Public Development Application Process



CMP Policy and Implementation Committee
November 20, 2026

Overview: Public Development Process

1. Application Process
2. CMP Public Notice Requirements
3. Expanded Public Notice Requirements
4. Commission Vote Procedure
5. Potential Process Changes

Application Process

1-6+ months
(Varies)



CMP Public Notice Requirements (Major Development)

Applicant Completes Public Notice

- 200' Property Owner
- Online News Publication

Date: _____ Re: Pinelands Application No. _____

Please take notice that _____ (*Applicant's name – print*) has applied to the New Jersey Pinelands Commission to permit _____ _____ (*proposed development*) on Block(s) _____, Lot(s) _____ located on _____ (*street name*) in _____ (*municipality*). The application is on file and available for inspection by appointment at the Pinelands Commission's office. Interested persons may comment to the Pinelands Commission within ten (10) days of the date of this notice.

Comments may be sent via the following:

Mail: Pinelands Commission
PO Box 359
New Lisbon, NJ 08064

Email: AppInfo@pinelands.nj.gov

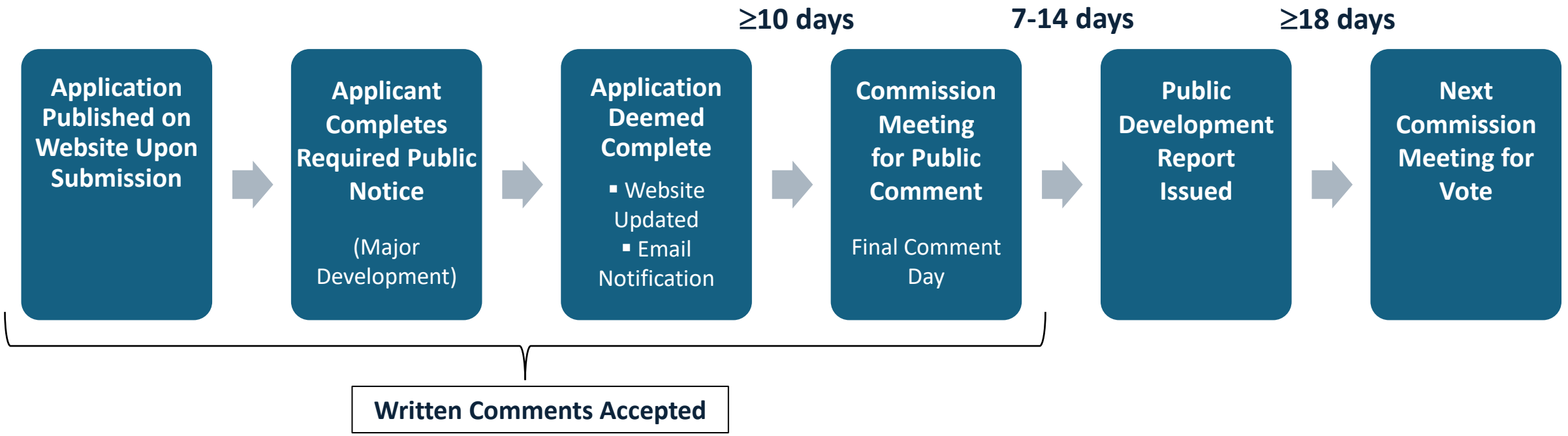
Any person who provides comments or requests a copy of the Executive Director's findings and conclusion shall be provided a copy of said findings and conclusion. Any interested person who is aggrieved by said determination is entitled to a hearing by appealing the determination.

CMP Public Notice Requirements (Major Development)



Expanded Public Notice Process*
(Minor & Major Development)

* Effective March 2011 – Exceeds CMP Regulatory Requirements



Expanded Public Notice Process
Application Status Report

Submitted

Application#1999-9999.999 – Pine Barrens County Authority
Received on: *4/11/2011*
Project: *Storm drainage improvements on Pine Barrens Boulevard*
Municipality: *Pinelands Township*
Block: *999,* Lot: *99.99*

