Pinelands Infrastructure Trust Fund Master Plan Amendment :

Eligible Types of Infrastructure
Ranking Criteria
Funding Structure

P & I COMMITTEE

JUNE 26, 2026

PINELANDS INFRASTRUCTURE BOND ACT of 1985

The intended uses of PITF: fund transportation, wastewater treatment, water supply, and other infrastructure systems in Regional Growth Areas and encourage land preservation via PDC severance.

2019 Prioritized five projects – $15 M

Two projects proceeded - $5M

Funding available now is approximately $10M

Pinelands Commission Role

- Commission must adopt PITF Infrastructure Master Plan (IMP) Amendments
  - Eligible types of infrastructure projects
  - Criteria for prioritizing projects
  - Funding structure
  - Select projects for funding
- DEP/ I-Bank administers the funding after Commission IMP amendment

Amendment Process

- Needs Assessment – identify eligible infrastructure types
- Create Ranking Criteria
- Create Funding Structure
- Ranking & Funding Amendment
- A future amendment in 2027 will identify projects to be funded

Needs Assessment

2019 Priority Projects

- Successful projects included water supply and wastewater
- Transportation project (1) less successful
- No proposals received for green infrastructure projects

Current needs

- Based on consideration of municipal needs
- Water supply service
- Wastewater extensions
- Amendment will restrict eligible infrastructure types to water and wastewater

Ranking Criteria

- Mandatory Requirements

  (110 points possible)
- Additional Factors (55 points, max.)
- Total possible points for any project: 165
- Residential projects have higher total point potential

Mandatory Requirements – up to 110 points

Local matching funds (20 pts)

- 10% of PITF award costs must be matched (more points for higher match)
- Non-PITF funds (any non-Fed source)

PDC use (40 pts)

- Must serve area zoned for PDC use to encourage success of preservation program
- More points for greater numbers of potential PDCs
- Residential or non-residential development

Level of service (40 pts)

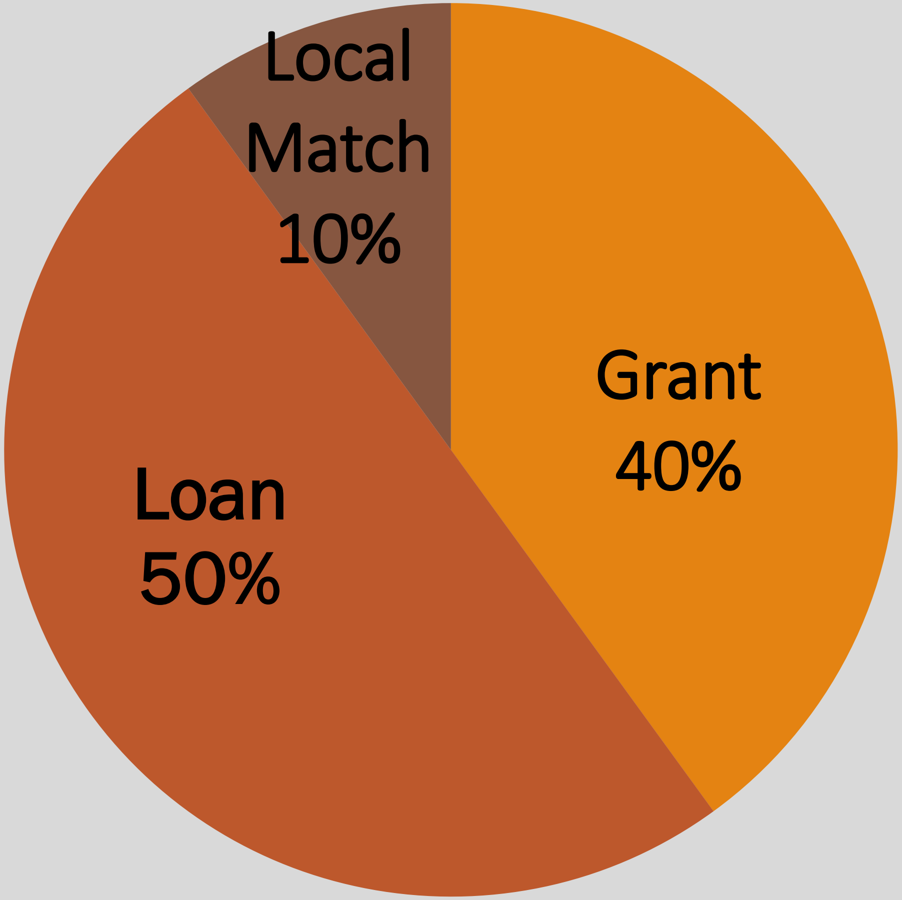
- Number of dwelling units to be served
- More units = more points

