



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



A native red-headed woodpecker in the Pinelands. The Commission reported its sighting of the threatened species to the New Jersey Department of Environmental Protection in April.

APRIL 2026

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in April.
- **Policy & Implementation (P&I) Committee:** The Committee met remotely on April 24, 2026, and discussed the Monroe Township fourth round affordable housing plan and an implementing ordinance for the Hightop Redevelopment Area. The Committee recommended the plan and ordinance to the full Commission for certification.

1.1B OPEN PUBLIC RECORDS ACT

- A total of eight Open Public Records Act (OPRA) requests were received in April. Four were sent responsive material, two were advised that the requests were overly broad and did not contain the specificity required by OPRA and two were advised that there was no responsive material.

1.1C OTHER

- **Legal Notice Requirements:** To implement the state's new legal notice requirements (P.L. 2025, c. 72), the Commission revised its website to include a new [Legal Notices](#) page. A link to the Commission's new webpage now appears on the Department of State's [Statewide Legal Notices Listings](#).
- **Executive Order 5:** On April 20, 2026, in response to [Executive Order 5](#), the staff prepared and transmitted a spreadsheet and detailed information summarizing all permits issued by the Commission, associated timelines and approval procedures, fees, completeness determinations, and recommended strategies for improvements. Executive Order 5 establishes a Cross-Agency Permitting Team charged with streamlining and expediting the state agency permitting process, in partnership with state agencies and impacted stakeholders.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton's reply to the Pinelands Preservation Alliance's brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township's Motion was filed on behalf of the Commission on July 18, 2025. The Court issued

an Order denying Winslow's motion on July 28, 2025. Oral argument occurred on October 29, 2025. We continue to await the Court's decision.

- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP) and the Commission related to development of the Heritage Minerals tract in Manchester Township. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Multiple mediation sessions occurred between September 2024 and July 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms. Hovsons submitted the same concept plan to the court as part of its challenge to Manchester Township's Housing Element and Fair Share Plan to satisfy the municipality's fourth round affordable housing obligation. Mediation sessions were conducted on December 8, 2025, January 5, 2026 and January 12, 2026 to discuss Hovsons' proposed settlement terms and changes made by NJDEP and the Commission. Additionally, the Pinelands Alliance (PA), which was a participant in the 2004 litigation but not a signatory to the settlement, requested to participate in the mediation. In February, Hovsons agreed to permit PA to review and provide comments on the final draft of an amendment to the 2004 settlement agreement once it has been negotiated. The parties continued to discuss amendments to the 2004 settlement agreement in March.
- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter involving Artistic Materials (see below).
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General's office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery was served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. Settlement proposals were exchanged in mid-November, after which the Chancery Court allowed the parties another week and a half to continue settlement discussions. A case management conference with Judge Nocella was conducted on December 2, 2025. The parties advised

the Judge that the mediation had failed and that the litigation would need to proceed. The Court issued a new Case Management Order on December 4, 2025, extending the time limits within the original July 21, 2025 Case Management Order and allowing the parties to exchange a small number of additional interrogatories and requests for production of documents. This additional discovery was served on the Commission on December 8, 2025 and the Commission's responses were sent to the Defendants on or about December 19, 2025. Commission and NJDEP staff conducted another site inspection on January 7, 2026. During that site inspection, Commission staff took 17 soil borings and numerous photographs. Additionally, depositions of Commission and NJDEP staff as well as of the Finnegans occurred in mid-January. During the depositions of the Finnegans, it became apparent that business documents requested by the Commission during written discovery had not been provided. Counsel for the Finnegans directed Mr. Finnegan not to answer questions about real property he owns outside New Jersey. The DAGs representing the Commission and NJDEP filed a Motion to Compel Deposition Testimony. Counsel for Defendants filed a motion for a protective order on the out-of-state ownership question. Argument on both motions occurred on February 20, 2026 with the Court issuing an order granting the State's motion to redepose Mr. Finnegan on the question of whether he owns property outside of New Jersey and permitting three follow-up questions and denying the Defendants' motion for a protective order. On February 6, 2026, the Commission provided its expert report to the Defendants. On February 13, 2026, the Commission's DAG filed a motion to compel production of documents that had been repeatedly requested during the discovery process and which the Finnegans, during their depositions, indicated they had in their possession. Oral argument on this motion was initially scheduled for March 13, 2026. Defendants' counsel filed a letter with the Court on March 9, 2026 indicating that in its opinion the motion to compel was moot given they had produced 20 boxes of materials. The Court rescheduled oral argument on the motion to compel discovery to March 27, 2026. Defendants' counsel subsequently filed a cross motion for a protective order on March 19, 2026. A reply brief thereto was submitted on behalf of the Commission on March 23, 2026. Oral argument on the Commission's discovery motion was again rescheduled to April 2, 2026. On April 2, 2026, following oral argument, the Court denied defendants' motion for a protective. It also ordered defendants to redact and copy documents identified by the State's DAsG from the 20 boxes. The copied documents were to be provided to the State by April 23rd. On that same day, defendants filed a motion to quash the State's subpoena on Farm Credit East for documents pertaining to the Defendants' \$700,000 line of credit mortgage. A brief in opposition to the defendants' motion was filed on April 16, 2026. On April 24, 2026, the Court issued an order denying the motion to quash as it pertained to documents submitted as part of the application for the line of credit mortgage and quashed, without prejudice, the portion of the State's subpoena for records of Defendants' payment history. Additionally, at the end of April, the State received 15,000+ electronic documents as a result of the April 2nd Court Order. Commission staff is assisting with the review of these documents.

1.2B LEGISLATION

The Legislature is conducting budget hearings, which limits other Committee business and voting. It is anticipated that Committees will resume conducting non-budget related business in mid-May.

A summary of any legislation specific to the Pinelands Area or Commission is provided below. A summary of other pending legislation potentially related to the Pinelands is attached at the end of the document (Attachment 1).

