



# **NEW JERSEY PINELANDS COMMISSION**

## **MONTHLY MANAGEMENT REPORT**



A sunset over Atsion Lake in Wharton State Forest in the Pinelands, as captured in December

**DECEMBER 2024**

## **1 EXECUTIVE OFFICE**

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### **1.1 EXECUTIVE DIRECTOR**

#### **1.1A COMMITTEE MEETINGS**

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in December.
- **Pinelands Climate Committee:** The Committee did not meet in December.
- **Policy & Implementation (P&I) Committee:** The Committee did not meet in December.

#### **1.1B RULEMAKING**

- **Rulemaking Calendar:** On December 19, 2024, the Commission staff transmitted its anticipated rulemaking calendar for November 2024 to October 2025 to the Governor's office.
- **Rule Package #1** (Black Run Watershed, Application Fees, Expiration of Completeness Documents, PDC Program): Staff generated additional data to support the rule proposal in advance of its submission to the Governor's office for review.

#### **1.1C OPEN PUBLIC RECORDS ACT**

- A total of 14 Open Public Records Act (OPRA) requests were received in December. Eleven were provided responsive material, one request was withdrawn, one request was denied and one extension was requested.

#### **1.1D PINELANDS MUNICIPAL COUNCIL**

- The Pinelands Municipal Council did not meet in December.

#### **1.1E OTHER**

- On December 19, 2024, the New Jersey Senate confirmed Governor Murphy's nomination of Deborah Buzby-Cope to the Pinelands Commission. She replaces Davon McCurry, who resigned from the Commission in early 2023.

## **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** – On February 26, 2024, the Attorney General's office notified the Commission that Clayton Sand Company had 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. The Statement of Items Comprising the Record was filed with the Court and a briefing schedule established. Clayton's Brief was filed and accepted by the Appellate Division on July 31, 2024. Winslow Township filed a Motion to Intervene or, in the alternative, to appear as an *Amicus Curiae* in this appeal on September 16, 2024. A letter was submitted to the Court on September 26, 2024 advising that the Commission took no position regarding Winslow's motion. Winslow Township filed a cross-motion to supplement the record on December 2, 2024. On December 11, 2024, a brief in opposition to Winslow's cross-motion was filed on behalf of the Commission. The Court granted the Commission's motion to file an overlength brief on December 12, 2024. On December 23, 2024, the Court granted the Commission's motion to strike Winslow's Amicus brief and appendix and denied Winslow's cross-motion to supplement the record. Winslow has until January 2, 2025 to file a new brief and appendix in this matter. The Pinelands Preservation Alliance filed a motion to participate as an Amici Curae on December 23, 2024.

- **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), the Pinelands Preservation Alliance and the Commission related to development of the Heritage Minerals tract in Manchester Township. At a status conference on May 14, 2024, the Judge ordered the parties to engage in mediation. The parties agreed to use Ralph Marra as the mediator. Mediation sessions occurred on September 5, 2024 and September 10, 2024. At the conclusion of the mediation session on September 10<sup>th</sup>, Hovsons agreed to provide NJDEP with a reassessment of the vegetative cover calculation and an overlay of current site conditions. That information was submitted on November 4, 2024. A third mediation session was held on December 12, 2024.
- **Estlow Estates, LLC v. The Township of Woodland, the State of New Jersey, the Pinelands Commission, John Does 1-10 and ABC Corporation 1-10, Chancery Division, Docket Number BUR-000099-24** – This matter involves a proposed 13-lot subdivision and development of 12 single family dwellings in Woodland Township. The plaintiff obtained a Certificate of Filing in April 2007, Preliminary and Major Subdivision approval from the Woodland Township Land Use Board in August 2007, and a conditional preliminary subdivision approval from the Burlington County Planning Board in February 2008. Sightings of a new threatened or endangered (T&E) species, for which the plaintiff did not survey in 2005, were reported in 2018 in the vicinity of plaintiff's parcel. Final subdivision approval was issued by the Burlington County Planning Board in March 2022. That approval was called up for review by the Commission on May 10, 2022 and the applicant was notified that a new T&E survey would be necessary to demonstrate that the proposed development remains consistent with CMP standards. No such survey has been submitted to the Commission and, at the applicant's request, no public hearing has been held. On December 13, 2024, the Commission was served with a summons and complaint that asks the Court to order the Commission to approve the project and recertify that the 2007 Certificate of Filing is valid, without the need for additional T&E species survey work.
- **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. On April 15, 2024, the plaintiff submitted an application for a LOI seeking a determination of the extent of wetlands on the parcel. As part of that application, the plaintiff submitted a plan

entitled “Overall Wetlands Delineation Plan,” dated April 12, 2024. The Commission staff conducted site inspections, and reviewed available natural resource capability maps, United States Department of Agriculture, Soil Survey information, and the applicant’s April 2024 wetlands plan. On November 14, 2024, the staff issued LOI #2256, determining that the boundaries of the wetlands delineated on the plaintiff’s plan were not accurate. The LOI indicates that the boundaries of the wetlands in the undisturbed areas on the parcel are more extensive than delineated on plaintiff’s plan and the wetlands boundaries in the disturbed areas on the parcel are more extensive than delineated on that plan. Notice of appeal was received on November 27, 2024 and has been forwarded to the Office of Administrative Law.

**1.2B LEGISLATION**

A summary of 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**

<b><u>Bill No.(s)</u></b>	<b><u>Prime Sponsor(s)</u></b>	<b><u>Synopsis</u></b>	<b><u>Current Status</u></b>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the New Jersey Department of Environmental Protection (NJDEP) concerning management of publicly owned forested land; appropriates \$60 million.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 4/8/24.  Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee on 1/29/24.