Complete

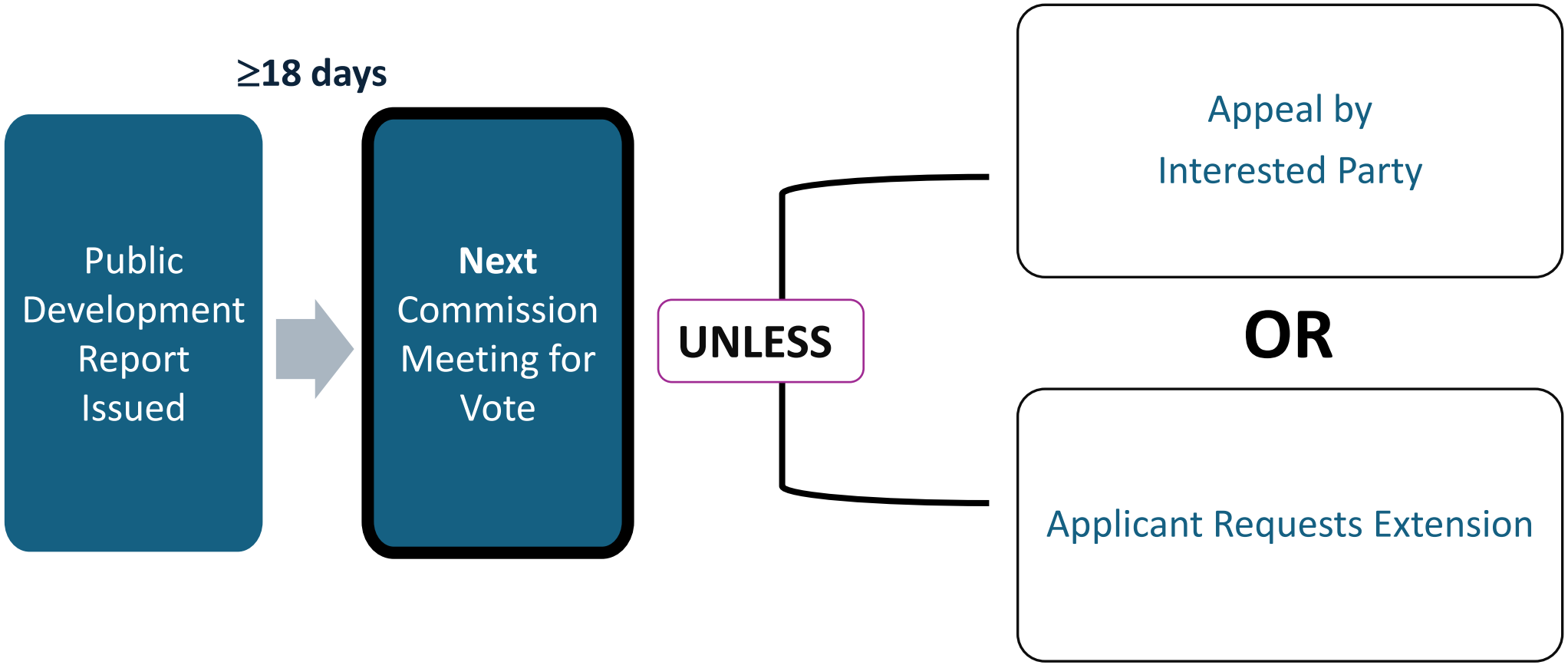
Application#1999-9999.999 -- Pine Barrens County Authority
Received on: *4/11/2011*
Project: *Storm drainage improvements on Pine Barrens Boulevard*
Municipality: *Pinelands Township*
Block: *999,* Lot: *99.99*
This application is complete and the final opportunity for oral public comment will occur at the 8/12/2016 Commission meeting. Written comments will be accepted until 5 p.m. that day or the close of the meeting, whichever is later

Commission Vote

Application#1999-9999.999 -- Pine Barrens County Authority
Received on: *4/11/2011*
Project: *Storm drainage improvements on Pine Barrens Boulevard*
Municipality: *Pinelands Township*
Block: *999,* Lot: *99.99*
The public comment period for this application was closed on 7/14/2017. The application will be acted on at the 8/11/2017 Commission meeting.

nj.gov/pinelands/appli/status

Commission Vote Procedure



Potential Process Changes
Short-Term: Website Updates

1. Enhance Public Development Status Report

- Display Report More Prominently
- Expand Project Description
- Post Applicant-Provided Aerials
- Post Public Development Reports

2. Enhance Website Information

- Clarify Written Comments Accepted Throughout Comment Period

3. Refine Email Alert Sign-Up

Potential Process Changes

Short-Term: Documents & Procedures

1. Enhance Public Development Report Format & Content
2. Distribute Public Development Reports prior to Commission Meeting Packets
3. Revise Public Notice to Include Status Report Website
4. Allow Applicant Presentations at Commission Meetings for Public Comment
   - For Select Controversial or Complex Projects, when warranted
5. Distribute Draft of Public Development Report

Potential Process Changes
Long-Term

1. Public Development Web Portal

2. Applicant Web Portal

3. Pinelands Application Information System (PAIS)



Discussion
Questions & Feedback