Pinelands Specific Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
S662	Smith, McKeon	Establishes various programs in the NJDEP concerning management of publicly owned forested land; appropriates \$60 million.	Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
S935	Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A1287/S1743	Inganamort/ Space	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 1/13/2026

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approved by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species (T&E) survey

protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that it had reduced the size of the proposed accessible trail. Commission staff sent a letter to the Township in early May, providing comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve. Evesham Township submitted a revised T&E protocol on July 2, 2025. Staff reviewed the revised protocol and issued an incomplete letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission's commitment to working with the Township to complete the MOA process. On March 18, 2026, Evesham Township reached out to Commission staff for meeting dates to continue discussions concerning an MOA for the Black Run Preserve. A meeting has been scheduled for May 14, 2026.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed in the northwest quadrant of the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA requested a meeting with the Commission Chair and Executive Director as the first step in consideration of an amendment to the MOA. That meeting was held on July 21, 2025. Upon SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment, a presentation will be scheduled at a P&I Committee meeting. On October 8, 2025, SJTA advised that it would provide a detailed proposal to the Commission after gathering additional information through a habitat assessment study as part of the Environmental Impact Statement required by FAA. At FAA's request, staff participated in a coordination meeting with SJTA representatives on November 20, 2025. Subsequently, FAA scheduled quarterly status meetings with representatives of SJTA, the Commission and FAA staff. The last quarterly meeting occurred on February 3, 2026. On March 25, 2026, SJTA submitted a T&E survey protocol for the 450-acre Northwest portion of the airport. Commission staff advised SJTA that it would need to submit a public development application before the T&E protocol could be reviewed. However, in an effort to provide some assistance, the Regulatory Programs staff did a cursory review of the protocol and provided initial feedback on March 30, 2026. Staff also reiterated that a more detailed review of the T&E protocol could not commence until SJTA filed a public development application and application fee because the proposed development is not covered by the existing MOA and an MOA amendment was neither in place nor in process.

1.3 HUMAN RESOURCES

- **Recruitment:** Two new employees joined the NJ Pinelands Commission on April 13, 2026. Tia Sarriugarte started as a Business Assistant 3 in the Business Services office, and Gina Fernandes joined as an Environmental Specialist 3 in the Regulatory Programs office.

- **Training:** Staff attended GoToWebinar - Understanding Your Pension Benefits for PERS Members - Local Government Employees and GoToWebinar - Social Security Benefits for Members of PERS, TPAF, PFRS, SPRS, JRS, ABP and DCRP

2 INTERAGENCY COORDINATION

- **New Jersey Department of Environmental Protection:** Staff attended a webinar on New Jersey’s Comprehensive Climate Action Plan. The webinar covered main strategies for reducing greenhouse gases emissions through measures related to transportation, industry, construction, energy, carbon sequestration, among others. The plan considers strategies and sets long-term goals but does not set specific policies. Staff also attended the Water Supply Advisory Committee meeting on April 17, where a staff member of the Delaware River Basin Commission gave a presentation on data centers and the Delaware River Basin.
- **New Jersey Board of Public Utilities (NJBP):** On April 24, NJBP staff informed the Commission that three solar development proposals seeking to participate in the New Jersey Competitive Solicitation Incentive (CSI) Program are requesting land use waivers, as the proposed projects are located within the Preservation Area (one in Pemberton Township and two in Lacey Township). The Preservation Area is a prohibited area under the CSI Program pursuant to the Solar Act of 2021. NJBP staff requested interagency memoranda for each proposal addressing their application status with the Commission and the projects’ consistency with the Pinelands Comprehensive Management Plan (CMP). On April 30, Commission staff met with NJBP staff to discuss the requested materials and to request additional information regarding each project. Additional project proposal materials were provided by the NJBP. Staff anticipates transmitting the memoranda to NJBP by May 8.
- **Interagency Council on Climate Resilience (IAC):** Staff participated in the IAC 2026 Survey to help strengthen how the IAC operates and collaborates. Preliminary findings from the survey were discussed at the subsequent IAC meeting held on April 14, which staff also attended.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	24	68
Drafted or Introduced	5	38
Total ¹	23	72

¹The total accounts for unique master plans and ordinances received (i.e., it does not double count drafted, introduced, or adopted submissions for the same ordinance).

Substantial Issue Finding ²	0	2
No Substantial Issue Finding	24	51
No Issue Finding	3	8
Total	27	61
Finding Letters Issued³	15	34

Notable Activity:

- Manchester Township:** Since mid-March, Manchester Township has submitted seven adopted ordinances and a revised Housing Element and Fair Share Plan (HEFSP). The Township was informed that four of the submitted ordinances raise no substantial issue with respect to CMP standards. The revised HEFSP recommends the establishment of a new affordable housing zone in the Township’s Regional Growth Area. The Township has submitted two implementing ordinances, with a third expected in May. It is anticipated that the plan and implementing ordinances will require formal review by the full Commission.
- Monroe Township:** On April 22, staff met with representatives of Monroe Township to discuss two ordinances introduced by the Township that would eliminate data centers as a permitted use in the Hexa Builders Redevelopment Area and throughout the Township, respectively. Commission staff provided guidance on the consistency of the ordinances with the CMP and the applicable review timeline. The Township subsequently adopted and submitted the ordinances to the Commission. By letter dated March 23, 2026, the Township was informed that the adopted ordinances (O:20-2026 and O:25-2026) raise no substantial issue with respect to the CMP.
- Waterford Township:** On April 14, staff met with representatives of Waterford Township. The purpose of the meeting was to discuss potential zoning changes within the Haines Boulevard Redevelopment Area, which is located in the Township’s Regional Growth Area. The proposed changes are intended to facilitate the development of affordable housing, as outlined in the Township’s Fourth Round Housing Plan, and to eliminate split-lot zoning. Staff will provide comments to the Township in early May regarding the zoning proposal.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	39

² Ordinances and Master Plans that are found to raise substantial issues with respect to the standards of the CMP require formal review and approval by the full Commission.

³ A single finding letter can pertain to multiple master plans/ordinances from the same municipality.