**1.2C INTERGOVERNMENTAL AGREEMENTS**

- Pemberton Township:** This Memorandum of Agreement (MOA) between the Township and the Commission authorizes a deviation from CMP wetlands and wetlands buffer standards to accommodate surfacing of an existing trail at Pemberton Lake for accessibility purposes. The Commission approved execution of this MOA at its January 12, 2024 meeting. The MOA specifies that the Township must complete and submit its revegetation plans, rain garden plan, wetlands general permit and right of entry approval from NJDEP before the trail improvement project may commence. The Commission issued a Freshwater Wetlands General Permit 17 for the project on May 31, 2024. On June 3, 2024, the Commission staff was copied on an email from Pemberton Township to NJDEP providing notice that Pemberton was starting preliminary site work for the project. Included with this email was a copy of a Right of Entry Agreement between the NJDEP, Pinelands Preservation Alliance (PPA) and Pemberton Township that was issued on May 23, 2024. Review of the Right of Entry Agreement revealed a number of

inconsistencies with the MOA. After discussions with NJDEP, staff emailed the Township on July 9, 2024 to provide details on the inconsistencies and request that the missing items be submitted. Revised revegetation plans were submitted to the Commission on September 4, 2024. A further revised revegetation plan, including a plan for the required rain garden, was submitted to the Commission on October 10, 2024. On November 6, 2024, the Commission's Executive Director issued a letter to Pemberton Township finding that the amended revegetation plan was substantially consistent with the requirements of the MOA and permitting the development to proceed, provided any other necessary approvals and permits are obtained.

- **Stafford Township:** This MOA between the Township and the Commission authorizes a deviation from CMP wetlands buffer standards to accommodate paving of an existing trail around Forecastle Lake for accessibility purposes. The Commission approved execution of the MOA at its September 13, 2024 meeting. On October 16, 2024, the Stafford Township Council passed a resolution authorizing the Mayor, or his designee, to execute the MOA. Stafford Township's Mayor executed the MOA on October 15, 2024. The Executive Director signed the MOA on November 14, 2024. A copy of the fully executed MOA is posted on the Commission's website.
- **Evesham Township:** The Township is proposing an 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 approval by, the Commission. Township representatives met with Chair Laura E. Matos and the Executive Director on January 17, 2024 and provided an overview of their proposal. After receiving the recommendation of the P&I Committee, the Township made a presentation to the Commission at its April 12, 2024 meeting regarding the project and need for a deviation MOA. The Commission authorized the staff to work with the Township to develop the draft MOA. Staff conducted a site inspection with representatives of Evesham Township on May 14, 2024. On June 19, 2024, Evesham provided additional maps and asked for guidance concerning the threatened and endangered (T&E) species work that needs to be conducted on the site. Staff provided the Township such guidance on July 9, 2024. Evesham Township submitted additional information on July 25, 2024. Commission staff and representatives of Evesham Township met on August 27, 2024 at the Commission's offices to discuss the threatened or endangered species work and other application submittals required as part of the MOA process. A conference call between staff and representatives of Evesham occurred in early September to discuss the portions of the Black Run Preserve that were subject to a 2008 Deed Restriction. Evesham Township subsequently provided a list of Blocks and Lots that comprise the Preserve and the full acreage of same.
- **South Jersey Transportation Authority (SJTA):** Atlantic City International Airport is the subject of a 2004 Memorandum of Agreement and an April 16, 2019 MOA Amendment between the Pinelands Commission and the SJTA. Both the MOA and MOA amendment allow deviations from the CMP's threatened or endangered wildlife standards because of development impacts to threatened and endangered bird species, among other things. On September 20, 2024, staff met with SJTA to discuss proposed development at the airport, in the Auxiliary Development Area and the former Grassland Conservation Management Area. Additional information concerning the proposed development within the Auxiliary Development Area was submitted by SJTA on

October 22, 2024. Staff provided guidance on potential alternatives and procedural options by letter dated November 19, 2024. SJTA staff and its representatives met with Commission staff on December 6, 2024 to continue discussing standards and procedures for the proposed development in and around the Auxiliary Development Area at the airport.

### 1.3 HUMAN RESOURCES

- **Recruitment:** In December, a candidate was selected to fill the Resource Planning Specialist vacancy in the Land Use Programs office. Their start date is January 27, 2025. Recruitment efforts continued for an Environmental Specialist in the Regulatory Programs Office.
- **Contract Negotiations:** Management and the Communications Workers of America (CWA) Negotiating Team reached agreement on the terms of a new contract to cover the period July 1, 2023 – June 30, 2027 on November 20, 2024. The three employee bargaining units voted to ratify the contract on December 6, 2024. On December 13, 2024, the Commission voted to authorize the Executive Director to enter into new collective bargaining agreements with CWA, Local 1040. Upon expiration of the veto period for the Commission’s meeting minutes, a Memorandum of Understanding with CWA, Local 1040, will be executed and the new contracts will be signed. A special open enrollment period for any employees interested in changing their health care plans has been scheduled for mid-January.
- **State Health Benefits Program:** All records were updated to reflect the changes in health and dental rates for 2025.
- **Labor Management Meeting:** A routine labor management meeting with Jenna Curley, Principal Staff Representative from CWA Local 1040, was held on December 2, 2024. No significant matters were discussed during this session. The next labor management meeting is scheduled for March 3, 2025.

### 2 INTERAGENCY COORDINATION

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- **Interagency Council on Climate Resilience (IAC):** Staff participated in the monthly IAC meeting. The meeting included the heads of member agencies. The IAC staff provided updates on IAC activity over the last year and forthcoming IAC products. Updates were also provided by the leads of multiple IAC work groups. The Vulnerability Assessments work group met in December. Commission staff gave a presentation to the work group on the Pinelands Management Area boundary assessment for climate change impacts that was completed earlier this year.