New Development (10 pts)

- Regional Growth Area
- Project will serve new development OR Redevelopment

Readiness to proceed (15 pts)	Application status/active development Local resolutions for funding Engineering designs
Economic factors (20 pts)	Based on 2024 SJ data Median household income of service area Percentage of population receiving SNAP or TANF benefits Population growth below SJ average
Non-Kirkwood Cohansey water source (10 pts)	Assist with making alternative sources more viable Support water management goals of the Comprehensive Management Plan
Regional Infrastructure Project (10 pts)	Two or more local government sponsors with jurisdiction over the area to be served

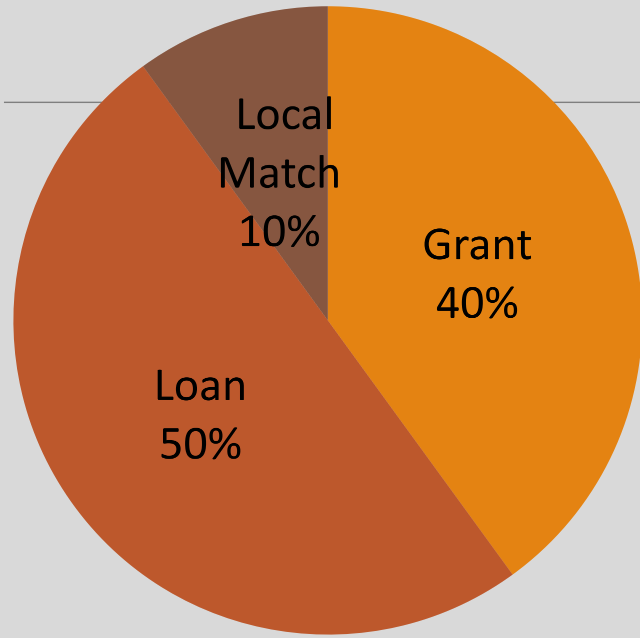
Additional Criteria



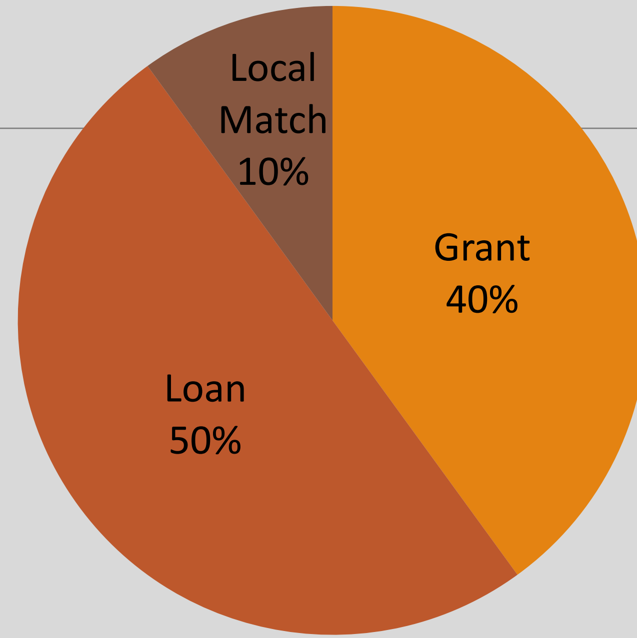
Proposed Funding Formula

- In cases of hardship, the local match may be waived allowing for 50% grant
- Federal funding must be deducted from project costs
- 2% Interest rate on loan portion
- Interest rate comparable to I-Bank current average

Current Structure



Proposed Structure



Loan: $5,250,000
Approx. Interest (1%, 30-yr): $840,400
Total Return to PITF: $6,090,400

Loan: $5,250,000
Approx. Interest (2%, 30-yr): $1,738,000
Total Returned to PITF: $6,988,000

Funding Details

Eligible Costs

- Land acquisition
- Engineering, planning, legal, other professional services
- Administrative expenses incidental to project
- Establishment of working capital

Interest Rate

- 2% Proposed
- Not more than 50% of average Bond Buyer Municipal Index for preceding 26 weeks
- 30-year loan

Restrictions

- Federal funding must be deducted from project costs and that portion is not eligible for PITF funding

Next Steps

July	Notice of public hearing
End of July	Public hearing
August	Report to P&I on public hearing
Early September	PC considers amendment
Mid September	Request for project proposals
Early December	Proposal deadline
Jan. 2027	Project recommendations to P&I
Feb. 2027	Public notice & public hearing on priority projects
Mar.–Apr. 2027	Commission adopts IMP amendment to prioritize projects

Questions