Surveys Required	1	4
Surveys Reviewed	2	4
Certificates of Appropriateness Required	1	1

Notable Activity:

- Fenwick Manor Rehabilitation:** On April 10th, the Commission passed a resolution authorizing the Executive Director to enter into a contract with Hawley Bros. to complete the construction work at Fenwick Manor. The Commission will be executing the contract in early May and the construction schedule will be determined shortly after. Due to the need to completely vacate several offices, some staff working in Fenwick Manor will be relocated to other offices for the duration of the construction work.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	1.75	7.75
PDCs Severed ⁵	0	1.0
Acres Protected	0	41.08
PDCs Extinguished ⁶	0	8.50
Acres Protected	0	204.68
PDCs Sold	0.75	6.25
Average Sales Price per PDC	\$72,500	\$97,360
Average Sales Price per right	\$24,167	\$24,340
PDCs Redeemed ⁷	4.25	11.25

⁴ **PDC Allocations** are official calculations done by the Commission to determine the number of PDCs to which a parcel of land is entitled. The allocation is identified in a Letter of Interpretation.

⁵ **Severance** is the act of formally separating PDCs from a parcel of land. This occurs after recordation of a deed restriction that permanently preserves the parcel and is documented through issuance of one or more PDC Certificates.

⁶ PDCs are considered **extinguished** when the State purchases a farmland easement or parcel of land to which PDCs have been allocated by the Commission.

⁷ **Redemption** occurs when the owner of one or more PDC Certificates designates them for use in association with a specific development application. The signature of the municipality in which the development project is located is required. Once redeemed, the PDCs cannot be sold or reused.

Notable Activity:

- **Allocations:** A renewal of an expired Letter of Interpretation (LOI) allocated 1.75 PDCs to a 53.21-acre parcel in the Agricultural Production Area of Pemberton Township.
- **Redemptions:** In April, 2.0 PDCs (8 rights) were redeemed in association with a 38-unit project consisting of 8 affordable housing units and 30 market-rate, single-family attached dwellings in Egg Harbor Township. An additional 2.25 PDCs (9 rights) were redeemed for development of single family homes on undersized lots in Barnegat and Monroe townships.

3.4 SPECIAL PROJECTS

- **Winslow Township Water Use Annual Report:** In compliance with the requirements of the amended Memorandum of Understanding (MOU) among the Township, the Camden County Municipal Utilities Authority and the Commission, Winslow Township submitted its annual report on water use. Staff are reviewing the report to confirm water use from the Kirkwood-Cohansey aquifer, including a required purchase of water from a public water purveyor, remains within the limits set by the MOU.
- **Long-term Monitoring Work Plan:** Staff shared a draft work plan with the National Park Service. The draft work plan covers long-term economic and environmental monitoring projects for the federal fiscal year starting October 1, 2026. Subject to feedback from the National Park Service, staff will discuss the work plan with the P&I Committee at a future meeting.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	3	17
Certificates of Filing	17	76
Public Development Reports	2	9
NJDEP/PC Forestry Application Complete	0	1
PDC Letters of Interpretation	1	4
Non-PDC Letters of Interpretation	0	0
MOA Consistency Determinations	5	27
Review of Agency Determinations	65	257

4.2 NOTABLE APPLICATIONS

- **Public Safety Building, Mullica Township (Applicant: Mullica Township, App. No. 1991-0320.005):** This application originally proposed the development of a 4,473-square-foot public safety (police) building at the existing Mullica Township municipal complex on the White Horse Pike. The municipal complex and the proposed building are located on a 1.6-acre parcel in the Pinelands Village of Elwood. The existing municipal complex is serviced by an onsite septic system. The Commission approved the application at its September 13, 2024 meeting. On December 31, 2025, the Township filed an application with the Commission for the development of an approximately 3,300 square foot addition to the existing municipal building, instead of the prior application for a 4,473-square-foot public safety (police) building. The applicant indicated that based upon the cost associated with construction of the previously approved 4,473-square-foot public safety (police) building, the Township decided to pursue an application for a proposed addition to the existing municipal building. By letter dated February 25, 2026, the staff identified the information necessary to complete the application. The applicant submitted that information on March 2, 2026. The application is now complete and scheduled for final public comment at the May 8, 2026 monthly Commission meeting.
- **Traffic Circle, Shamong Township (Applicant: Burlington County, App. No. 2001-0430.005):** This application proposes the construction of a roundabout (traffic circle) to replace an existing four-way intersection created by County Route 541 (Stokes Road) and County Route 648 (Willow Grove Road). The intersection is located in the Pinelands Village of Indian Mills. On May 15, 2025, the Commission received the required application fee to review the application. The Commission received numerous written public comments, including an email from the Shamong Township Mayor, in opposition to the proposed roundabout. The staff responded in writing to the public commenters, indicating that the application would be reviewed for its consistency with all Commission regulations, including stormwater management, wetlands protection, threatened and endangered plant and animal species protection and archaeological resources. The staff also indicated that the Commission's regulations do not address required or preferred roadway intersection design and that the intersection design is the responsibility of Burlington County. On June 19, 2025, the staff issued a letter requesting certain stormwater management information to complete the application. On April 8, 2026, the applicant submitted information responding to the staff's letter. The application is now complete and scheduled for final public comment at the May 8, 2026 monthly Commission meeting.
- **Establishment of a Restaurant, Franklin Township (Applicant: Sweet Amalia Farm Market and Kitchen, App. No. 1982-3298.004):** An application was initiated with the Commission on August 14, 2023 proposing the change in use of a retail commercial farm market to a restaurant on a 2.6-acre parcel. The parcel is located in a Pinelands Rural Development Area. The restaurant use and a 2,500-square-foot outdoor seating patio were established on the parcel in the former farm market building without application to the Commission. The parcel is serviced by an existing onsite septic system. The proposed restaurant must meet the groundwater quality (septic dilution) standard. At a February 27, 2023 pre-application conference and in the staff's September 11, 2023 letter, March 22, 2024 email and October 24, 2025 letter, the applicant was advised of the potential difficulty for a proposed restaurant serviced by an onsite septic system to meet the groundwater quality (septic dilution) standard. To meet this standard, the