### 3 LAND USE PROGRAMS

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#### 3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
<b>Master Plans/Ordinances Received</b>		
Adopted	10	169
Drafted or Introduced	5	88
Total <sup>1</sup>	10	185
Substantial Issue Finding <sup>2</sup>	3	8
No Substantial Issue Finding	11	126
No Issue Finding	7	34
Total	21	168
<b>Finding Letters Issued<sup>3</sup></b>	13	105

#### 3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	161
Surveys Required	0	21
Surveys Reviewed	1	25
Certificates of Appropriateness Required	1	2

#### 3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	12.0	72.12

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<sup>1</sup>The 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).

<sup>2</sup> 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.

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

PDCs Severed	0	12.00
Acres Protected	0	281.06
PDCs Extinguished	0	0.25
Acres Protected	0	1.83
PDCs Sold	6.25	10.25
Average Sales Price per PDC	\$91,840	\$86,758
Average Sales Price per right	\$22,960	\$21,689
PDCs Redeemed	1.75	14.25

**Notable Activity:**

- **Allocations:** Three Letters of Interpretation (LOI) were issued in December, allocating a total of 12 PDCs (48 rights). An LOI allocating 0.25 (1 right) was issued to a 1.91-acre parcel in the Agricultural Production Area of the Town of Hammonton. An LOI allocating 0.50 PDCs (2 rights) was issued to a 16-acre parcel in the Special Agricultural Production Area of Woodland Township. An LOI allocating 11.25 PDCs (45 rights) was issued to a 325.44-acre parcel in the Special Agricultural Production Area of Washington Township, Burlington County.
- **Sales:** In December, the PDC Bank processed the sale of four rights at \$22,500 each, five rights at \$20,000 each and 16 rights at \$24,000 each.
- **Redemptions:** 1.50 PDCs were redeemed for a 657-unit residential project in Egg Harbor Township’s Regional Growth Area. Another 0.25 PDCs were redeemed for development of a single-family dwelling on an undersized lot in Monroe Township’s Regional Growth Area.

**3.4 SPECIAL PROJECTS**

- **National Park Service Long-Term Monitoring Programs:** The annual report covering all economic and environmental projects was prepared and submitted at the end of December.

**4 REGULATORY PROGRAMS**

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**4.1 APPLICATION ACTIVITY**

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	6	57
Certificates of Filing	15	192
Public Development Reports	1	18



Forestry Certificates of Filing	0	2
PDC Letters of Interpretation	3	28
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	1	37
Review of Agency Determinations	51	656

**4.2 NOTABLE APPLICATIONS**

- Public Service Infrastructure, Southampton (Applicant: BEMS Southampton Solar Farm, App. No. 1981-1601.009):** On October 19, 2022, the Commission staff issued a Certificate of Filing for the installation of 4,147 linear feet of underground electric conduit within the Leisuretowne residential community. The residential community is located in a Pinelands Rural Development Area. The proposed electric conduit will connect a solar energy facility developed on the nearby former Big Hill Landfill in Southampton Township to a public utility company’s electric line located along an adjacent public road (Retreat Road). On February 13, 2023, the Commission staff issued a letter indicating that a Township approval for a road opening permit for the proposed electric conduit could take effect. A majority of the electric conduit is located under existing paved roads in Leisuretowne. The proposed development includes an above-ground equipment “switch box” located with a grass portion of a cul-de-sac type island in Leisuretowne. The installation and appearance of the switch box generated significant public comment. The Commission staff worked closely with the Township and the applicant to determine whether there were feasible alternative locations for the switch box. Alternative locations were somewhat limited by the extensive presence of wetlands in the area. On June 23, 2023, information was submitted to the Commission by the applicant identifying several possible alternative locations for the switch box. By letter dated July 11, 2023, the Commission staff responded to the applicant by identifying several feasible alternative sites. On July 17, 2023, the Commission staff attended a meeting at the Township municipal building with Township officials, the applicant and a representative of PSE&G to discuss the feasibility of relocating the switch box. By letter dated October 20, 2023, the Commission staff provided specific site design guidance for a location where the switch box could be located and maintain consistency with the applicable wetland protection standards. On December 10, 2024, the Commission received notice of Township site plan approval for a relocated switch box. The location and site design are not consistent with the specific guidance provided in the Commission staff’s October 20, 2023 letter. By letter dated December 23, 2024, the Commission staff scheduled a public hearing for February 5, 2025 to review the substantial issue raised with CMP wetland protection standards.
- Stockton University Elevated Potable Water Tank Replacement, Galloway Township (Applicant: Stockton University, App. No. 1981-1833.093):** By letter dated November 25, 2024, Stockton University requested emergency authorization from the Commission to replace an existing, deteriorating, elevated potable water storage tank. The water storage tank is located in a Pinelands Rural Development Area. The water storage tank provides potable and fire suppression water supply to the University. It is the sole water storage tank serving the

University. The proposed replacement elevated water storage tank will be located immediately adjacent to the existing water storage tank. The existing/proposed potable water storage tanks are located in the portion of the Stockton University 1,586-acre parcel that is currently subject of a conservation deed restriction. However, a pending amendment to the conservation deed restriction will remove the area of the existing and proposed water storage tank from the deed-restricted conservation area. An application for the proposed replacement water tank has been completed with the Pinelands Commission. The University indicated that construction of the replacement water storage tank is anticipated to begin on December 16, 2024. On December 6, 2024, after the required consultation with the Chairperson of the Commission, the Executive Director issued an emergency authorization letter to Stockton University authorizing the immediate construction of the proposed elevated potable water storage tank.

