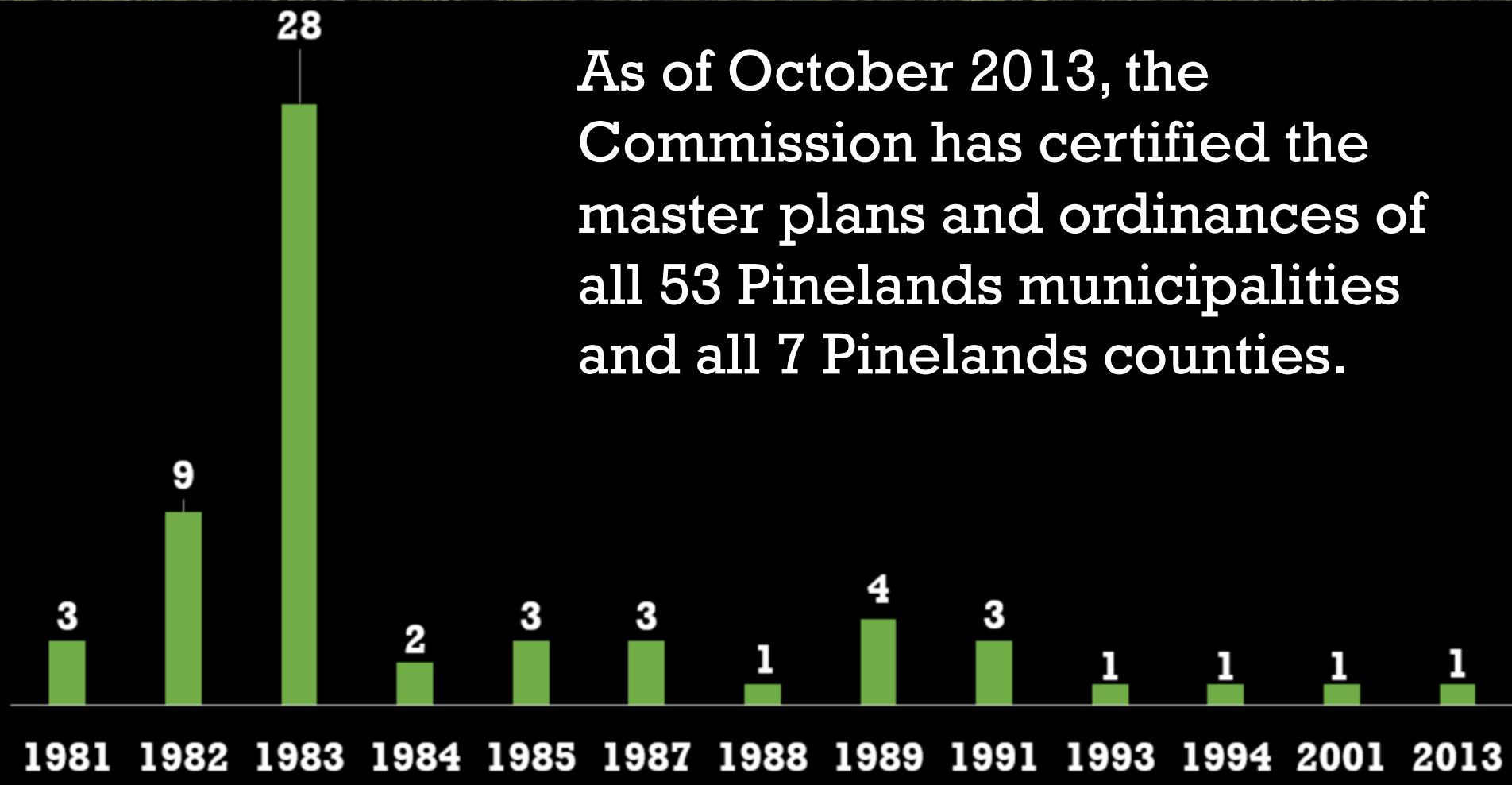
Initial Certification



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:

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Materials Submitted

Ordinances

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

ZONE MAP - OVERALL BOROUGH OF BUENA ATLANTIC COUNTY, NEW JERSEY

ZONING DISTRICTS

P - A	PINELANDS AGRICULTURAL
P - R3	PINELANDS TOWN RESIDENTIAL (MEDIUM DENSITY)
P - R4	PINELANDS TOWN RESIDENTIAL (LOW DENSITY & FARMS)
P - I	PINELANDS TOWN INDUSTRIAL
P - B2	PINELANDS TOWN HIGHWAY BUSINESS
R - 1	RESIDENTIAL (HIGHEST DENSITY)
R - 2	RESIDENTIAL (HIGH-MEDIUM DENSITY)
R - 3	RESIDENTIAL (MEDIUM DENSITY)
R - 4	RESIDENTIAL (TRANSITION-LOW DENSITY & FARMS)
R - 5	RESIDENTIAL (TRANSITION-LOWEST DENSITY & FARMS)
A - 1	AGRICULTURAL
I - 1	INDUSTRIAL
I - 2/OC	LIGHT INDUSTRY/OFFICE CAMPUS
B - 1	BUSINESS (CENTER-CITY)
B - 2	BUSINESS (HIGHWAY)
B - 3	BUSINESS (PLANNED CENTERS)

LEGEND

STATE HIGHWAY
INTERSTATE HIGHWAY
COUNTY ROUTE

CITY OF VINELAND

CUMBERLAND COUNTY

FRANKLIN TOWNSHIP

ATLANTIC COUNTY

BUENA VISTA TOWNSHIP

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

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



Questions