information previously submitted to the Commission for the application proposed the use of an onsite septic system that treated the wastewater generated by the restaurant prior to the subsurface discharge of that wastewater. The information submitted on January 16, 2026, February 19, 2026 and the balance of the required application fee received on March 11, 2026 indicated that such a wastewater treatment system was no longer proposed to meet the groundwater quality (septic dilution) standard. The application currently proposes the removal of the existing 1,108-square-foot commercial building located on the 2.6-acre parcel. By letter dated April 9, 2026, the staff requested information required to complete the application. On April 24, 2026, the staff contacted the applicant to obtain certain limited information requested in the staff's April 9, 2026 letter. The staff is awaiting receipt of the requested limited information to determine whether, when compared to the prior commercial farm market and 1,108-square-foot commercial building on the parcel, the proposed restaurant will maintain consistency with the groundwater quality (septic dilution) standard.

- **Warehouse Building, Hamilton Township (Applicant: Da Yummy, App. No. 1987-0531.002):** This application proposes an approximately 8,000 square foot warehouse building on a 4.87-acre parcel. The parcel is located in the Hamilton Township Business Park, which is in a Pinelands Regional Growth Area. By letter dated July 25, 2023, the staff identified the information necessary to complete the application, including the need to conduct a survey for red-headed woodpecker, a threatened animal species. On June 17, 2024, the applicant submitted a survey for red-headed woodpecker. The survey was negative for red-headed woodpecker on the parcel. By letter dated August 19, 2024, the staff indicated that recent survey information on other nearby parcels in the Hamilton Township Business Park had identified both the presence of red-headed woodpecker and a red-headed woodpecker nest in the vicinity of the parcel subject of this application. The staff letter indicated that either additional red-headed woodpecker survey work must be completed or the site plan could be revised to provide forested corridors along the property lines of the parcel. On September 16, 2024 and November 13, 2024, the applicant submitted two revised site plans. The revised site plans proposed to preserve two 10,000-square-foot rectangular areas on the parcel. On February 21, 2025, the staff issued a Certificate of Filing for the proposed development. The Certificate of Filing noted that the proposed development was inconsistent with the threatened and endangered (T&E) animal protection regulation of the Township land use ordinance and the CMP for red-headed woodpecker. The Certificate of Filing again noted that either additional survey work for red-headed woodpecker could be completed or the site plan could be revised to provide forested corridors. On March 3, 2026, a revised site plan was submitted to the Commission proposing to reduce the total area of clearing on the parcel by approximately 2 acres. The submitted site plan did not propose forested corridors. By letter dated April 23, 2026, the staff advised that the revised site plan remained inconsistent with the T&E animal protection regulations. The staff letter further indicated that the applicant may wish to revise the site plan to provide forested corridors along certain property lines.
- **Commercial Recreational Vehicle Storage Facility, Winslow Township (Applicant: Alkery Partners, App. No. 2024-0090.001):** This application proposes the development of a commercial recreational vehicle storage facility on a 56-acre parcel. The proposed development includes 10 buildings containing 154,250 square feet for vehicle storage and 321 outdoor vehicle storage spaces. The parcel is located in a Pinelands Regional Growth Area. The parcel is comprised of lands located in two different municipal zoning districts: the PC-2 (Major Commercial) and PR-4 (High Density Residential) zones. To determine the PDC obligation associated with development

of a commercial recreational storage facility in the PR-4 residential zoning district, the staff requested information regarding the acreage of the parcel in each zone and the location of the proposed development. On August 19, 2025, the applicant submitted the requested information, indicating that the proposed commercial recreational storage facility will be located on 46.86 acres of land in the PR-4 (High Density Residential) zone. By letter dated October 6, 2025, the staff advised of the remaining information necessary to complete the application. The same letter also advised of the need to acquire and redeem 12.50 PDCs based on proposed commercial development on the 46.86 acres of the parcel zoned PR-4, eliminating residential development potential and the associated PDC opportunities. On January 15, 2026, the applicant submitted information to the Commission. By email dated February 25, 2026, the staff advised the applicant of the information required to complete the application. By email dated April 14, 2026, the applicant requested to meet with the Commission staff to discuss the PDC obligation for the application. By email dated April 21, 2026, the staff advised that a meeting would be scheduled. However, the email further advised that the staff believed that the only viable pathway to reduce the PDC obligation for this application would be if the Township were interested in discussing rezoning possibilities with the Commission.

- **County Route 563 Bridge Replacement, Egg Harbor City (Atlantic County, App. No. 2019-0060.001):** An application is pending with the Commission for the proposed replacement of the County Route 563 bridge over Egg Harbor City Lake. The application also includes proposed improvements to an existing dam attached to the bridge. The bridge is located in a Pinelands Forest Area. The original stormwater management design for the bridge resulted in an increase in the volume of stormwater being directly discharged into the Lake (wetlands). This is inconsistent with the wetlands protection and stormwater management standards of the CMP. In an effort to assist the County, the staff conducted a site inspection to assess soil suitability conditions for the possible siting of stormwater management infiltration areas both north and south of the lake along County Route 563. Such stormwater infiltration areas could potentially eliminate the increase in stormwater volume being discharged to the lake. By email dated December 7, 2023, the staff provided the County with the results of the site inspection. The site inspection identified what the staff believed to be favorable soil conditions in the vicinity of the proposed bridge for the potential siting of stormwater management infiltration swales. On April 23, 2024, the applicant submitted soil testing information indicating that soils conditions were unfavorable to allow for the siting stormwater management infiltration swales within 100 feet to the north or south of the bridge along County Route 563. By letter dated July 2, 2024, the staff inquired why the County limited soil testing to within 100 feet both north and south of the lake. Additional information was submitted by the applicant on October 24, 2024, August 14, 2025 and August 5, 2025. The staff issued a letter to each submission identifying the information that must be submitted to complete the application. The applicant submitted additional information on January 29, 2026, February 9, 2026 and February 18, 2026. The application is now complete and scheduled for final public comment at the May 8, 2026 monthly Commission meeting.
- **Residential Living Facility, Galloway Township (Applicant: Scioto Properties, App. No. 2006-0411.003):** On April 13, 2026, the staff received an application proposing the development of a residential living facility for individuals with head injuries on a 3.4-acre parcel. The parcel is located in a Pinelands Regional Growth Area. By letter dated April 30, 2026, the staff noted the requirements of the New Jersey Municipal Land Use Law (NJ MLUL (40:55D-66.2), the Galloway Township land use ordinance and the CMP. The NJ MLUL provides that community residences