- **Residential Development, Hamilton Township (Applicant: William Guerro, 4 G's of Hamilton, App. No. 2003-0269.002):** On August 28, 2007, a Township final subdivision approval for the development of 60 single family dwellings on a 37-acre parcel was approved in accordance with the CMP. The parcel is located in a Pinelands Regional Growth Area. The development was not constructed. On August 5, 2015, the same applicant completed an application with the Commission for the development of 73 single family dwellings on the parcel. By letter dated June 30, 2017, the Commission staff scheduled a public hearing on the Township's preliminary approval for the 73 single family dwellings. The public hearing was necessary to review inconsistencies with the landscaping and the then applicable stormwater management standards. The applicant did not respond to the Commission's June 30, 2017 letter and the public hearing did not occur. Approximately seven years later on August 23, 2024, the Commission received notice of the Township's final approval, which was granted on May 19, 2022 for the proposed development. After submission of the required Township approval information, the Commission staff issued a letter on October 25, 2024 indicating that a public hearing was necessary to review both the 2017 Township preliminary approval and the 2022 Township final approval. The public hearing is necessary to review the proposed development for its consistency with the current CMP stormwater management standards that became effective on January 18, 2022. In addition, since certain T&E sighting information became available to the Commission staff subsequent to the June 30, 2017 letter scheduling a public hearing on the Township's preliminary approval, the public hearing is also necessary to review the proposed development for its current consistency with the T&E animal species protection standard. A meeting was held on December 4, 2024 with the applicant and the prospective buyer/developer to discuss the application. At that meeting, the Commission staff reviewed the chronology of the Township approvals, the requirement that no permit or approval takes effect in the Pinelands Area until the Commission staff issues a letter indicating same, the protections offered to the Township approval by the provisions of the New Jersey Municipal Land Use Law and the information currently available regarding T&E animal species sightings in the immediate vicinity of the parcel.
- **Residential Development, Monroe Township (Applicant: Morgan Development Group, App. No. 1993-0282.003):** On April 20, 2005, the Commission staff issued a letter indicating that a Township preliminary subdivision approval for 82 single family dwellings on a 40-acre parcel could take effect. On August 13, 2007, the Commission staff issued a letter indicating that a Township final subdivision approval for 82 single family dwellings on the parcel could take effect. The parcel is located in a Pinelands Regional Growth Management Area. On May 1, 2006, certain amendments to the CMP stormwater management standards took effect. Based upon

the applicant revising the proposed development to address the May 1, 2006 stormwater management amendments, on August 2, 2012, the Commission staff issued a letter indicating that a Township extension of final subdivision approval and amendment of the prior Township final subdivision approval for 82 single family dwellings approved on September 6, 2007 and May 13, 2012 respectively could take effect. Further amendments to the CMP stormwater management standards took effect on January 18, 2022. On October 10, 2024, a Township preliminary subdivision approval granted on December 4, 2019 for the proposed development of 82 single family dwellings on the parcel was submitted to the Commission. Because the Commission had not issued a letter indicating that the 2019 Township preliminary subdivision approval could take effect, it is subject of the January 18, 2022 CMP stormwater amendments. By letter dated November 15, 2024, the Commission staff advised that a hearing was required to review the substantial issue raised by the proposed development with the current CMP stormwater management standards. On December 23, 2024, the Commission staff met with the applicant and representatives of the applicant to discuss the stormwater management issue. At that meeting, the Commission staff provided suggestions and guidance regarding how the proposed development could possibly be revised to address the current stormwater management standards.

- **Cannabis Processing and Retail Use, Shamong Township (Southern Jersey Bud, LLC, App. No. 1986-0507.003):** On October 25, 2024, the Commission received an application proposing a change in use of the former Shamong Diner located along Route 206 to a cannabis processing and retail facility. The 3.2-acre parcel is located in the Pinelands Village of Indian Mills. By letter dated December 12, 2024, the Commission staff advised of the information required to complete the application. The Commission staff letter also identified development that had occurred on the parcel since the 1981 effective date of the Commission's regulations without application to the Commission. The development included converting an existing 1,000 square foot gasoline service station building to a single family dwelling, then converting the single family dwelling to a retail commercial use (gift shop), four additions to the existing restaurant building, and other site improvements.
- **Solar Energy Facility, Ocean Township (Applicant: Southern Ocean Waretown Solar Farm, App. No. 1981-2081.012):** This application proposes an approximately 24-acre solar facility on a 125-acre parcel. The parcel is located in a Pinelands Forest Area. A closed and capped former Ocean County landfill is located on the parcel. A T&E survey identified several T&E animal species on the parcel. The Commission staff advised the applicant that it had not been demonstrated that the proposed solar facility was consistent with the applicable T&E animal species protection standards. At a July 10, 2024 meeting, the applicant's representatives discussed why they believed the proposed solar facility could be developed on the existing capped landfill consistent with T&E protection standards. The Commission staff expressed support for the proposed solar facility but indicated that it remained necessary to demonstrate that the proposed solar facility was consistent with the T&E animal species protection standard. The applicant offered to arrange an October 2024 site visit to an existing solar facility located outside of the Pinelands Area. The applicant indicated that there were known T&E animal species on that parcel and suitable habitat for the concerned T&E species continues to exist on the parcel after the development of the solar energy facility. The applicant also indicated that Rutgers University was studying the impact of the existing solar facility on the concerned T&E animal species and that they would attempt to obtain any available information addressing the T&E animal species. On September 27, 2024, the applicant submitted information from Rutgers University regarding

the impact of the existing solar facility located outside of the Pinelands Area on known T&E animal species. The submitted information was briefly discussed at an October 2, 2024 meeting with the applicant. On December 17, 2024, the Commission staff issued a letter advising the applicant that the submitted T&E information from Rutgers University for the existing solar facility located outside of the Pinelands Area does not demonstrate that the proposed solar facility was consistent with the T&E species protection standards. On December 9, 2024, the applicant submitted a request for Commission staff assistance with identifying possible land use restrictions on lands located along two possible routes for the required, approximately 4-mile electrical transmission cable that will connect the proposed solar energy facility to existing electrical transmission lines. On December 17, 2024, the Commission staff emailed relevant information to the applicant, including a copy of a deed restriction for two of the concerned lots.