for persons with head injuries are a permitted use in all municipal residential zoning districts and the requirements shall be the same as for single family dwellings. The parcel subject of the application is located in the Township's Highway Commercial (HC-1) zoning district. Residential development is not a permitted use in the Township's HC-1 zoning district. Since the Township's HC-1 zoning district is not a residential district, the staff letter noted that the provision of the NJ MLUL did not appear to apply to the proposed residential living facility. The staff letter identified the information necessary to complete an application with the Commission. The staff letter also advised that the applicant may wish to discuss the applicability of the provision of the NJ MLUL with the Township Attorney and the need for a municipal use variance with an appropriate Township official.

- **Warehouse, Hamilton Township (Applicant: SunCap Property Group, App. No. 1982-2997.007):** This application proposes the development of a 652,000-square-foot warehouse on a 256-acre parcel. The development is proposed on the portion of the former Atlantic City Racetrack parcel that contained horse stables. The parcel is located in a Regional Growth Area. The application was filed with the Pinelands Commission on January 14, 2025. On September 15, 2025, the staff issued a Certificate of Filing for the proposed development of the proposed 652,000-square-foot warehouse building. Thereafter, the applicant indicated that the site design may be revised. On March 2, 2026, the staff met with the applicant to discuss the revised site plan. The applicant inquired as to whether a new or amended Certificate of Filing would be required. The staff advised the applicant that a review of the revised site plan would be necessary to answer that question. On March 9, 2026, the applicant submitted a revised site plan that proposed a 1,228,000-square-foot warehouse building on the parcel. The footprint of the currently proposed development is similar to the footprint to the proposed development that was subject of the Commission's September 15, 2025 Certificate of Filing. By email dated April 8, 2026, the staff advised the applicant that the previously issued Certificate of Filing could be utilized to pursue all necessary county and municipal permits and approvals.
- **Reconstruction of a Golf Course Country Club Building, Hammonton (Applicant: Rocco Colasurdo and Gloria Colasurdo, App. No. 1989-0931.003):** On January 15, 2026, the staff conducted a pre-application conference with representatives of the Frog Rock Golf Course. The primary purpose of the pre-application conference was to discuss the reconstruction of the golf course club house that was destroyed by fire in October of 2025. By email dated January 22, 2026, the staff advised the property owner of six potential land development violations on the overall Frog Rock Golf Course parcel. On March 9, 2026, the applicant requested a second pre-application conference to discuss those land development violations. On March 18, 2026, an application was filed with the Commission to reconstruct the Frog Rock Golf Course Country Club Building on a 19.64-acre lot. The lot is located in the Pinelands Town of Hammonton. The staff conducted the second pre-application conference on April 21, 2026. At the second pre-application conference, the representatives of the Frog Rock Golf Course contended that they should not be required to address land development violations on lot(s) other than the lot subject of the application. The staff advised that based upon a CMP regulation and definition of "parcel," the applicant must address any land development violation(s) that is located on any contiguous lot in common ownership with the lot subject of this application. The staff also indicated during the pre-application conference that if there is a land development violation(s) on any contiguous lot that is not in common ownership with the lot subject of the this application, the staff would write to the current lot owner(s) of any such lot and advise them of their responsibility to address that violation(s).

- Residential Development, Manchester Township (Applicant: 2590 Ridgeway NJ, App. No. 1981- 1963.005):** On March 20, 2025, an application was initiated with the Commission proposing 293 dwellings on a 36.57-acre parcel. The parcel is located in a Pinelands Regional Growth Area. By letter dated May 9, 2025, the staff advised of the information necessary to complete the application. The staff’s May 9, 2025 letter addressed the presence of a T&E plant species on the parcel. In response to concerns expressed by the applicant, the staff issued several subsequent letters, including a November 7, 2025 letter that delineated the critical habitat that must be protected for the proposed development to meet the T&E plant species protection standard. By letter dated December 2, 2025, the applicant appeared to advise of their agreement with the staff’s delineation of the critical habitat for the T&E plant species and submitted additional stormwater management information. On January 27, 2026, the staff issued a Certificate of Filing for the application. The Certificate of Filing noted that the design of the proposed development as depicted on the current plan remained inconsistent with the T&E species protection standards. It was the staff’s understanding that the applicant would be revising the design of the proposed development as the application proceeded through the municipal approval process. However, on February 25, 2026, the applicant submitted additional information to the Commission contesting the staff’s delineation of the area that must be protected for the proposed development to meet the T&E plant species protection standard. By letter dated April 27, 2026, the staff advised that, based upon review of the submitted information, all proposed development, except several proposed stormwater management basins must maintain the previously determined 100 foot buffer to the critical habitat for the T&E plant. The letter also indicated that a 50-foot buffer to critical habitat could be maintained to the proposed stormwater management basins.
- Two Single Family Dwellings, Medford Township (Applicant: 14 Commonwealth, App. No 1981-0412.005):** On October 17, 2024, an application was initiated with the Commission proposing the development of two single family dwellings on a 7.79-acre parcel. The parcel is located in a Pinelands Rural Development Area. The parcel is located in a municipal zoning district that requires 3.2 acres per single family dwelling. The two proposed single family dwellings are required to be clustered on 1.0 acre lots. The 5.79-acre balance of the parcel not included within the two 1.0 acre residential lots is required to be deed restricted for conservation purposes. The Township land use ordinance and the CMP require that the 5.79 acres be owned and managed by a homeowner’s association, a nonprofit conservation organization, the municipality or incorporated into one of the two proposed residential lots. The applicant is proposing the sale of the 5.79-acre deed restricted balance of the parcel to an adjacent lot owner. That adjacent lot contains an existing single family dwelling. The staff advised the applicant to discuss the proposal and the need for any necessary municipal variance with an appropriate Township official.

4.3 OTHER ITEMS OF INTEREST

- Forest Clearing, Franklin Township:** The staff has received reports regarding the clearing of forest in Franklin Township. The initial report indicated that approximately 15 acres of forest clearing may have occurred. By email dated April 13, 2026, a Township official advised the Commission that the landowner represented the forest clearing occurred for agricultural purposes. The clearing of land solely for agricultural purposes does not require application to

the Commission. However, any such clearing must still meet the environmental regulation of the Township land use ordinance and the CMP. The staff sent a letter to the landowner on April 16, 2026, inquiring as to the purpose of the clearing. That letter also indicated that based upon available generalized wetlands mapping, the forest clearing may have occurred in wetlands and the required buffer of up to 300 feet to wetlands. By email dated April 20, 2026, the staff was advised that the clearing may have increased to approximately 45 acres. By letter dated April 28, 2026, the staff advised the property owner that the staff would conduct a site inspection of the alleged clearing on May 6, 2026. The April 28, 2026 staff letter indicated that a 1990 PDC deed restriction that was recorded against the lot provides that the staff is permitted access to the lot at all reasonable times solely to inspect to enforce and assure compliance with the terms and conditions of the PDC deed restriction.

- **Chemical Treatment of Ponds, Waterford Township (Applicant: New Jersey Department of Environmental Protection, App. No. 1981- 1368.023):** On February 13, 2026, the staff received notification from the New Jersey Department of Environmental Protection (NJDEP), Pesticide Control Program of an application for the chemical treatment of three lakes/ponds. That same day, the staff also received from the NJDEP, Fish and Wildlife, a document entitled “Mullica River Northern Snakehead Eradication Plan Summary.” The three lakes/ponds proposed for chemical treatment are located in a Regional Growth Area, a Rural Development Area and a Forest Area. The NJDEP Aquatic Pesticide Permit application proposes the chemical treatment of Tindall Lake (1.44 acres) and two Archway Lakes (6.91 acres). The proposed chemical treatment is for the eradication of an aquatic invasive fish species, northern snakehead. In 1991, the NJDEP and the Pinelands Commission entered into a Memorandum of Agreement (MOA) formalizing a framework for coordinating the policies and activities of the NJDEP Pesticide Control Element (now known as the Pesticide Control Program). In part, that MOA provides that a formal application to the Commission is not required for the application of pesticides to a lake or pond, provided the requirements of the MOA are met. By memorandum dated March 2, 2026, the staff advised the NJDEP Pesticide Control Program the proposed chemical treatment of three lakes/ponds comprising 8.35 acres did not raise any issues with respect to CMP standards and that the NJDEP, Pesticide Control Program could approve the Aquatic Pesticide Permit. The staff’s March 2, 2026 memorandum also indicated that any proposed chemical treatment of streams located upstream or downstream of the three lakes/ponds required formal application to the Pinelands Commission. The staff held a meeting on March 6, 2026 with NJDEP, Fish and Wildlife staff to further discuss the proposal to chemically treat streams located upstream and downstream of the three lakes/ponds. The staff reiterated that the MOA only addresses the chemical treatment of lakes and ponds and that any proposal to chemically treat streams required formal application to the Commission. On March 13, 2026, the NJDEP, Fish and Wildlife submitted a revised plan delineating the limits of the lakes/ponds proposed to be chemically treated. By memorandum dated March 18, 2026, the staff advised that the addition of 5.44 acres of ponded areas to the NJDEP, Pesticide Control Program application did not raise any issue with respect to the standards of the CMP and that the NJDEP, Pesticide Control Program could approve the Aquatic Pesticide Permit. Subsequently, the NJDEP advised the staff that the proposed treatment was successfully conducted from April 7, 2026 through April 9, 2026. A total of 671 northern snakeheads were removed from the project area, including two adults and 669 juveniles. Of these, 545 were removed through electrofishing, with the remaining 126 collected during the chemical (rotenone) treatment of the lakes and ponds. NJDEP staff monitored the project area and neutralized water leaving the treatment area using a chemical (KMnO4) for

roughly two weeks post-treatment. NJDEP determined that the chemical (rotenone) used to treat the lakes and ponds was no longer in the system.

4.4 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 1988-0272.039**
Central Jersey Competition Riders
Approval Issued: 4/8/2026
Event Name: Pine Hill Enduro
Event Date: April 12, 2026
Municipalities: Manchester Township, Pemberton Township, Woodland Township
Lands Utilized: Brendan T. Byrne State Forest
Route Length: 82 miles
- **Application # 2005-0459.043**
Delaware Enduro Riders
Approval Issued: 4/13/2026
Event Name: DER Hare Scramble
Event Date: May 2 & 3, 2026
Municipality: Maurice River Township
Lands Utilized: Ormond Farms located on Hesstown Road
Route Length: 10 miles

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** With assistance from the Communications Office, staff recorded water levels at 33 forest plots and 30 ponds within the Commission's long-term monitoring network. Water-level data was also downloaded from continuous data loggers (5) and weather stations (3) that are deployed in seven ponds and one forest plot.
- **Pinelands-wide Water Quality Monitoring:** Science staff measured pH and specific conductance at the 37 ponds in the Commission's network of long-term monitoring sites. This work is conducted annually in April and May. The team also completed the April round of pH and specific conductance sampling at 47 stream sites, which will be repeated in June, August, and October. Elevations in these variables above the normal range are indicative of degraded water



Above: A male Pine Barrens treefrog takes a break from calling upon discovery by a researcher.

quality.