- **Landfill Soil Cap, Hamilton Township (Applicant: Hamilton Township, App. No. 1984-1306.002):** This application proposes a soil cap on a closed, municipal landfill. The landfill is located on a 38-acre parcel within the Hamilton Township Industrial Park in a Pinelands Regional Growth Area. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A T&E animal species survey completed for the application identified the presence of a threatened animal species on the parcel. Although the application is complete, by letter dated July 15, 2024, the Commission staff advised the applicant that either additional T&E species survey work or revisions to the proposed site layout were required to demonstrate consistency with the T&E animal species protection standard. The Commission staff letter suggested the provision of forested corridors on the parcel located outside of the limits of the actual proposed landfill cap and solar facility to address the T&E species issue. By letter dated August 1, 2024, the applicant advised that the Commission staff's suggested approach was not practical and would jeopardize the landfill capping and proposed solar facility. By letter dated October 11, 2024, the Commission staff advised that it remained necessary to demonstrate that the proposed development meets the T&E animal species protection standard. Alternatively, the Commission staff letter advised that the applicant could either request that the Commission vote on the application based upon the currently proposed site design or, if the proposed development cannot be designed to meet the T&E animal species protection standard, complete a Commission application for Waiver of Strict Compliance (Waiver). A Waiver application must demonstrate that the landfill cap is required to address a compelling public need. Any such Waiver application requires the approval of the Commissioners. On October 17, 2024, the Commission staff received an email from the Hamilton Township Administrator requesting information and guidance regarding the Waiver application process. By letter dated November 25, 2024, the Commission staff provided its initial guidance indicating that the development proposed in this application may not qualify for Waiver based upon a compelling public need because it appeared that the design of the proposed development could be revised to address the inconsistency with the T&E animal species protection standard. The letter also identified the information that the Township could submit to demonstrate that a Waiver based upon a compelling public need was required to address a public health and safety issue. Thereafter, the Commission staff contacted the Mayor and Township Administrator to schedule a meeting to discuss the matter. On December 16, 2024, the Mayor, Township Administrator, Township Attorney, Township Community Development Director and the applicant attended a meeting with the Commission staff. At that meeting, the Commission staff discussed the various options available to the applicant to advance the application. The Commission staff offered potential design modifications to provide forested corridors outside of the limits of the actual

proposed landfill cap and solar facility to address the T&E species issue. The applicant indicated they would review potential design modifications to provide forested corridors.

- **Stormwater Management Basins, Barnegat Township (Applicant: Paramount, App. No. 2001-0245.003):** This application, approved by the Commission in 2000, proposed the development of 563 single family dwelling units on a 368-acre parcel in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Based on available information, two stormwater basins on the parcel are not functioning as designed. This constitutes a violation of CMP stormwater management standards. By letter dated January 22, 2024, the Commission staff advised the applicant and the Township that if the Township determined it was appropriate to issue a limited number of construction permits prior to approval of a basin remediation plan (“remediation plan”) and a schedule for implementation of that plan, that was a Township decision. By letter dated April 3, 2024, the Commission staff advised that a proposed remediation plan was consistent with the stormwater management standards. On May 20, 2024, the applicant submitted a different proposal for remediation plan. By letter dated July 16, 2024, the Commission staff advised that the May 2024 remediation plan did not meet the CMP wetlands protection standards because it proposed to discharge stormwater into, and storage of stormwater in, a wetland area. On October 25, 2024, a revised remediation plan was submitted to the Commission. By letter dated November 22, 2024, the Commission staff advised of certain revisions that were necessary. The letter also indicated that the applicant should proceed directly to the Township to review the proposed remediation plan.

On November 27, 2024, the Paramount Homeowners Association (HOA) submitted engineering review comments to the Commission regarding the proposed remediation plan. By letter dated December 3, 2024, the Commission staff encouraged the HOA to submit its comments to the Township and participate in any municipal approval process for the proposed remediation plan.

On December 16, 2024, a revised remediation plan was submitted to the Commission. By letter dated December 23, 2024, the Commission staff once again advised the applicant to proceed directly to the Township for review of the proposed remediation plan. That letter further indicated that if the Township approved the proposed remediation plan, the Commission staff would complete its review.

By letter dated December 3, 2024, the Commission staff asked the Barnegat Township Administrator how many additional construction permits for dwellings the Township anticipated issuing prior to municipal approval of a remediation plan and schedule for implementation of that plan. By email dated December 17, 2024, the Township Engineer advised that the Township would issue no further construction permits for the development beyond the 32 issued since the Commission’s January 22, 2024 letter. On December 23, 2024, the Commission staff sent a letter scheduling a Commission staff public hearing in response to notice of the Township’s intent to issue a 33rd Township construction permit for the development. That Township notice had been provided to the Commission prior to the December 17, 2024 email from the Township Engineer.

- **Improvements to an Existing Agricultural Access Driveway, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing driveway that provided access to an existing agricultural operation was being improved and widened. The parcel is located in a Pinelands Agricultural Production Area. On February 21,

2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purposes of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. If any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. On July 19, 2024, the property owner submitted the results of the fill/soil material testing. The test results indicate that the fill/soil material does not exceed certain applicable NJDEP regulatory standards levels. However, the test results show that the material deposited on the parcel contains contaminants, such as semivolatile organic compounds, pesticides, metals and extractable petroleum hydrocarbons. By letter dated August 5, 2024, the Commission staff advised that within 30 days, the property owner complete certain additional groundwater, surface water and soil testing or a proposal must be submitted to remove all fill/soil material from the parcel by September 15, 2024. By email dated August 13, 2024, the property owner appeared to indicate that all fill/soil material would be removed from the parcel. The August 13, 2024 email requested an extension of time until December 30, 2024 to remove the fill/soil material from the parcel. By letter dated September 9, 2024, the Commission staff advised that since the concerned fill/soil material has already been located on the parcel for approximately eight months and provided Pemberton Township and the NJDEP were in agreement, the Commission would grant an extension of time until November 1, 2024 to remove all fill/soil material from the parcel. By email dated September 11, 2024, the property owner advised that they were unable to meet the November 1, 2024 deadline. The September 11, 2024 email posed additional questions and sought guidance on completing water quality testing to demonstrate that the concerned fill/soil that had been deposited on the parcel met the CMP water quality non-degradation standards. During a September 30, 2024 meeting with NJDEP staff regarding this matter, the Commission staff was advised that the property owner was currently in the process of removing all fill/soil material from the parcel. The Commission staff conducted a telephone conference with the property owner on October 16, 2024. During that telephone conference, the property owner indicated that all soil/fill material, including asphalt product, placed on the parcel was being removed. The property owner indicated that certain "natural stone" was being kept on the parcel as a surface material for a pre-existing stone driveway. On November 6, 2024 and November 21, 2024, the Commission staff sent letters to the property owner seeking confirmation that all soil and asphalt products are being removed from the parcel, requesting information regarding the 'natural stone' that will be kept on the parcel and clarifying the deadline for the removal of all fill/soil material from the parcel. The property owner responded by email on November 15, 2024 and November 29, 2024. The property owner's emails suggested, but were not clear, that all fill/soil material will be removed from the parcel by December 31, 2024. In addition, the property owner's emails posed several other questions to the Commission staff. An adjacent landowner contacted the NJDEP and the Commission in late October 2024 and November 2024 expressing their concern regarding possible ground and surface water contamination and impacts to wetlands of the fill/soil material that was brought to the parcel. A meeting was held on December 2, 2024 with the adjacent landowner, NJDEP

staff and Commission staff to discuss the matter. By email dated December 2, 2024, the NJDEP invited the owner of the property where the fill/soil material was deposited to a meeting. By email dated December 5, 2024, that property owner declined to attend the meeting. By letter dated December 11, 2024, the Commission staff wrote to the property owner seeking clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024 and also responded to several other questions posed by the property owner.

- **Residential Development, Pemberton Township (Applicant: Equity Enterprises, App. No. 1981-0640.001):** This application proposes 578 dwelling units on an approximately 700-acre parcel. Approximately 340 acres of the parcel are located in a Pinelands Regional Growth Area and the balance of the parcel is located in a Pinelands Forest Area. The development is proposed on an approximately 180-acre portion of the parcel located in the Pinelands Regional Growth Area. A Certificate of Filing for this application was issued on June 27, 2005. On July 7, 2007, the applicant received a 12-year Township General Development Plan approval. On December 6, 2018, the Township approved a General Development Plan approval extension until June 7, 2027. Both Township approvals, somewhat equivalent to a municipal preliminary approval, raise substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals are currently pending with the Commission for transfer to the New Jersey Office of Administrative Law (NJ OAL) for a hearing. By email dated September 16, 2024, the Township requested the Commission staff's assistance in site inspecting an area of the parcel and providing an opinion whether an approximately 0.5-acre area constituted a wetland. The applicant has delineated, and the Commission staff has confirmed approximately 290 acres of wetlands on the 700-acre parcel. By letter dated September 20, 2024, the Commission staff advised that, based upon its site inspection, the 0.5-acre area was not a wetland. At the Township's request, a representative of the Commission staff attended the September 23, 2024 Pemberton Township Planning Board meeting and fielded questions regarding various aspects of the application. On October 16, 2024, the Planning Board Solicitor forwarded to the Commission staff an October 15, 2024 letter from an attorney representing an objector appearing at the municipal hearings. The objector's attorney sought Commission staff answers to 17 specific questions regarding the Commission staff's September 20, 2024 letter determining that a 0.5-acre area on the parcel was not a wetland. The Commission staff responded by letter dated October 28, 2024, indicating that the CMP provides that the Commission must review any Planning Board approval that may be granted for the proposed development. Therefore, the Commission staff must refrain from answering the 17 questions posed in the October 15, 2024 objectors attorney's letter to preserve the independence of the Planning Board in rendering its own decision on the particular wetland question and the application itself. The Commission staff's October 28, 2024 letter did provide additional supporting information addressing the basis for the Commission staff's determination that the 0.5-acre area was not a wetland. On December 5, 2024, the Township Planning Board voted to deny the application. On December 12, 2024, the applicant submitted the results of a fall 2024 T&E snake survey. The T&E survey is currently under review. In a December 12, 2024 email, the applicant's attorney requested a meeting with the Commission staff to address the substantial issues raised by the above mentioned Township General Development Plan approval extension until June 7, 2027.