- **Annual Frog and Toad Surveys:** Science staff conducted monthly frog and toad call surveys in mid-April when evening temperatures were in the 80s. These warm conditions resulted in loud choruses at many of the 22 monitored ponds. Species recorded include spring peepers, fowler's toads, southern leopard frogs, green frogs, carpenter frogs, northern grey treefrogs, and Pine Barrens treefrogs. These surveys are carried out each spring to monitor temporal trends in calling amphibians at these ponds.
- **Rare Snake Monitoring:** Emergence continued throughout the month, and most tracked snakes are now active. The team captured and processed 63 individuals, including 34 pine snakes, 19 corn snakes, 6 northern black racers, 3 rough green snakes, and 1 hognose. Seven pine snakes and four corn snakes were implanted with radio transmitters to support research on nesting and denning habitat requirements. Transmitters were removed from five previously tracked snakes, and all individuals were released at their capture locations.



Left: Two rough green snakes blending in amongst the shrubbery. **Right:** Tracked male and female corn snakes found together under cover on April 13th. They were found together in the same spot on April 14th last year.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** Science staff are currently retrieving iButton temperature loggers from box turtle dens that were deployed in January. By comparing temperatures recorded above and below the soil surface with those of the turtle's shell (measured by a third iButton), staff can estimate the timing of emergence from hibernation. The team also outfitted 14 turtles with GPS loggers, selecting individuals from clustered groups to better understand male-female interactions.
- **Kingsnake Study:** Staff are reviewing the final report, which is the last deliverable due to the U.S. Environmental Protection Agency for the study.
- **Snake Fungal Disease Monitoring:** The Science Office continues to collaborate with researchers from Virginia Tech on a snake fungal disease (SFD) study. Full-body swabs are collected from all snakes encountered in hibernacula corrals and beneath cover within Commission focal areas. Individuals exhibiting lesions consistent with SFD are also swabbed at affected sites. Staff plan to revisit hibernacula in early May to collect samples from entrance holes. To further characterize the pathogen responsible for SFD, the team has begun to collect skin samples from areas where lesions result in scale flaking and will submit them for processing.



Above: A member of the science staff shows off a box turtle with a newly attached GPS logger.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 47 inquiries from the public in April, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in April.



Above: The Commission shared 212 photos on Instagram in April, including this photo of a native Fowler's toad in the Pinelands.

- Social Media:** In April, staff shared 212 photos on the Commission’s Instagram site, 83 posts on X, and 68 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 107,000 views on Instagram (while adding 52 followers for the month) and 1,900 views (for a watch time of 136 hours) on YouTube in April. Two of the Commission’s photos were featured on other Instagram sites in April.



Above: The Commission shared in shared 83 posts on X in April, including this photo of native pyxiemoss blooming in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- Pinelands Summer Short Course:** Staff is finalizing the lineup of presentations for the Pinelands Summer Short Course, which will be held on July 17, 2026 at Stockton University’s Kramer Hall in downtown Hammonton.
- Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, coordinated and led a Pinelands field trip for a Special Education class from the Dwight D. Eisenhower Middle School in Berlin Township, NJ. It was attended by 15 students.



Above: The Commission shared 68 posts on Bluesky in April, including this photo of an uncommon falcate orangetip butterfly in the Pinelands.

- Pinelands Merchandise:** Commission staff processed two transactions while garnering a total of \$126 in net sales of Pinelands merchandise in April. A garden club also donated \$250 toward the Katie Fund in April. All proceeds from the sales of the Commission’s merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff provided the necessary information for a permit catalog created by the Regulatory Programs office by running several ad hoc data requests against the PCIS database. Staff participated in weekly meetings for the Application Information System redesign and continued work on mockup interfaces based upon feedback. Specific features were demonstrated related to the login interface, pre-application checklist, the process of creating and submitting a new application, and simultaneously fulfilling the requirements of the fee calculator, and a completely new, streamlined document creation and management workflow.
- **Pinelands Commission Audit Findings:** The Pinelands Commission undergoes an annual financial audit. The Information Systems office is included as staff supports the accounting software, Edmunds, along with the relevant servers and databases. The most recent State Audit report (for FY2022) included findings related to the Edmunds software system. Staff completed the final versions of the Edmunds Formal Risk Assessment, Edmunds Security Plan, and Edmunds User Access Policy. These documents were presented during the April 10th Commission meeting and posted on the Pinelands Commission intranet site.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. The Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff reviewed all hardware for active antivirus and virtual private network software to provide accurate numbers for statewide licensing.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state agencies. Staff finalized a draft field app for Threatened and Endangered species using ESRI Survey123. The field app will be reviewed by the Regulatory Programs office. Staff also enhanced the existing web apps by adding features and additional base layers.
- **Technology Enhancements:** In April, staff continued their efforts to safely evaluate Artificial Intelligence. Microsoft Copilot Professional licenses were obtained for three different departments at the Commission for real world testing. Staff worked closely with the Office of Information Technology (OIT) to migrate the primary and secondary domain controllers. This required the temporary use of a virtual server hosted by OIT and coordinate promotion and demotion of the necessary servers. The new servers are now online and the old Windows Server 2012 R2 servers are being prepared for asset removal. Staff also set up new hardware and software for two new employees joining the Pinelands Commission and providing them with necessary training. Staff also created a tool for redacting Personally Identifiable Information (PII) from emails to support OPRA and other public requests for information.
- **Rutgers Scarlet Service Internship Program (RSSI):** The RSSI program is a program administered by Rutgers University to provide internships at non-profit agencies with a public service mission. The Information Systems office participated in the second round of interviews and was matched

with a highly qualified candidate. Staff worked with the selected intern on a work schedule and look forward to her starting on June 8th.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** April 2026, Net Total: \$36,048.96, Fiscal Year to Date Total: \$670,255.57. This equates to 78.85% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for April includes 34 online application payments totaling \$15,725.30.
- On April 7, 2026, the Commission issued a Request for Quotes (RFQ) for Certified Public Accounting Services to assist in preparation for future state audits. Proposals are due to the Commission by May 7, 2026.