## 5 SCIENCE

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### 5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In December, staff measured water levels at 43 forest plots and 30 ponds in the Commission network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office. Ponds remained dry this month due to the lingering effects of summer and fall drought conditions in the Pinelands region. Science staff also downloaded water level data from a forest well and six of seven ponds where continuous water level recorders were installed.
- **Rare Snake Monitoring:** In December, Science Office staff continued to repair snake corral infrastructure that was damaged during the Tea Time Hill wildfire. Science staff entered all 2024 snake capture data. Science staff also prepared a list of den locations found on state land that were discovered from radio tracking snakes in 2024. The list was sent to the NJDEP Endangered and Nongame Species Program (ENSP) staff in a request to build corrals around the new dens to monitor the snakes. Staff continued to maintain and service Passive Integrated Transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades.

### 5.2 LONG TERM STUDIES

- **Box Turtle Study:** In December, all turtles were confirmed to have entered hibernation burrows.
- **Drift Fence Study:** In December, Science staff began to analyze snake capture data that were collected as part of a four-year drift fence study. The purpose of the study, which consisted of sampling a drift fence with box traps and cover boards in a snake nest area, was to evaluate this survey methodology for recapturing tagged snakes.
- **King Snake Study:** The EPA is reviewing a staff request of a one-year, no-cost extension of the project period to finish analyzing the data and write the final report.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with researchers at Virginia Tech to swab Pinelands snakes for snake fungal disease. In December, sample vials and SFD photos collected in 2024 were organized and prepared to ship to Virginia Tech for analysis.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to swab Pinelands snakes for adenovirus.



## **COMMUNICATIONS**

### **6.1 COMMUNICATIONS & PUBLICATIONS**

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 57 inquiries from the public in December, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in December.

- **Pinelands Calendar:** In early December, Communications Office staff picked up and delivered 1,200 copies of the 2025 Pinelands National Reserve wall calendar to 10 distribution sites. The calendar features a theme of “Happy Trails,” while showcasing numerous trails in the Pinelands. The calendars were printed in late November, with funding from the National Park Service.



**Above:** Copies of the 2025 Pinelands National Reserve wall calendar are being distributed at 10 locations in the Pinelands, including Belleplaine State Forest.

- The calendars are being distributed free-of-charge at Bass River State Forest, Batsto Village, Belleplaine State Forest, Brendan T. Byrne State Forest, Cloverdale Farm County Park, Estell Manor Park, Jakes Branch County Park, the Richard J. Sullivan Center, Wells Mills County Park, and Whitesbog Village.
- **Pinelands merchandise:** Staff processed \$318.20 in sales of Pinelands-themed merchandise in December. The Commission processed a total of \$2,189.40 in net sales of Pinelands merchandise in 2024 and a total of \$3,772.95 in sales since launching the agency’s online store in fall 2023. All proceeds from sales go to the Katie Fund for native Pinelands plants.
  - **Social Media:** In December, staff shared 170 photos and one video on the Commission’s Instagram site and 55 tweets and retweets on X. Commission staff photos were featured on numerous Instagram sites in December, including Best of the Globe\_Trees, Best of the Garden State, NJ Shooterz, and NJ In Bloom.



**Above:** Commission staff shared 170 photos on its Instagram account in December 2024, including this photo of a Forecastle Lake in Stafford Township. The Commission recently approved a Memorandum of Agreement that enables Stafford to improve accessibility on existing trails beside the lake.

## 6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Barnegat Bay Partnership Coordination:** A member of the Communications Office chaired a Barnegat Bay Partnership Communication and Education Committee meeting on December 18, 2024.
- **Pinelands Short Course** In December, staff finalized the presentation lineup for the 36<sup>th</sup> annual Short Course, which will be held on March 8, 2025. The event will feature 37 educational programs, including 24 new presentations. Registration will open in early January.

## 7 INFORMATION SYSTEMS

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- **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 ongoing support for PCIS application-related issues. Staff continued to collaborate with the Regulatory Programs office on annual report changes. Staff completed a new report on escrow expenditures.

- **Geographic Information Systems:** Geographic Information Systems (GIS) allow the Pinelands Commission to manage, analyze, and map relevant data. Staff continued to work on the zoning layer to integrate changes with the new zoning system that is under development. Staff participated in the New Jersey Geospatial Forum monthly meeting.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff worked with Zscaler customer support to continue the successful roll out of the system.
- **Conformance Tracking/Zoning system:** Staff participated in weekly meetings with the Land Use Programs Office and continued development of the new system.
- **Legacy Document Scanning:** The New Jersey Pinelands Commission was established in 1979, long before the revolutions in information systems that have taken place since then. All Commission applications and relevant documents from the earlier years were stored in paper format. The Document Scanning project was established to increase the efficiency of evaluating applications and conducting business by ensuring that all applicable documents are available electronically. Staff continued the document scanning effort and updated the status report to include additional document types now being scanned.
- **Pinelands Development Credit Bank:** The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world. The Information Systems staff provides ongoing operational support to the PDC Bank.
- **Permanent Land Protection (PLP) Data System:** The PLP system manages the data related to all the preserved land in the Pinelands National Reserve. Staff supported the Land Use Programs Office in maintaining PLP records on an as-needed basis.
- **Technology Enhancements:** Staff members continually evaluate emerging technologies for how they can impact or enhance the office environment. Staff continued the required migration of legacy data and Oracle database to new server, working with Oracle support on hosting details. Staff worked with the Office of Information Technology (OIT) to plan the required next steps to upgrade the Active Directory servers and replace Hewlett Packard network switches with OIT compliant hardware.

## **8 BUSINESS OFFICE**

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### **8.1 Financial Management**

- **Application Fees:** December 2024, Net Total: \$37,630.20; Fiscal Year to Date Total: \$372,591.92. This equates to 49.68% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for December includes 24 online application payments totaling \$15,753.34.