8.2 FACILITIES MANAGEMENT

- The main battery on one of the 2023 Hybrid Electric Jeeps has been replaced, and the vehicle has been returned to service. The 2nd Hybrid Electric Jeep was checked and does not display issues noted in the recall (68C/NHTSA).

Attachment 1:

Pinelands Related Legislation

Bill No.(s)	Prime Sponsor(s)	Synopsis	Current Status
A177/S1857	Fantasia/ Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill - Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A208/S1739	Fantasia/ Space	Requires establishment and implementation of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Assembly Bill - Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill - Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A907/S1986	Azzariti Jr., Kanitra/ Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 1/13/2026. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A1056/S714	DeAngelo, Egan, Bailey, Simmons/Burzichelli, Greenstein	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to	Assembly Bill - Introduced, Referred to Assembly Commerce and Economic Development and Committee on 1/13/2026 Senate Bill - Introduced, Referred to Senate Community and Urban Affairs Committee on 1/13/2026

		accommodate load associated with solar panels	
A1059/ S668	DeAngelo, Kane, Kennedy/Smith, McKeon	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Energy and Environment Committee on 1/13/2026
A1165	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Assembly Bill - Introduced, Referred to the Assembly Environment and Solid Waste Committee on 1/13/2026.
A1170/S680	Danielsen/Smith, McKeon	Requires energy usage plan for proposed artificial intelligence data centers and cryptocurrency mining facilities; requires all electricity for artificial intelligence data centers and cryptocurrency mining facilities to be derived from new clean energy sources	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26. Reported from Committee, Second Reading and Referred to the Senate Budget and Appropriations Committee on 3/16/26.
A1270	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026.

		removal and replacement	
A1478/S926	McCellan/Testa, Polistina	Requires regional representation for members of BPU	Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee on 1/13/2026 Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 1/13/2026
A1553	Calabrese, Dunn	Establishes abandoned mine reclamation program in DOT	Assembly Bill – Introduced and referred to Assembly Transportation and Independent Authorities Committee on 1/13/2026
A2463/S3722	McCoy, DeAngelo/ Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infrastructure projects	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Pending Introduced, Senate Environment and Energy Committee on 3/5/2026
A2869/S1256	Sauickie, Donlon/ Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Assembly Bill - Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 1/13/2026.
A2886	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options	Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026.

		for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	
A3301	Sampson	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026
A3486/S2332	Lopez, Reynolds-Jackson/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A3488/A3567/S1786	Lopez/Lopez, Greenstein/Singleton, Timberlake	Concerns development and use of accessory dwelling units and related municipal land use regulations.	Assembly Bills– Both Introduced and Referred to Assembly Housing Committee on 1/13/2026 Senate Bill - Introduced, Referred to the Senate Community and Urban Affairs Committee
A3658/ A1072	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A3747/S1662	Collazos-Gill, Alixon/Zwicker, McKeon	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

A3852/S2468	Dunn/Bucco	Requires DEP to designate municipalities with critical headwaters as headwater guardians	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A4025/S1901	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/12/2026. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A4033	Sauickie	Expands definition of “qualifying land” to include certain deeds of easement excluding certain portions of farm from preservation	Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/21/2026.
A4034	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/12/2026.
A4035/S1232	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Introduced, and Referred to Assembly Environment and Solid Waste Committee on 2/16/2026 Senate Bill introduced and referred to Environment and Energy Committee on 1/13/2026.
A4064	Sauickie	Requires the Office of Planning Advocacy to publish certain	Introduced, Referred to Assembly Commerce and Economic Development Committee on 2/12/2026.

		information concerning warehouses over 100,000 sq. ft. on its website	
A4454/S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4461/ S484	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 2/24/2026 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A4454/ S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4529/S3870	<u>Miller, DeAngelo, Walker/Scutari, Sarlo, Miller, DeAngelo, Walker</u>	<u>Modifies certain CAFRA permit review requirements for nuclear facilities</u>	<u>Assembly Bill – Introduced and Referred to Assembly Telecommunications and Utilities Committee on 3/9/26. Reported out of Committee, Second Reading on 3/16/26. Substituted by S3870 on 3/23/26.</u> <u>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/10/26. Reported from Committee, Second Reading and referred to Senate Budget and Appropriates Committee on 3/16/26. Reported from Committee, Second Reading 3/19/26. Passed by the Senate and Received in the Assembly without reference, Second Reading, Substituted for A4529, and passed both houses on</u>

			3/23/26. Approved, P.L. 2026, c.9 4/8/26
A4696/S2274	Pintor Marin/Ruiz, Burgess	Requires owner or operator of data center to submit water and energy usage report to BPU	Assembly Bill – Introduced and Referred to the Assembly Telecommunications and Committee on 3/16/26 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26
S353	Steinhardt/ Tiver	Permits agriculture-related events on preserved farmland	Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/13/2026.
S674	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
S683	Smith, Scutari	Authorizes BPU to provide site approval for small modular reactors; authorizes operators of small modular reactors to store spent nuclear fuel on-site	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026

S1658	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 1/13/2026
S3629	Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Senate Bill - Introduced, Referred to Senate Community and Urban Affairs Committee on 2/19/2026.
S3639	Amato, Deignan	Requires BPU, DCA, and DEP to establish expedited approval and permitting procedures for artificial intelligence data centers powered by small modular nuclear reactors	Senate Bill – Introduced and referred to Senate Economic Growth Committee on 2/24/2026
ACR59/SCR106	McClellan/Scutari, Burzichelli, Tesla	Determines that DEP's "Protecting Against Climate Threats" rules, adopted January 20, 2026, are inconsistent with legislative intent	Assembly Concurrent Resolution - Introduced and referred to the Assembly Environment and Solid Waste Committee on 1/13/26. Senate Concurrent Resolution - Introduced and referred to Senate Environment and Energy Committee on 2/24/26. Transferred to the Senate State Government, Wagering, Tourism & Historic Preservation Committee on 3/2/26