**Attachment 1:**

**Pinelands Related Legislation**

<b><u>Bill No.(s)</u></b>	<b><u>Prime Sponsor(s)</u></b>	<b><u>Synopsis</u></b>	<b><u>Current Status</u></b>
A575/S2751	Stanley, Karabinchak, Conaway/Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24  Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
A682/S699	Kean/Singer	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill - Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill –Reported from the Senate Environment and Energy Committee as substitute and referred to the Senate Budget and Appropriations Committee
S257	Smith	Authorizes State Treasurer to appoint Garden State Preservation Trust acting executive director under certain conditions.	Senate Bill – Reintroduced, Referred to Senate Environment and Energy Committee
A1253/S2859	Sauickie/Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes	Reintroduced, Referred to Assembly Environment, natural

		grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24
A1219/S2979	Sauickie/Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
A1300	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
A1301	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.
A1302	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid



			Waste Committee on 1/9/24.
A1303/S1074	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/S1106	Greenwald, Wimberly/Timberlake	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24  Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee, Combined with S2347 on 2/15/24
A3070/S2690	Guardian/Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/12/24.
A3645/S2425	Calabrese/McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly

			<p>Environment, Natural Resources and Solid Waste Committee on 2/12/24.</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.</p>
A3697/S2792	Spearman, Park, Simmons/Cruz-Perez, Turner	Appropriates \$500,000 from constitutionally dedicated CBT revenues and “2009 Farmland Preservation Funds” to the State Agriculture Development Committee for municipal planning grants for farmland preservation purposes.	<p>Assembly Bill – Reported out of the Assembly Appropriations Committee on 3/14/24, Second Reading. Substituted by S2792 on 6/28/24</p> <p>Senate Bill – Passed by Senate and Received in Assembly without Reference, Second Reading on 5/13/24. Passed both Houses on 6/28/24</p> <p>Signed by the Governor on 7/10/2024, P.L. 2024, c. 29</p>
A3698/S2793	Reynold-Jackson, Freiman, Fantasia/Cruz-Perez, Turner	Appropriates \$1.723 Million from constitutionally dedicated CBT revenues and “2009 Farmland Preservation Fund” to the State Agriculture Development Committee for grants to non-profits for farmland preservation purposes	<p>Assembly Bill – Reported out of Assembly Appropriation Committee on 3/14/24, Second Reading. Substituted by S2793 on 6/28/24</p> <p>Senate Bill – Passed by Senate and Received in the Assembly without Reference, Second Reading on 5/13/24.</p>

			<p>Passed both Houses on 6/28/24</p> <p>Signed by the Governor on 7/10/2024, P.L. 2024, c. 30</p>
A3784/S2455	McCoy/Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infra-structure projects	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24.</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.</p>
A3820/S609	Fantasia/Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	<p>Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.</p> <p>Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.</p>
A3831	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise may be permitted on a preserved farm	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.



A3833	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
A3914/S3268	Katz/Steinhardt	Permits agriculture-related events on preserved farmland	<p>Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24.</p> <p>Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24</p>
A3951/S2594	Fantasia/Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 3/4/24, Senate Amendment (Voice), Passed by Senate and Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 5/20/24</p>

A4117/S2857	Calabrese, Conway/Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	Assembly Bill – Proposed for Introduction on 4/4/24.  Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee
A4137/S1029	Calabrese, Conway, Atkins/ Greenstein	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	Assembly Bill – Proposed for Introduction on 4/4/24.  Senate Bill – Introduced 1/9/24, Referred to Senate Environment and Energy Committee
A4145/S3065	Lopez/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 4/4/24  Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24
A4200/S3078	Azzariti Jr., Kanittra/Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 5/2/24  Senate Bill – Introduced, Referred to Senate

			Environment and Energy Committee on 4/11/24
A4223/S3114	Sampson/Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24  Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
A4260	Ingamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/S2347	Lopez/Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 5/16/24  Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24
A4383/S3364	Moen/Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24  Senate Bill – Introduced, Referred

			to Senate Environment and Energy Committee on 6/3/24
A4569/S2788	Freiman, Katz, Simmons/ Cruz-Perez, Turner	Appropriates \$128.241 million from constitutionally dedicated CBT revenues to State Agricultural Development Committee for farmland preservation purposes	<p>Assembly Bill: Substituted by S2788 on 10/28/24</p> <p>Received in Assembly on Concurrence with Governor's Recommendations on 12/19/24</p> <p>Senate Bill: Received on Senate, Second Reading on Concurrence on 10/28/24</p> <p>Passed both houses on 10/28/24</p> <p>Conditional Veto received in Senate on 12/12/24, 12/19/24 Concur. with Governor's Recommend. passed by Senate on 12/19/24</p>
A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee
A4791/S3728	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee

			Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
A4847/S3715	Fantasia/Space	Requires establishment and implementation, in certain circumstances, 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 Commerce, Economic Development and Agriculture Committee  Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24
A4850	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee
A4862/S1593	Freiman/Zwicker	The "New Jersey Town Center Microgrid Pilot Program Act"	Assembly Bill: Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/23/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24
A5047/S3840	Burzichelli/DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to	Assembly Bill: Introduced, Referred to the Assembly Commerce,

		accommodate load associated with solar panels	Economic Development and Agriculture Committee on 11/14/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
S2816	Smith/McKeon	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/A4513	Scutari/Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 10/28/24. Reported out of Committee with Amendments on 12/19/24. Substituted by S3308  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Passed by Senate on 10/28/24. Received in Senate,

			Second Reading on Concurrence on 12/19/24. Passed Senate and Both Houses on 12/19/24
S3464	Smith	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 6/20/24
S3480	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 6/20/24
A4926/S3618	Calabrese, Clinton/Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24  Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 9/19/24; Passed by Senate on 10/28/24.
S3656	Testa, Polistina	Requires regional representation for members of BPU	Introduced, Referred to the Senate Economic Growth Committee on 9/26/24